

**ACTION SHEET  
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

**2:00 P.M.**

**CITY COUNCIL CHAMBERS      SEPTEMBER 30 , 2003  
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE  
PORTSMOUTH, NEW HAMPSHIRE**

**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;  
Alanson Sturgis, Chairman of the Conservation Commission;  
Tom Cravens, Engineering Technician, Water Division; and,  
David Desfosses, Engineering Technician, Engineering Division

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

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**I. OLD BUSINESS**

A. The application of **Siegel Limited Partnership and Ocean Castle Limited Partnership**, property owners, and **Lang and Long Meadow Development, LLC**, applicant, for property located off Lang Road wherein site plan approval is requested for the construction of four (3) story free-standing buildings with 24 units each and one (3) story free-standing building with 21 units with each floor having a footprint of 14,000 s.f. ± (for a total footprint of 210,000 s.f. ±) with each building having one parking level and the construction of a 4,400 s.f. ± one-story building for use as a club house with related paving, utilities, landscaping, drainage and associated site improvements. Access is proposed from Lang and Longmeadow Roads. Said property is shown on Assessor Plan 291 as Lot 1-1 and lies within a Garden Apartment/Mobile Home district. **(This application was tabled at the Committee's September 2, 2003, meeting to this meeting.)**

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

1. That a detail be added to the site plan regarding the 3" reducer with blow off;
2. That the site plan indicate an additional gate valve on the fire line where it "Ts" off and goes down Longmeadow to the hydrant between buildings #4 and #5;
3. That the site plan indicate a paved accessway to the meter building to ensure that municipal employees can enter the building with a note added to the site plan that the area will be kept clear of snow;
4. That the site plan indicate a paved accessway to building #1 for Fire Department personnel;
5. That a note be added to the site plan that indicates construction entrances off both Lang and Longmeadow Roads;
6. That building #5 be slid slightly to the northeast (10', if possible) in order to protect a stand of very large pine trees;
7. That the applicant's engineer meet with David Desfosses, Engineering Technician with the Public Works Department, and David Allen, Deputy Public Works Director, on minor drainage issues;

8. That the safe stopping distance to the Lang Road driveway be calculated by a traffic engineer for submittal to the Traffic/Safety Committee (especially looking left);
9. That the site plan indicate a fire hydrant on Lang Road beyond the last connection to this project and that the elimination of any hydrant be subject to review by the Fire Department;
10. That the emergency generator be programmed so that it is exercised once a week;
11. That the lighting plan indicate lights on Long meadow Road extension;
12. That the site plan indicate a very solid barrier to protect the stand of large pine trees during the construction process;
13. That an adequate radius at the end of Longmeadow be indicated on the site plan to ensure turning maneuverability for a school bus and that John Burke, the City's Parking and Transportation Engineer, and representatives from COAST and the School Department review the design of the radius prior to the Traffic/Safety Committee meeting;
14. That the site plan indicate that the applicant is limiting the project to no more than two bedrooms per unit;
15. That the applicant, the abutting property owner and the City continue a process to identify a 50' right-of-way for use as a future connection between Longmeadow and Lang Roads and that such a process be in a recordable format and reviewed by John Burke, the City's Parking and Transportation Engineer, David Desfosses, Engineering Technician with the Public Works Department, and David Holden, Planning Director;
16. That the applicant shall complete pavement marking modifications on Lafayette Road between the intersections of Lafayette and Heritage and Ocean and Lafayette per the City's Public Works Department and NH DOT;
17. That the landscaping plan is subject to review by Lucy Tillman of the Planning Department; and,
18. That the specifications for the concrete sidewalks comply with the City's specifications.

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## II. PUBLIC HEARINGS

A. The application of **Brian Whitworth** for property located at **86 Islington Street** wherein site plan approval is requested for the construction of the following in conjunction with the conversion of an existing eleven room rooming house to 6 one bedroom condominium units: a 42" x 42" handicap lift, a 7' x 22' ± three-story rear addition and three decks with new stairs and stair tower with associated site improvements. An existing 13' x 6' addition will be removed. Said property is shown on Assessor Plan 126 as Lot 25 and lies within Central Business B and Historic A districts.

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

1. That the water line be installed in accordance with the City's Water Division standards;
2. That the landscaping plan be reviewed by Lucy Tillman of the Planning Department; and,

3. That the condition of the asphalt sidewalk in front of the property in question be inspected by David Desfosses, Engineering Technician with the Public Works Department, and John Burke, the City's Parking and Transportation Engineer, and that if it is deemed appropriate, the asphalt sidewalk will be replaced with a concrete sidewalk in accordance with City standards.

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**III. ADJOURNMENT** was had at approximately 3:15 p.m.

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