

**ACTION SHEET  
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

**2:00 P.M.**

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

**AUGUST 3, 2004**

**MEMBERS PRESENT:** David Holden, Director, Planning Department, Chairman; David Allen, Deputy Public Works Director; John Burke, Director, Parking & Transportation; Thomas Cravens, Engineering Technician; David Desfosses, Engineering Technician; Steve Griswold, Captain, Fire Department; and David Young, Deputy Police Chief;

**ALSO PRESENT:** Lucy Tillman, Planner

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**I. OLD BUSINESS**

A. The application of Eric & Martha Stone, Owners, and Sierra Construction, Applicant, for property located at 1039 Islington Street, wherein site plan approval is requested to construct two 3-story buildings as follows: 1) a commercial building totaling 11,520  $\pm$  s.f. and 2) a 10-unit residential building totaling 13,320  $\pm$  s.f., 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 **recommend approval** of the site plan to the Planning Board with the following stipulations:

- 1) If the Applicant does not meet the sight distance standard, then the application will have to be amended to reflect less of a use so as to bring the intensity of use in conformance with existing conditions (the existing conditions must be verified);
- 2) That the profile showing the sight distance should be revised to show the measurement from 6' behind the stop bar so that conditions can be verified, and made available for the Traffic & Safety Committee on August 19<sup>th</sup> (On Site review on August 17<sup>th</sup>);
- 3) That approvals of the Public Works Department and NHDOT for the change in the guardrail be obtained;
- 4) That a landscaping plan be submitted and approved by Lucy Tillman of the Planning Department;
- 5) That any damage caused by the slope by-pass is the responsibility of the applicant to repair and if erosion does occur, NHDOT compliance will be required to determine how to address the situation;
- 6) That subject to the release of Bond, slope stability shall be inspected by David Desfosses, (a copy of this letter will be forwarded to NHDOT to put them on notice);
- 7) That the existing sidewalk should be shown on the Site Plan;
- 8) That the Site Plan should include notes for the appropriate termination of utilities;
- 9) That the sidewalk in front of the residential units will be concrete with monolithic curbing, and with a detail on the Site Plans;
- 10) That a Lighting Plan be submitted and approved by David Desfosses and David Holden;
- 11) That a street light detail be shown on the Site Plans;

- 12) That the letter from Maguire Group to the City of Portsmouth, dated July 30, 2004, which includes very specific instructions for the guardrail section, shall be referred/addressed at Traffic & Safety Committee meeting;

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**II. PUBLIC HEARINGS**

A. The application of SGB & RGB Ventures, LLC, Owners, for property located at 1800 Woodbury Avenue, wherein site plan approval is requested to construct a 1-story 2,292 ± s.f. brick building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 239 as Lot 7-3 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 Site Plan be revised to reflect the water service for the new building going through the meter for the existing building and then being tapped off;
- 2) That the 6" water main on the old path be shown on the Site Plan;
- 3) That all access, drainage, water and "Welcome to Portsmouth" sign easements be shown on the Site Plan;
- 4) That the guardrail be removed behind the building and so reflected on the Site Plan;
- 5) That the island located in front of the existing building be modified so that handicapped people do not have to go into the travel aisle and so shown on the Site Plan;
- 6) That a snow storage area be shown on the Site Plan;
- 7) That the walkway for the proposed second door be shown on the Site Plan;
- 8) That a dumpster pad with screening be shown on the Site Plan (not to be placed within the 70' front setback; if placed between trees, wire height must be checked and utilities may have to go underground);
- 9) That the guardrail be relocated so that the chain link fence can be replaced with it and shown on the plan;
- 10) That a landscaping plan to be submitted and reviewed by Lucy Tillman of the Planning Department;
- 11) That this application be reviewed by the Traffic & Safety Committee relative to concerns about the turning radius;

It was also recommended by the Committee to the applicant that the vertical granite curbing should be replaced with sloped granite curbing.

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B. The application of Henry S. Dutkowski, Owner, for property located at 806 US Route 1-ByPass, wherein site plan approval is requested to construct a 2-story 652 ± s.f. addition to the front of the existing building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 161 as Lot 43 and lies within a General Business B district.

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

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C. The application of Parrott Avenue Place, Inc., Owner, for property located at 127 Parrott Avenue, wherein site plan approval is requested to construct a 30' x 18', 540 ± s.f., 2-story addition, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 115 as Lot 3 and lies within a Mixed Residential district and Historic District A district.

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

- 1) That a note be added to the Site Plan clarifying the status of the gate;

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D. The application of MacLeod Enterprises, Inc., Owner, for property located at 1390 Lafayette Road, wherein site plan approval is requested to demolish and remove 48,500 ± s.f. of existing buildings and 12,700 ± s.f. of existing pavement, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 252 as Lot 8 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 as a condition of the Final Subdivision approval, the applicant or the owner of the property agrees that with the development of Lot B, the issue of the existing curbcuts for Lots A & B out onto Route 1 will be re-evaluated and re-configured as appropriate;
- 2) That the Applicant will work with the evaluation of the 40' wide grass easement to the effect of determining whether it is a zoning issue or a potential modification to the Site Plan;
- 3) That mulch will be placed to stabilize the ground over the winter and shall be so noted on the Site Plan and that a suitable vegetative material (grass) will be planted in the spring;
- 4) That semi-permanent barriers shall be installed at the beginning of demolition at the two most southerly accessways closest to the intersection (one on Peverly Hill Road and one on Lafayette Road/Route 1) and that they will remain in place as traffic control devices;
- 5) That the water service coming up Peverly Hill shall be terminated at the main and the one coming off of the feed into the Comfort Inn would be terminated at the Comfort Inn feed and be so shown on the Site Plans;
- 6) That at the time of demolition, all utilities will be pulled out of the ground and the cutting and capping of the sewer line shall be witnessed by Public Works;

That the Applicant has indicated their willingness to offer the Yoken's sign to the City.

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**II. ADJOURNMENT** was had at approximately 4:00 p.m.

Respectfully submitted,

Jane M. Shouse,  
Administrative Assistant  
Planning Department

