

**ACTION SHEET  
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

**2:00 P.M.**

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

**JULY 5, 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 Parkinson, Director of Public Works; Steve Griswold, Deputy Fire Chief and David Young, Deputy Police Chief.

**ALSO PRESENT:** Lucy Tillman, Planner

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**I. PUBLIC HEARINGS**

1. 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. (This application was tabled at the May 31, 2005 TAC meeting).

Voted to **table** the application indefinitely.

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2. The application of **Deer Street Associates, Owner, and Centrix Bank & Trust, Applicant**, for property located at **165 Deer Street**, wherein site plan approval is requested for the addition of a covered entrance and porte-cochere with a teller window, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 125 as Lots 17 & 18 and lies within a Central Business B District, the Downtown Overlay District and Historic District A.

Voted to **table** the application to a reconvened meeting on **Tuesday, July 12, 2005 at 2:00 pm.**

**Stipulations from the July 5, 2005 Technical Advisory Committee Meeting:**

- 1) That a revised parking layout on the left side of the current Gary's Beverage be provided;
- 2) That the applicant work with the City to add some landscaping along the sidewalk;
- 3) That the parking calculation be added to the Site Plans;
- 4) That the plan should reflect that the sidewalk construction is completed;
- 5) That an easement for the City waterline be prepared for review and approval by the City Attorney;
- 6) That the applicant and the City Attorney continue to finalize the cross easements showing travel access between the two parcels;

- 7) That the parking spaces and travel aisles must conform to current zoning requirements and should all be uniform;
- 8) That Lot 18 does not have any egress and that issue must be resolved;
- 9) That the row of parking spaces to the rear should be moved closer to the property line to create a wider travel aisle;
- 10) That the area next to the plumbing store should be landscaped, "No Parking" signs should be added and the plans should reflect that this is a snow storage area;

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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. (This application was tabled at the July 5, 2005 TAC meeting.)

Voted to **table** the application to the **August 2, 2005** TAC meeting.

A meeting has also been scheduled for all parties on **Tuesday, July 12, 2005 at 3:00 pm** to be held in the City's Legal Department.

**Stipulations from the July 5, 2005 Technical Advisory Committee Meeting:**

- 1) That an on-site scoping meeting be arranged with representatives from the Department of Public Works, the Planning Department and the applicant;
- 2) That a dye test be done on the drain line that cannot be identified;
- 3) That the sewer plans for Plaza 800 be reviewed;
- 4) That the applicant review the water line so that it can adequately handle 48 residential units;
- 5) That the plans add "Proposed" to the Sewer Construction Agreement heading;

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

- 1) 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;
- 2) That a note be added to the Site Plans that all temporary sidewalks be removed and replaced with City standard sidewalks with appropriate grades;

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

Respectfully submitted,

Jane M. Shouse,  
 Administrative Assistant  
 Planning Department