

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

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

MARCH 2, 2004

MEMBERS PRESENT: Lucy E. Tillman, Acting Chairperson, David Allen, Deputy Public Works Director, John Burke, Parking & Transportation Director, David Desfosses, Engineering Technician; Tom Cravens, Engineering Technician, Steve Griswold, Captain, Fire Chief; and David Young, Deputy Police Chief

ALSO PRESENT:

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I. PUBLIC HEARINGS

A. The application of **Public Service Company of New Hampshire**, owner, for property located at **400 Gosling Road** wherein site plan approval is requested for the construction of the following: a) a wood fire boiler, b) an air emission control device and ductwork, c) a wood conveyor constructed over the existing coal conveyor extending from Lot 1 over the railroad parcel to Lot 2A, d) a 200'± x 300'± wood chip storage building including all wood chip handling equipment; and, e) relocate fireside wash recycle all with associated paving, utilities, landscaping, drainage and site improvements. Said property is shown on Assessor Plan 214 as Lots 1 & 2 and lies within a Waterfront Industrial district. **(This application was tabled at the February 3, 2004 TAC meeting.)**

Voted to **table indefinitely** at the request of the applicant.

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B. The application of **The RLD Revocable Trust & The AMD Revocable Trust** for property located at **3201 Lafayette Road** wherein site plan approval is requested for the construction of a 2,926 ± s.f. two-story office building, after removal of the existing office building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 291 as Lot 7 and lies within a General Business and Garden Apartment/Mobile Home districts. **(This application was tabled at the February 3, 2004 TAC meeting.)**

Voted to **table** this matter to the next regularly scheduled Technical Advisory Committee meeting on **March 30, 2004**

The following comments were made by the Committee:

- 1) A Site plan that a contractor can work with is needed;
 - 2) A waste water and sewer design needs to be finalized;
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C. The application of the **City of Portsmouth, SAU #52**, for property located at **50 Andrew Jarvis Drive** wherein site plan approval is requested for the construction of a 13,711 s.f. irregular shaped two story addition to the Industrial Arts Department, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 229 as Lot 3 and lies within a Municipal district.

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

- 1) That the three-way intersection on the property needs to be reviewed by Traffic & Safety with an on-site review on March 16, 2004 at 8:00 a.m. and the Traffic & Safety Committee meeting on March 18, 2004 at 8:00 a.m.;
- 2) That the termination of the existing water line through the area being demolished to be marked on the plan;
- 3) That the drainage maintenance schedule be provided and approved by DPW;
- 4) That the water lines be installed to City Water Department standards;
- 5) That the School Board review their current policy on parking prices to address the issue of lack of parking on the site and to promote city transportation;
- 6) That further fact sheets be provided regarding the drainage treatment.

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D. The application of **Eric & Martha Stone, owners**, and **Sierra Construction, Applicant**, for property located at **1039 Islington Street** wherein site plan approval is requested for construction of the following: 1) a three story commercial building with basement with a total of 9,600 s.f.; 2) a 25' x 180' two-story building with basement garages containing 10 dwelling units; and 3) a 25' x 72' two-story building with basement garages containing 4 dwelling units for a total of 14 dwelling units on the site, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 171 as Lot 14 and lies within a Business District.

Voted to **table** the application to a Work Session, to be scheduled by Lucy Tillman, of the Planning Department.

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E. The application of **Richard P. Fusegni, owner** and **DSP Shopping Center, LLC, Applicant** for property located at **1574 & 1600 Woodbury Avenue** wherein site plan approval is requested for the construction of a 4,500 s.f. one-story building for restaurant use with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 238 at Lots 16 & 17 and lies within a General Business district.

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

- 1) That the open space calculation be added to the site plan;
- 2) That the site plan be modified to add a separate water feed to the irrigation hydrant;
- 3) That the existing water service be abandoned consistent with city standards, that the tap on the main in the street will be performed by the City Water Department and all on site water piping be constructed according to City standards;
- 4) That a traffic signal timing and coordination plan be submitted for review by John Burke, DPW, prior to a building permit being issued;
- 5) That a traffic signal layout plan be re-submitted to John Burke, DPW for review and approval, prior to a building permit being issued;
- 6) That the sewer service be cleaned out;
- 7) That the drain lateral going from the roof drain have a clean out;
- 8) That a report, stamped by an engineer, be prepared relative to the shopping center drainage system, confirming that it is working properly, for review and approval by David Desfosses, DPW, and that the results of the report be tied into any bond posted for the project;
- 9) That all blasting be in accordance with the City blasting ordinance;
- 10) That a knock box be installed on the building;

From the August 16, 2001 Planning Board Meeting:

From the Technical Advisory Committee:

- 1) That the applicant apply for Final Subdivision Approval as part of the application process;
- 2) That the site plan indicate sloped granite curbing for the island;
- 3) That the landscaping plan be reviewed by the City Arborist or her designee;
- 4) That the applicant’s traffic engineer be available for the “tweaking” of any traffic signalization interconnection;
- 5) That the new traffic signal pedestrian regular heads be LED and all markings be plastic taped with the exception of the lane lines on Woodbury Avenue;
- 6) That the building be sprinklered;
- 7) That the master box be connected to the municipal system;
- 8) That the conduit for the fire alarm system be installed during the construction process; and,
- 9) That the drainage study be submitted to the City’s engineering department for review.

From the Planning Board:

- 1) That the dumpster be fenced in; and
- 2) That a stop sign be installed as one exits out of the restaurant parking lot.

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F. The application of **Robert L. Casella, LLC, Owner** and **Portsmouth Computer Group, Applicant**, for property located at **30 Mirona Road Extension** wherein site plan approval is requested for the construction of a 1,255 s.f. one-story addition to the right of an existing structure, and a 1,200 s.f. 2nd story addition over an existing garage, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 253 as Lot 4 and lies within an Industrial district.

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

- 1) That they confirm the location of where the existing water line comes in;
- 2) That a 5’ wide concrete sidewalk be constructed along the front of the property. Said sidewalk be built at grade and to City standards.

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II. ADJOURNMENT was had at approximately 3:45 p.m.

Respectfully submitted,

Jane M. Shouse,
Administrative Assistant
Planning Department