

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

JULY 31, 2007

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

MEMBERS PRESENT: David Holden, Director, Planning Department, Chairman; David Desfosses, Engineering Technician; Thomas Craven, Engineering Technician; Debbie Finnigan, Traffic Engineer; Peter Britz, Environmental Planner; and Steve Griswold, Deputy Fire Chief

ALSO PRESENT: Lucy Tillman, Chief Planner

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I. OLD BUSINESS

A. The application of **68 State Street, LLC, Owner**, for property located at **68 State Street**, wherein Site Review approval is requested to construct a 7,370 ± s.f. 4/5 story mixed use condominium building, after demolition of the existing building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 105 as Lot 13 and lies within the Central Business B (CBB) District and the Historic District A;

Voted to **postpone** to the next regularly scheduled TAC meeting on Tuesday, September 4, 2007. The following comments were made by the Committee:

Comments from the July 3, 2007 Technical Advisory Committee Meeting:

1. That a recalculation of the open space should be noted on the Site Plans;
2. That a contribution towards repaving State Street shall be discussed due to the numerous patches in front of the three individual properties owned by the applicant;
3. That Court Street should show a tipped down area in hatched brick and the change in grading should be better delineated;
4. That a Construction Management and Mitigation Plan (CMMP) will be required;

Comments from the July 31, 2007 Technical Advisory Committee Meeting:

5. That the Site Plan shall be revised to show the correct placement of the building and that the setbacks off of the existing buildings shall be labeled;
6. That a note shall be added to the Site Plans stating that the Homeowners Association shall be responsible for the maintenance of the interior garage drain;
7. That a meeting shall be held with the City's Legal Department, Planning Department and Applicant's Legal counsel to determine whether the open space for this plan meets the spirit and intent of the Zoning Ordinance;
8. That all notes on the plan stating that Court Street is under construction should be removed;
9. That the sewer service shown coming out of the existing building needs to be verified and shown on the Site Plans;

- 10. That a meeting shall be arranged by the Applicant to meet with PSNH;
- 11. That subsequent to the meeting with PSNH, the City will determine what needs to be repaved and re-sidewalked;
- 12. That absolutely no excavation shall be allowed on Court Street until a time uncertain;
- 13. That a note shall be added to the Site Plans stating that the fire service shall be sized and a new fire service will come in from State Street;
- 14. That information for capacity use surcharge flow in gallons per day, gallons per minute and peak flow and at what times shall be provided to the City for domestic water service;
- 15. That a letter be provided from the utility company confirming that the gas service is adequate;

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II. NEW BUSINESS

B. The application of **The Hill Unit Owners Association, Owners**, for property located **off Deer Street, commonly known as "The Hill"**, wherein Site Review approval is requested to add a loading area to be used in common with abutting property owned by Parade Office, LLC, and to add 16 on site parking spaces, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 118 as Lot 26 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District A;

Voted to **postpone** to the next regularly scheduled TAC meeting on September 4, 2007.

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III. ADJOURNMENT was had at approximately 2:40 pm.

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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department