

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

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

JANUARY 2, 2007

MEMBERS PRESENT: David Holden, Director, Planning Department, Chairman; Steve Miller, Acting Chairman, Conservation Commission, David Allen, Deputy Director of Public Works, David Desfosses, Engineering Technician; Debbie Finnigan, Traffic Engineer; Steve Griswold, Deputy Fire Chief and Len DiSesa, Deputy Police Chief

MEMBERS EXCUSED: Tom Cravens, Engineering Technician;

ALSO PRESENT: Lucy Tillman, Chief Planner

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I. OLD BUSINESS

A. The application of **The Home Depot, Owner, and Bed Bath & Beyond/Christmas Tree Shops, Applicant**, for property located at **100 Durgin Lane**, wherein Site Review approval is requested to demolish the existing building and to construct a 113,865 ± s.f. one-story, three-tenant retail plaza, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 239 as Lots 16, 18 & 13-2 and lie within the General Business district. (This application was tabled at the December 5, 2006 Technical Advisory Committee Meeting)

Voted to **table** this application to the TAC meeting scheduled for Tuesday, January 30, 2007 at 2:00 pm.

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II. NEW BUSINESS

A. The application of **Icon Realty, LLC, Owner**, for property located at **1303 Woodbury Avenue**, wherein Site Review approval is requested to construct an 11,186 s.f. 1-story retail pharmacy, with prescription drive-through window, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 217 as Lot 1 and lies within the General Business and Mixed Residential B District.

Voted to **table** this application to the TAC meeting scheduled for Tuesday, February 27, 2007 TAC meeting.

Stipulations from the January 2, 2007 Technical Advisory Committee Meeting:

- 1) That the applicant shall meet with Deborah Finnigan, City Traffic Engineer, to determine what information is required for a Traffic Study;
- 2) That the applicant shall appear before the Traffic & Safety Committee, after a Traffic Report has been prepared;
- 3) That the Fire Department requires automatic notification of emergency forces when a building has an automatic sprinkler system and a knock box for emergency access;
- 4) That a Drainage Study prepared and provided to members of the TAC Committee;
- 5) That information regarding borings and/or test pits be provided to David Desfosses, DPW, for his review and approval;
- 6) That the names on the Public Utilities Chart on Sheet C-102 be updated with the current contact names (to be provided by David Desfosses);
- 7) That 6" of loam is required in all areas that will be irrigated;
- 8) That the irrigation system specifications shall be provided to Tom Cravens, DPW, for his review and approval;
- 9) That a video tape of the sewer discharge system 8" clay pipe be prepared by the applicant for review and approval by the City Water Division;
- 10) That the fire hydrants shall be better defined the Site Plan for review and approval by Deputy Fire Chief Griswold;
- 11) That the white pine trees that are being planted to comply with the BOA stipulation regarding screening shall be reviewed and approved by Lucy Tillman, Chief Planner, and Deborah Finnigan, City Traffic Engineer;
- 12) That all signage, except directional signs, must be removed from the Site Plans as they are part of a separate permitting process;
- 13) That a photometric plan be added to the plan set, for review and approval by David Desfosses, DPW;
- 14) That the BOA stipulations from the June 27, 2006 approval be complied with:
 - A.) That the applicant work with the Planning Department and the Planning Board to address height, siding, overall design of the building and hours of operation;
 - B.) That appropriate vegetative screening be provided to shield the business property from the residential abutters on Granite Street;
- 15) That a turning radius be provided for the rear where there is two way traffic and the loading dock;
- 16) That the drive thru aisles that connect to the second driveway shall be adjusted;
- 17) That the proposed stop bar on the first driveway be amended from 12' to 12";
- 18) That the applicant provide information regarding the grade at the first driveway going onto Woodbury Avenue;
- 19) That sidewalks on site as well as both sides of Granite Street shall be added to the Site Plans;
- 20) That the 2nd driveway off of Granite Street should be increased from 15' to 18' for one way traffic;

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B. The application of **Perry and Kristin Silverstein, Owners**, for property located at **10 Commercial Alley, 19-25 Market Street and off Penhallow Street**, wherein Site Review approval is requested to construct a 3-story (plus loft) mixed use 1,400 s.f. addition, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 106 as Lots 9, 10, and 12 and lies within the Central Business B District, the Overlay District and the Historic District A.

Voted to **table** this application to the TAC meeting scheduled for Tuesday, January 30, 2007 at 2:00 pm.

Stipulations from the January 2, 2007 Technical Advisory Committee Meeting:

- 1) That the status of Commercial Alley be clarified and properly labeled on the Site Plan;
- 2) That Note 12 be broadened to clarify that there are two right of ways;
- 3) That the applicant shall be required to obtain City Council approval to work in the public right of way during construction;
- 4) That the building corner shall be laid out by the surveyor and a certification letter done before construction begins;
- 5) That no trees may be removed from the property without approval from the City’s Trees and Greenery Committee;
- 6) That the existing bricks shall be re-used and the replacement of any new bricks shall be subject to the approval of DPW and the Planning Department;
- 7) That grades shall be added to the Site Plan;
- 8) That a note be added to the Site Plan that no window will be blocked on abutting properties that may be required for emergency egress;
- 9) That the sewer shall be shown as 6” rather than 4”;
- 10) That the sizes for the domestic water and fire service should be shown on the plans;
- 11) That the applicant shall work with DPW on where to tie the sewer line into and to determine what shall be required of the applicant;
- 12) That a lot consolidation shall be finalized prior to the issuance of a building permit;
- 13) That the applicant shall provide a detailed calculation for open space for review and approval by Lucy Tillman;
- 14) That the Fire Department requires automatic notification of emergency forces when a building has an automatic sprinkler system and a knox box for emergency access;
- 15) That the curb stops shall be moved from the property line to the right of way on the Site Plans;
- 16) That a detail shall be added to the Site Plans reflecting how the utilities shall be attached to the pole without shortening the sidewalk in any manner;
- 17) That the water service coming in from Market Street shall be abandoned in accordance with the Portsmouth Water Division standards;
- 18) That all lighting shall be Dark Sky Friendly and shall have shields on them, for review and approval by David Desfosses;
- 19) That sidewalks on both sides of the street and adjacent curb cuts shall be added to the Site Plans;

- 20) That "Not For Construction" be removed from the Site Plans;
- 21) That a Construction Management Plan shall be prepared by the applicant for review and approval by the City of Portsmouth.

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III. **ADJOURNMENT** was had at approximately 3:40 p.m.

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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant
Planning Department