

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE

2:00 P.M.

APRIL 29, 2008

**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, Deborah Finnigan, Traffic Engineer; Thomas Cravens, Engineering Technician; David Desfosses, Engineering Technician; Peter Britz, Environmental Planner; 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 **150 Greenleaf Avenue Realty Trust, James G. Boyle, Trustee, owner**, for property located at **150 Greenleaf Avenue**, wherein Site Review approval is requested to revise parking and drainage and add a new parking area and a drainage treatment area, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 243 as Lot 67 and lies within the General Business district.

Voted to **postpone** this matter to the next regularly scheduled TAC meeting on Tuesday, June 3, 2008 at 2:00 pm

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II NEW BUSINESS

A. The application of **Madison Commercial Group, LLC, Owner**, for property located at **72 Mirona Road**, wherein Site Review approval is requested to construct a 3,400 s.f. footprint retail/commercial use building, garage and storage area, after the demolition of a portion of the existing building, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 253 as Lot 3 and lies within the General Business district.

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

- 1) That a snout shall be added to the catch basins and a detail shall be added to the Site Plans;
- 2) That all utilities companies must agree and sign off on the location for the new utility pole;
- 3) That the applicant shall appear before the City Council for pole licensing approval;

- 4) That the relocated water line shall be copper;
- 5) That the drain types and type of pipe in the proposed drains shall be listed on the Site Plans;
- 6) That the Site Plan drafting shall be clarified, specifically the grey area;
- 7) That the note referencing the handicapped symbol shall be removed from the Site Plans;
- 8) That the construction barrier, the stabilized construction entrance and the proposed filter fabric fence shall be added to the Construction Management & Mitigation Plan (CMMP);
- 9) That the crushed stone between the building and the sidewalk shall be corrected;
- 10) That a Knox Box shall be installed by the entryway;
- 11) That the applicant shall explore the possibility of putting a rain garden at the low point where the first flush will go;
- 12) That the existing dumpster on the opposite side of the property in the back shall be enclosed;
- 13) That Mirona Road Extension shall be labeled on the Site Plans;
- 14) That a sign identifying the employee parking in the back shall be added to the Site Plans;
- 15) That the applicant shall meet with David Desfosses and Deborah Finnigan to discuss a contribution towards sidewalks on the roadway;

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II. ADJOURNMENT was had at approximately 4:10 pm.

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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department