

**ACTION SHEET  
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

**2:00 P.M.**

**CITY COUNCIL CHAMBERS  
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE  
PORTSMOUTH, NEW HAMPSHIRE**

**JUNE 3, 2003**

**MEMBERS PRESENT:** David M. Holden, Planning Director, Chairman;  
David Allen, Deputy Public Works Director;  
John Burke, Parking and Transportation Engineer  
David Young, Deputy Police Chief;  
Charlie Jones, Fire Marshal;  
Alanson Sturgis, Chairman of the Conservation Commission; and,  
Tom Cravens, Engineering Technician

**ALSO PRESENT:** Lucy E. Tillman, Planner 1

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**I. OLD BUSINESS**

A. The application of **Michael Brigham** for property located at **487 Cutts Avenue** wherein site plan approval is requested for the creation of six residential house lots ranging in size from 15,394 s.f. to 30,326 s.f. with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 210 as Lot 26 and lies within a Single Residence B district. **(This application was tabled at the Committee's April 29, 2003, meeting to this meeting.)**

VOTED to take the application off the table. VOTED to recommend approval (with stipulations) of the site plan that now depicts the creation of seven residential house lots ranging in size from 15,200 s.f.  $\pm$  to 26,949 s.f.  $\pm$  with a 375' cul-de-sac off Cutts Avenue. The existing building(s) will be removed.

Stipulations:

1. That a letter be submitted to the Planning Department with a sketch attached thereto setting forth the rock/ledge crushing plan including the hours of operation and a start and finish time for the project;
2. That Cutts Avenue be video taped before construction takes place. It is understood that the developer agrees to provide an overlay to correct any damage;
3. That it is understood that the Planning Department will make a recommendation to the Planning Board when it reviews this site plan; that final approval be tabled until all Federal and State Permits are in hand;
4. That there will be no sale of crushed rock from this site;
5. That the right-of-way shall be monumented in accordance with City standards;
6. That the sewer line configuration shall be reviewed and approved by Peter Rice of the Public Works Department;
7. That the note on the site plan indicating proposed water and sewer conveyance indicate proposed sewer and drainage;

- 8. That the applicant work with Tom Cravens of the City’s Water Division regarding the replacement of the 6” and 8” water lines with a plan and profile of Cutts Avenue to be provided;
- 9. That the note on the site plan indicating the reconnection of the existing laterals indicate the reconnection of the existing laterals and hydrant;
- 10. That a mechanical engineer determine the water size servicing the lower two lots;
- 11. That the note on the site plan, WSO (TYP.), at the corner of Chase and Michael Succi Drives be deleted;
- 12. That the Technical Advisory Committee recommends that the requests for waivers on the sidewalk and the width of the cul-de-sac be denied. That the cul-de-sac be built in accordance with the street standards of a 50’ right-of-way with 32’ of pavement. However, notwithstanding the above, if the Planning Board desires and as a part of the new Master Plan Planning Process, it could direct the Technical Advisory Committee to advise the Board on a possible amendment to the *Subdivision Rules and Regulations* regarding residential street standards. As such, this project could go forward and, as appropriate, any street changes could be considered as an amendment to the site plan; and,
- 13. That as the subdivision plan that has received Preliminary Approval from the Planning Board has changed substantially, Preliminary Approval will be re-advertised and considered by the Planning Board and that the new subdivision plan will indicate the elimination of the proposed Petroulis lot line relocation and the inclusion of the proposed Ricci lot line relocation

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B. The application of **Gordon B. Sorli and Eleanor R. Sorli, owners, and the Portsmouth Gas Light Company, applicant**, for property located at **64 Market Street** wherein site plan approval is requested for the construction of a second and third floor rear addition above the first floor of the existing building with associated site improvements. Said property is shown on Assessor Plan 117 as Lot 35 and lies within Central Business B and Historic A districts. **(This application was tabled at the Committee’s April 29, 2003, meeting to this meeting.)**

VOTED to take the application off the table. VOTED to recommend approval of the site plan subject to the following stipulations:

- 1. That the last sentence of note #5 on the Fire/Life Safety Provision Diagram shall read as follows: In case of medical emergency, the elevator will be accessible for the evacuation of injured persons;
- 2. That the easements shall be reviewed and approved as to content and form and record by the City Attorney in conjunction with the Planning Department;
- 3. That City Council approval is required for any encumbrances in the right-of-way;
- 4. That the existing grease trap system be reviewed by John Lanoie, the City’s Mechanical and Plumbing Inspector and David Allen, the City’s Deputy Public Works Director; and
- 5. That a revised duly executed letter/memo from Peterson Engineering be submitted to Tom Cravens of the City’s Water Division with a copy to the Planning Department for record keeping purposes prior to the Planning Board meeting.

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II. PUBLIC HEARINGS

A. The application of **Thomas Battles** for property located at **948 Route 1 ByPass** wherein site plan approval is requested for the development of an existing three-story structure into a mixed use of office space, artisan space and five apartments with associated site improvements. Said property is shown on Assessor Plan 142 as Lot 17 and lies within a Business district.

VOTED to recommend approval of the site plan subject to the following stipulations:

- 1. That the applicant and design team take a look at the site lighting to see if it needs to be supplemented;
- 2. That the availability of off-site notification capabilities for the sprinkler system be confirmed. If none is available, then such should be added; and,
- 3. That the applicant work with Lucy Tillman of the Planning Department on a vegetation plan.

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B. The application of **Great Islington Street, LLC** for property located at **871 Islington Street** wherein site plan approval is requested for the conversion of an existing structure from office use to twelve dwelling units and artisan studio space with associated site improvements. Said property is shown on Assessor Plan 165 as Lot 4 and lies within a Business district.

VOTED to **table** the application to its July 1, 2003, meeting to allow for the submission of a revised site plan. Some of the concerns/stipulations of the Committee follow:

- 1. That a letter be submitted to the Planning Department clarifying the status of the monitoring wells and how they are proposed to be abandoned;
- 2. That a detail on the party wall be submitted;
- 3. That the site plan indicate how the property lines are being delineated and how vehicles will be prevented from going over the property lines;
- 4. That the ownership of Frenchman’s Lane be clarified;
- 5. That documentation be submitted to the Planning Department regarding proposed traffic;
- 6. That the site plan be reviewed by the Traffic/Safety Committee with a report back to the Technical Advisory Committee;
- 7. That the existng sidewalk on Islington Street be labeled on the site plan and that the applicant work with the Public Works Department as to the condition of that sidewalk;
- 8. That an internal sidewalk out to the Islington Street sidewalk be indicated on the site plan;
- 9. That the site plan indicate two water services in the right-of-way;
- 10. That the site plan indicate how the parking spaces will be separated off from Frenchman’s Lane;
- 11. That the site plan include a vegetation plan;
- 12. That the site plan indicate the snow removal area(s);
- 13. That site lighting be included on the site plan;
- 14. That the site plan indicate underground utilities;
- 15. That the issue of vehicles backing onto Frenchman’s Lane be resolved;
- 16. That a schematic be presented indicating how the inside is going to work; and, That the site plan note that more parking is provided than is required.

C. The application of **Philbrick’s FreshMarket, LLC** for property located at **775 Lafayette Road** wherein site plan approval is requested for the renovation of the former Stroudwater Bookstore at Lafayette Plaza into a grocery store with a restaurant (café) with both inside and outside seating with associated site improvements. The conversion will involve the construction of a 1,020 s.f. ± addition. Said property is shown on Assessor Plan 245 as Lot 1 and lies within a General Business district.

VOTED to recommend approval of the site plan subject to the following stipulations:

1. That the site plan indicate the condition of the sidewalk in front of the building;
2. That information on the site lighting be submitted;
3. That the applicant work with Lucy Tillman of the Planning Department on some landscaping;
4. That the site plan indicate the posting of “no parking” signs in the areas around the building;

and  
That the site plan indicate that all services to the structure will be underground.

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**III. ADJOURNMENT** was had at approximately 4:00 p.m.  
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This action sheet was prepared by Barbara B. Driscoll, Administrative Assistant in the Planning Department.