

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

OCTOBER 30, 2007

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

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

MEMBERS EXCUSED: Deborah Finnigan, Traffic Engineer;

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I. OLD BUSINESS

A. The application of **Seacoast Trust LLP, Owner**, for property located at **150 Route One Bypass**, wherein Site Review approval is requested for the placement of a 50' x 8' mobile coach to be used for diagnostic services in an existing parking lot, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 231, as Lot 58 and lies within a Single Residence B (SRB) District; (This application was postponed from the October 2, 2007 Technical Advisory Committee Meeting)

Voted to postpone this application to the next regularly scheduled TAC meeting on December 4, 2007.

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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 11 on site parking spaces with the placement of bollards to prohibit traffic flow, 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; (This application was postponed from the October 2, 2007 Technical Advisory Committee Meeting)

Voted to postpone this application to the next regularly scheduled TAC meeting on December 4, 2007.

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II. NEW BUSINESS

C. The application of **Saco Avenue Professional Building, Inc., Owner**, for property located at **125 Brewery Lane**, for a second additional one year extension of Site Review Approval which was granted by the Planning Board on October 20, 2005, 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 recommend approval of a second additional one year extension of Site Review approval, with the following stipulations:

Stipulations from the October 30, 2007 Technical Advisory Committee Meeting:

- 1) That the applicant shall work with Communications Supervisor Gil Emery to have a Motorola carrier conduct a survey to ascertain whether there is coverage for a frequency inside the building and, if not, that a repeater be installed inside the building.
- 2) That the applicant shall work with the City’s Legal and Planning Departments to prepare a Construction Management and Mitigation Plan and a meeting should be held to discuss timing and phasing of projects;
- 3) That a number of catch basins shown on the main line should be put off the main line for stormwater treatment purposes, and revised on the Site Plans prior to the Planning Board meeting;
- 4) That the notes on the Site Plans that refer to easements for maintaining the water lines and sewer lines, should identify that as a private line;
- 5) That the upright handicapped signs shall be added to the Site Plans, Sheet C-4;
- 6) That the applicant shall work with Deb Finnigan, City Traffic Engineer, prior to the Planning Board meeting regarding the ADA compliance crosswalks, the parking spaces in conflict with the sidewalks and a 12” crossbar on Chevrolet Avenue;
- 7) That a Knox Box shall be required and added to the Site Plans;
- 8) That all stipulations from the November 17, 2005 Site Review approval shall be carried forward.

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D. The application of **The Meadowbrook Inn Corp., Owner, and Key Auto Group, Applicant,** for property located at **549 Route One By-Pass (Traffic Circle)**, wherein Site Review approval is requested to construct a 5-story 120-room hotel, a 4,500 ± s.f. retail building, a 1,964 ± s.f. retail building, a 1,940 ± s.f. restaurant with drive through, a 3,800 ± s.f. restaurant and a 7,000 ± s.f. restaurant, after demolishing the existing buildings, with an accessway off of Coakley Road, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 234 as Lot 51 and lies within the General Business district;

Voted to postpone this application to the next regularly scheduled TAC meeting on December 4, 2007.

Concerns were discussed, including but not limited to, traffic, pedestrian safety, driveway permits, signage and site issues, lighting, water service and supply, sewerage service and grease traps, building elevations and green building techniques.

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III. ADJOURNMENT was had at approximately 4:15 pm.

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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department