

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

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

AUGUST 5, 2003

MEMBERS PRESENT: David M. Holden, Planning Director, Chairman;
David Allen, Deputy Public Works Director;
John Burke, Parking and Transportation Engineer;
Chris LeClaire, Fire Chief;
Alanson Sturgis, Chairman of the Conservation Commission;
Tom Cravens, Engineering Technician; and,
David Desfosses, Engineering Technician

ALSO PRESENT: Lucy E. Tillman, Planner 1

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A. The application of David Lemieux for property located at 43 Cornwall Street wherein site plan approval is requested for the rehabilitation and conversion of the existing "Tire Loft" building to a six unit multi-family residence with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 138 as Lots 41 and 42 (lots to be combined) and lies within an Apartment district.

VOTED to table the application to the Committee's September 2, 2003, meeting. The tabling motion was made to allow for the submittal of revised plans. Some of the comments of the Committee follow:

1. That the site plan indicate bumper stops for the parking spaces adjacent to Lots 39 and 40 on Tax Map 138;
2. That the scale in the revision block of Sheet 2 of 3 be corrected;
3. That the site plan be stamped;
4. That the issue of individual water services be resolved with the Public Works Department and that the water services be indicated on the plan;
5. That the parking spaces indicated on the site plan should be at least 8 ½' wide;
6. That the landscaped islands in the front should extend to the street line and should be curbed to match existing;
7. That the proposed external wooden stairway be removed from the site plan;
8. That the site plan indicate that the construction of the water line shall conform with Portsmouth Water Division construction standards;
9. That the site plan indicate that 6 mil poly be used to wrap the water main if metal gas lines are installed;
10. That the location of the proposed trees be reviewed with Lucy Tillman of the Planning Department so that the trees do not interfere with the water service or become too dense in the future;
11. That the site plan indicate the location of granite curbing;
12. That a note be added to the plan if the electric meter adjacent to apartment 2 needs to be moved or removed;
13. That a note be added to the plan that the spike at the right front corner of the lot be reset if it is going to be removed;
14. That the height of the proposed hydrant on the left side of the property be reviewed;
15. That the site plan include spot grades;
16. That the site plan indicate the utilities as being underground;

- 17. That note 3 on Sheet 2 be corrected as to the ownership of the property;
 - 18. That the applicant come back with a proposal to show how the on-site parking is going to work;
 - 19. That the proposed patios be indicated on the site plan; and,
- That the issue of a rubbish enclosure is still outstanding and requires further review.

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B. The application of Michael Brigham for property located at 487 Cutts Avenue wherein site plan approval is requested for the creation of a seven lot subdivision ranging in lot size from 15,078 s.f. ± to 25,612 s.f. ± with five of the proposed lots having access off a proposed cul-de-sac off Cutts Avenue. One proposed lot will have access off Chase Drive and the remaining proposed lot will have access off Michael Succi Drive 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.

VOTED to recommend approval of the site plan to the Planning Board with the following stipulations:

1. That the site plan indicate bumper stops for the parking spaces adjacent to Lots 39 and 40 on Tax Map 138;
2. That the scale in the revision block of Sheet 2 of 3 be corrected;
3. That the site plan be stamped;
4. That the issue of individual water services be resolved with the Public Works Department and that the water services be indicated on the plan;
5. That the parking spaces indicated on the site plan should be at least 8 ½' wide;
6. That the landscaped islands in the front should extend to the street line and should be curbed to match existing;
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13. That a note be added to the plan that the spike at the right front corner of the lot be reset if it is going to be removed;
14. That the height of the proposed hydrant on the left side of the property be reviewed;
15. That the site plan include spot grades;
16. That the site plan indicate the utilities as being underground;
17. That note 3 on Sheet 2 be corrected as to the ownership of the property;
18. That the applicant come back with a proposal to show how the on-site parking is going to work;
19. That the proposed patios be indicated on the site plan; and,
20. That the issue of a rubbish enclosure is still outstanding and requires further review.

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This action sheet was prepared by Barbara B. Driscoll, Administrative Assistant in the Planning Department.