

**ACTION SHEET  
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

**2:00 P.M.**

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

**MAY 4, 2004**

**MEMBERS PRESENT:** David Holden, Director, Planning Department, Chairman; David Allen, Deputy Public Works Director; David Desfosses, Engineering Technician; Thomas Cravens, Engineering Technical; Steve Griswold, Captain, Fire Department; David Young, Deputy Police Chief and Alanson Sturgis, Chairman, Conservation Commission

**ALSO PRESENT:** Lucy Tillman, Planner

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**I. PUBLIC HEARINGS**

- A. The application of Forum Development, LLC, Owner, for property located at Stonecroft Apartments, Off Lang Road, wherein site plan approval is requested to construct a 35.5' x 48' one-story building with basement, totaling 1,630 s.f., with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 286 as Lot 24 and lies within a Garden Apartment district.

The Committee voted to **table** this matter to the next regularly scheduled Technical Advisory Committee meeting on **June 1, 2004 at 2:00 pm.**

The following comments were made by the Committee:

- 1) That the water metering system for this area is complex and the Committee needs to have a better understanding of the system to determine how this line would best connect into the site. The regulations do not allow water service to be serviced from a neighboring lot.
  - 2) That up-dated plans to the entire site should be provided to show the relationship to this project, excluding the Beechstone property.
  - 3) A meeting should be arranged between DPW, David Holden and the applicant prior to the resubmission of Site Plan (due on May 19, 2004). David Holden should be contacted to schedule this meeting;
  - 4) The handicapped spot is backwards and the off loading area is in front of the handicapped ramp and these need to be revised on the Site Plan;
  - 5) The edge of clearing lines should be shown on the Site Plan;
  - 6) The condition of the stone wall needs to be noted on the Site Plan and that they should be rebuilt;
  - 7) The Site Plan should reflect BOA approval;
  - 8) The Site Plan should reflect edge of pavement on the driveway, showing more detail;
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B. The application of Bayfield Development Company, Inc., Owner, for property located at 58 State Street, wherein site plan approval is requested to construct a 3-story L-shaped addition totaling 1,297 s.f., with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 105 as Lot 12 and lies within the Central Business B district.

The Committee voted to **recommend approval** of the site plan to the Planning Board with the following stipulations:

- 1) That the water and sewer service be connected from State Street, and by implication, the property would no longer offer services to the lot line to the rear and off of Court Street;
- 2) That the Site Plan depict the area of work that is under review by this Committee and that the title block reflect more properly the work that is being requested;
- 3) That details be provided on how to properly repair the street;
- 4) That the sidewalks must be brick and so noted on the Site Plan;
- 5) That the proposed gas services be noted on the Site Plan;
- 6) That the existing electric service be underground;
- 7) That a drainage easement burdening the back property and allowing the flow from the front property across the back property be prepared and reviewed and approved by the City Attorney;
- 8) That the gutter be repaired so when a separated drainage system is completed on State Street it can be converted and the stormwater will go into the drainage system;
- 9) That a fire service be installed which includes automatic notification of emergency services as well as a Knox box or a Master Box;
- 10) That parking calculations be determined through Lucy Tillman and noted on the Site Plan;

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C. The application of Liberty Mutual Group, Owner, for property located at 225 Borthwick Avenue, wherein site plan approval is requested to construct a building addition, installation of electric conduit, relocation of existing emergency generators, and installation of a screen fence, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 240 as Lot 01 and lies within an Office Research district.

The Committee voted to **recommend approval** of the site plan to the Planning Board with the following stipulations:

- 1) That the utility crossing should be shown in detail on the Site Plan, and approved by DPW (a license to be obtained from PSNH), with appropriate legal language;
- 2) That monitoring wells be shown on the Site Plan and that the well at the NW side of the property be set in a flush box that's accessible for DPW to sample;
- 3) That the service going into the previously approved utility building be noted on the Site Plan as a fire service;
- 4) That the water lines be installed in accordance with City standards;

- 5) That details of the generator insulation be provided to DPW to assure wall containment and leak detention;
- 6) That the an inspection record of hydrant maintenance be submitted to the Water Department on an annul basis;
- 7) That if the electrical service is not owned by PSNH, DPW be afforded the opportunity to review the connections once again;
- 8) That an updated easement be provided for review by the Planning Board;

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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 54' x 60' three story commercial building with basement, totaling 12,960 s.f.; 2) a 22' x 162' three story residential building with basement garages containing 9 residential units; and 3) a 25' x 36' three story residential building with basement garages containing 2 residential units, 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.

The Committee voted to **table** this matter to the next regularly scheduled Technical Advisory Committee meeting on **June 1, 2004**.

The Committee encouraged the applicant to make arrangements to appear before the Traffic & Safety Committee at their next regular meeting with your modified plan.

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E. The application of Aranosian Oil Company, Owner, and Aranco Oil Company, Applicant, for property located at 1166 Greenland Road, wherein site plan approval is requested to construct a 3,588 s.f. convenience store, a 24' x 36' car wash and covered fueling islands for passenger vehicles and trucks, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 279 as Lots 1 & 2 and lies within an Industrial district.

The Committee voted to **recommend approval** of the site plan to the Planning Board with the following stipulations:

- 1) That a landscaping plan be completed and approved by the Planning Department prior to the Planning Board meeting;
- 2) That this matter be referred to the Traffic & Safety Committee to be heard at their next scheduled meeting;
- 3) That a comparison of the existing traffic impact and the proposed traffic safety be provided to John Burke prior to the Traffic & Safety meeting, to include information on the queuing of the traffic light in both directions to give some idea of the adequacy of same;
- 4) That the Septic Plan be reviewed and approved by David Desfosses;

- 5) That the Site Plan be modified with a Y in the sewer system so that everything does not go into the grease trap; the sewer lateral needs to be adjusted to meet code;
- 6) That the applicant obtain state approval for the septic system;
- 7) That the bottom of the Jersey barriers shall be installed per the exhibit provided showing all details, including the elevations;
- 8) That the stormwater system be inspected and maintained in both May and September and those reports forwarded to the DPW;
- 9) That when the grades are revised, the applicant needs to make sure that the City has access to the stormwater system for maintenance purposes;
- 10) That an Easement regarding the right-of-way on City property be prepared for review and approval by the City Attorney and said easements will not preclude the City from access to the right-of-way and, if there was any servicing of the water or utilities, the applicant will restore the area to the condition prior to the disturbance;
- 11) That the Site Plan show the Portsmouth Well Head protection area;
- 12) That any construction within the Well Head Protection area should comply with the Aquifer Protection Guidelines that are on file;
- 13) That a note be added to the plan indicating that the carwash will recycle 100% of their water;
- 14) That the Applicant will provide to DPW the logs and data on the monitoring wells, their locations, sampling frequency, sampling constituents and the results of the last two samplings;
- 15) That all new underground storage tanks receive DES approval;
- 16) That the heating pad at the end of the carwash be shown on the Site Plan and the details added to the Detail Sheet;

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**II. ADJOURNMENT** was had at approximately 4:15 p.m.

Respectfully submitted,

Jane M. Shouse,  
Administrative Assistant  
Planning Department