

**ACTION SHEET  
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

MAY 1, 2007

EILEEN DONDERO FOLEY COUNCIL CHAMBERS  
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE  
PORTSMOUTH, NEW HAMPSHIRE

**MEMBERS PRESENT:** David Holden, Director, Planning Department, Chairman; Peter Britz, Environmental Planner, David Allen, Deputy Director of Public Works, David Desfosses, Engineering Technician; Thomas Cravens, Engineering Technician; Debbie Finnigan, Traffic Engineer; Steve Griswold, Deputy Fire Chief and Len DiSesa, Deputy Police Chief

**ALSO PRESENT:** Lucy Tillman, Chief Planner

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**I. OLD 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. (This application was tabled at the April 3, 2007 Technical Advisory Committee Meeting)

Voted to **recommend approval** with the following stipulations:

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

- 1) That the irrigation system specifications shall be provided to Tom Cravens, DPW, for his review and approval;
- 2) That a photometrix plan be added to the plan set, for review and approval by David Desfosses, DPW;

**Stipulations from the May 1, 2007 Technical Advisory Committee Meeting:**

- 3) That sidewalks shall extend along the frontage of the property on Granite Street and shall be added to the Site Plans;
- 4) That a detail be added to the Site Plans showing the new ADA sidewalk from the corner of Market and Woodbury Avenue;
- 5) That the Conceptual Improvement Plan be revised to clarify what is being removed and what is being proposed;
- 6) That the applicant provide anticipated water demand for the project and include references of where that demand came from, ie., a similar type of store in another area or industry standard, and said report shall be stamped by a licensed engineer;
- 7) That "Do Not Enter" signs shall be placed at the one-way entrance off of Woodbury Avenue;
- 8) That the applicant shall meet with DPW to review the sidewalk connection prior to the Planning Board meeting;

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B. 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 April 3, 2007 Technical Advisory Committee Meeting)

Voted to **recommend approval** of this application with the following stipulations:

**Stipulations from the January 30, 2007 Technical Advisory Committee Meeting:**

1. That all signage shall be added as part of the traffic mitigation plan for review and approval by City staff;
2. That the applicant shall explore paving the entire access road, including extending past their property line;
3. That the applicant shall prepare a Construction Management Plan and a Driveway Management Plan, for review and approval by the City Legal Department, Planning Department, City Traffic Engineer and City Manager;
4. That the Construction Management Plan shall include how work will effect the Hampton Inn and Saturn Dealership and how access shall be provided;

**Stipulations from the May 1, 2007 Technical Advisory Committee Meeting:**

5. That the Utility Plan be revised so that the fire service line is not shown as tying into into the domestic line;
  6. That a second “Trash Area” be labeled on the Site Plans for clean up, located on the bottom right of the plans where a steep bank leads into the wetland area;
  7. That the applicant provide anticipated water demand for the project and include references of where that demand came from, ie., a similar type of store in another area or industry standard, and said report shall be stamped by a licensed engineer
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C. The application of **Harborcorp, LLC, Owner** for property located **off Deer Street, Green Street, Market Street, Russell Street and Maplewood Avenue**, wherein Site Review approval is requested to construct an 83,118 ± s.f. 6/7-story structure consisting of a hotel, convention center, parking garage and 21 residential condominiums, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 118 as Lot 28, Assessor Plan 119 as Lot 1-1A, Lot 1-1C and Lot 4, Assessor Plan 124 as Lot 12 , and Assessor Plan 125 as Lot 21 and lie within the Central Business A (CBA) District, the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District A. (This application was tabled at the April 3, 2007 Technical Advisory Committee Meeting)

Voted to **postpone** to the reconvened meeting on May 8, 2007 at 2:00 pm.

**Comments from the April 3, 2007 Technical Advisory Committee Meeting:**

- 1) That the applicant shall meet with David Desfosses of DPW to finalize construction details to make sure they meet City standards;

- 2) That the additional 2” water service to the garage shall not be activated until the subdivision is approved;
- 3) That the applicant shall arrange to have the USGS monument off the ledge at Russell Street relocated during construction;
- 4) That the applicant shall work with DPW regarding drainage;
- 5) That the applicant shall work with Peter Rice, DPW, to review the proposed 1,000 gallon grease trap to determine whether their flows from their cooking facilities are adequate;
- 6) That the applicant shall work with the City’s Police and Fire Departments to verify that they can communicate with their base station inside the proposed buildings;
- 7) That the applicant shall remove the stop sign and stop bar at Deer Street;
- 8) That the applicant shall coordinate the VAI plans with the AMES plans;
- 9) That the Landscape Plan shall show all tip downs and add the appropriate construction detail and correct the conflict between tree placement and mid-block crossing;
- 10) That at the intersection of Maplewood Avenue and Deer Street, the applicant shall review the pavement marking near the railroad tracks, move the left turn arrow back from the stop bar, review the timings and system coordination needs for the current coordinated system that works very well, and review the alignment of through movement on Deer Street (specifically a vehicle traveling southbound towards Bridge Street);
- 11) That the Site Plans shall clearly define all on-street parking, both existing and future, and label all existing spaces being removed on Deer and Russell Streets;
- 12) That the crosswalks shall be City standard;
- 13) That the applicant shall identify how they will direct vehicles to the hotel/garage from the highway;
- 14) That the applicant shall prepare a Construction Management Plan for review and approval by the City Legal Department, Planning Department, City Traffic Engineer and City Manager, prior to permit approval;

**Comments from the April 3, 2007 Technical Advisory Committee Meeting:**

- 15) That the applicant shall appear before the City’s Trees and Greenery Committee;
- 16) That the appropriate pedestrian signage shall be added to the mid-block crossing;
- 17) That a detail be added for the crosswalk on Green Street.

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D. The application of **Michael DeLaCruz, Owner** for property located at **75 Congress Street**, wherein Site Review approval is requested to convert 4th floor attic space to storage, office and residential, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 117 as Lot 5 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District A. (This application was tabled at the April 3, 2007 Technical Advisory Committee Meeting)

Voted to **recommend approval** with the following stipulations:

**Stipulations from the April 3, 2007 Technical Advisory Committee Meeting:**

- 1) That the applicant shall prepare a Construction Management Plan for review and approval by the City Legal Department, Planning Department, City Traffic Engineer and City Manager, prior to permit approval;

**Stipulations from the May 1, 2007 Technical Advisory Committee Meeting:**

- 2) That the applicant shall contact DPW to work out a formula for a contribution towards sidewalks along Fleet Street;
- 3) That the Site Plans shall note any easements or licenses for the alley extending off of Fleet Street and along the rear of the building.

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**II. NEW BUSINESS**

E. The application of **Deborah Philips, Owner**, for property located at **92 Pleasant Street**, wherein Site Review approval is requested to construct a 9'6" x 15'6" one-story addition off of the existing one-story rear addition, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 107 as Lot 76 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District A.

Voted to **postpone** to the June 5, 2007 TAC meeting.

**Comments from the May 1, 2007 Technical Advisory Committee Meeting:**

- 1.) That the sink fixture labels be clarified on the Site Plans;
- 2.) That a no parking sign be added on Church Street, possibly to be attached to the building;
- 3.) That the Site Plans shall reflect how the foundation will go in, in light of the foundation going in on the lot line;
- 4.) That the parking calculations, as approved by the Planning Department, be added to the Site Plans;
- 5.) That an open space calculation be added to the Site Plans;
- 6.) That a note shall be added to the Site Plans that snow will be removed from the site and not pushed back into the City Street;

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F. The application of The **Foundation for Seacoast Health, Owner**, for property located at **100 Campus Drive**, wherein Site Review approval is requested to construct playing fields and ball courts to accommodate softball/baseball, soccer, tennis and basketball activities, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 266 as Lot 4 and lies within an Industrial District;

Voted to **postpone** to the next regularly schedule TAC meeting on June 5, 2007.

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**III. ADJOURNMENT** was had at approximately 3:45 p.m.  
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Respectfully submitted,

Jane M. Shouse,  
Administrative Assistant, Planning Department

