

**ACTION SHEET  
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

**2:00 P.M.**

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

**MAY 3, 2005**

**MEMBERS PRESENT:** David Holden, Director, Planning Department, Chairman; David Allen, Deputy Public Works Director; Peter Britz, Environmental Planner; David Desfosses, Engineering Technician; Tom Cravens, Engineering Technician, Steve Griswold, Deputy Fire Chief and Detective Janet Champlin, Police Department.

**ALSO PRESENT:** Lucy Tillman, Planner

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**I. PUBLIC HEARINGS**

1. The application of **Wal-Mart Real Estate Business Trust and Joker's Realty One, LLC, Owners, Wal-Mart Stores, Inc., Applicant**, for property located at **2460 Lafayette Road**, wherein site plan approval is requested for the expansion of an existing 124,852 ± s.f. Wal-Mart Store to a 190,800 ± s.f. s.f. Wal-Mart Supercenter, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 285 as Lots 16-1 & 2 and lies within a General Business district. (This application was tabled at the April 5, 2005 TAC meeting.)

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

- 1) That the Landscape Plan be reviewed and approved by the Planning Department;
- 2) That the level spreader be up and running for a two year period and the Department of Public Works shall do an inspection prior to the release of the Site Review Bond;
- 3) That a letter from NHDOT is required, indicating that no further traffic study is required and that all approvals have been issued;
- 4) That the sewer line easement be prepared by the applicant and reviewed and approved by the City Attorney;
- 5) That a formal Management Agreement be reviewed and approved by the City Manager, the City Attorney and the Planning Department prior to the issuance of a building permit (using the PSNH Agreement for improvements to Gosling Road as a model);

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2. The application of **150 Greenleaf Avenue Realty Trust, James G. Boyle, Trustee**, for property located at **150 Greenleaf Avenue**, wherein amended site plan approval is requested for new lighting fixtures on existing light poles, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 243 as Lots 67 and lies within a General Business district. (This application was tabled at the April 5, 2005 TAC meeting.)

Voted to **table** your application until the next regular TAC meeting scheduled on May 31, 2005 at 2:00 pm.

**Stipulations from the April 5, 2005 TAC Meeting:**

- 1) That a report on the sewer easement be provided at the May 3, 2005 TAC meeting;
- 2) That a Site Plan showing the existing conditions be provided prior to the next TAC meeting;
- 3) That a status report on the Electrical Permit be provided at the May 3, 2005 TAC meeting;

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3. The application of **Saco Avenue Professional Building, Inc., Owner**, for property located at **125 Brewery Lane**, wherein site plan approval is requested to construct a 4-story, 64' x 240', 15,500 ± s.f., 48-unit residential building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 154 as Lot 2 and lies within a Business district.

Voted to **table** this application to the next regularly scheduled TAC meeting on May 31, 2005.

**Stipulations from the May 3, 2005 Technical Advisory Committee Meeting:**

- 1) That an on-site inspection be coordinated between the applicant, the traffic consultants, the Department of Public Works and the Planning Department;
- 2) That a work session be scheduled between the applicant, and the Department of Public Works to discuss the relocation of the sewer lines;
- 3) That the five parking spaces on Brewery Lane which were “tabled” in Phase I shall be addressed to determine whether they are legal or non-conforming;
- 4) That a note be added to the Site Plans that all temporary sidewalks be removed and replaced with City standard sidewalks with appropriate grades;
- 5) That this matter be scheduled before the Traffic & Safety Committee at an appropriate time;

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4. The application of **Robert Bossie Revocable Trust, Robert Bossie, Trustee, Owner**, for property located at **625 Islington Street**, wherein site plan approval is requested to convert an existing building to 6 apartments and 3,200 ± s.f. of retail space with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 164 as Lot 6 and lies within a General Business B district.

Voted to **table** this application to the next regularly scheduled TAC meeting on May 31, 2005.

**Stipulations from the May 3, 2005 Technical Advisory Committee Meeting:**

- 1) That a traffic study shall be prepared by the applicant;
- 2) That a turning radius be noted on the Site Plans;
- 3) That the parking spaces need to be reconfigured;

- 4) That the water service needs to be up-graded;
- 5) That if existing sidewalks are removed to install new utilities they shall be replaced with City standard sidewalks (concrete);
- 6) That the steps in the right of way should be relocated internally;
- 7) That the applicant should look into the possibilities of a shared driveway with the abutter;
- 8) That the applicant shall identify why there are two over-head power supplies going on site;

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**II. ADJOURNMENT** was had at approximately 4:10 p.m.

Respectfully submitted,

Jane M. Shouse,  
Administrative Assistant  
Planning Department