

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE

2:00 P.M.

SEPTEMBER 2, 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 Thomas Cravens, 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 **Old Tex Mex, LLC, Owner**, for property located at **3510 and 3518 Lafayette Road**, wherein Site Review approval is requested to construct a 4,275 ± s.f. warehouse building with a 1,400 ± s.f. mezzanine office, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 297 as Lots 7 and 8 and lies within the Single Residence A district. (This application was postponed at the August 5, 2008 Technical Advisory Committee Meeting)

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

- 1) That a Construction Management & Mitigation Plan (CMMP) shall be prepared by the applicant for review and approval by City staff prior to the issuance of a building permit. Said CMMP shall include a maintenance plan for the swales and rip rap areas;

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**II. NEW BUSINESS**

B. The application of **Seacoast Trust LLP, Owner**, for property located at **150 Route One By-Pass**, wherein Site Review approval is requested for the placement of a mobile coach for diagnostic services along the existing building on the Route One By-Pass side, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 231 as Lot 58 and lies within the Single Residence B district;

Voted to **postpone to a time indefinite**.

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C. The application of **Saco Avenue Professional Building, Inc., Owner**, for property located at **125 Brewery Lane**, for a third 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 third additional one year extension of Site Review Approval with the following stipulations:

**Stipulations from the September 2 2008 Technical Advisory Committee Meeting:**

- A. That this application shall be referred to the Traffic & Safety Committee for their review and approval;
- B. That an annotated set of Site Plans incorporating all previous stipulations that have been completed shall be provided to the Planning Department for their review so that the list can be reduced to only those stipulations that remain outstanding prior to the Planning Board meeting;
- C. That the fire alarm shall be shown on the Site Plans, specifically on the Utility Plan;
- D. That a Construction Management & Mitigation Plan (CMMP) shall be prepared by the applicant for review and approval by City staff prior to the issuance of a building permit;

**Stipulations from the November 15, 2007 Planning Board Meeting:**

- 1) That a detail shall be added to the Site Plans for Dark Sky Lighting;
- 2) That the Applicant shall meet with DPW and the Planning Department regarding lighting along Chevrolet Avenue;
- 3) That speed bumps shall be noted on the Site Plans;
- 4) That the 3-way stop sign intersection at Chevrolet Avenue and Brewery Lane shall remain as it is today;

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

- 5) 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.
- 6) 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;
- 7) 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;
- 8) 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;
- 9) That the upright handicapped signs shall be added to the Site Plans, Sheet C-4;
- 10) 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;
- 11) That a Knox Box shall be required and added to the Site Plans;

- 12) That all stipulations from the November 17, 2005 Site Review approval shall be carried forward.

**Stipulations from the November 17, 2005 Planning Board Meeting:**

- 13) That a traffic impact assessment in the amount of \$25,000 has been agreed upon by the applicant and the Department of Public Works and said fee must be paid into the City prior the issuance of a building permit;
- 14) That signage shall be added for handicapped accessible parking spaces located underneath the building;
- 15) That all proposed lighting shall be Dark Sky Friendly and so noted on the Site Plans;
- 16) That the striping at the intersection of Chevrolet Avenue and Plaza 800 shall come all the way up to a stop bar and a stop sign;
- 17) That a bicycle rack shall be added to the Site Plans;
- 18) That the two steps at the intersection of Brewery Lane and Plaza 800 shall be reviewed by the City Inspection Department, Planning Department and Legal Department for a determine of what is reasonable and appropriate;
- 19) That the Department of Public Works shall review the parking spaces on Brewery Lane and make a decision on what will be allowed;
- 20) That the dumpster shall be enlarged to include recycling bins;

**Stipulations from the October 4, 2005 Technical Advisory Committee Meeting:**

- 21) That the traffic impact fee be finalized prior to the Planning Board Meeting;
- 22) That Ms. Finnigan and Mr. Parkinson shall submit a report on the parking spaces on Brewery Lane prior to the Planning Board Meeting;
- 23) That the Landscape Plan be reviewed and approved by the Planning Department;
- 24) That temporary fencing be installed around the construction area;

**Stipulations from the August 30, 2005 Technical Advisory Committee Meeting:**

- 25) That the crosswalk and the stop bar be reversed on all appropriate sheets of the Site Plans;
- 26) That the bumpouts on the curbing shall have tipdowns on them and noted on all appropriate sheets of the Site Plans;
- 27) That the drainage plan should be redesigned so that the City can connect into an extended Jewell Court drainage system and said plan must be reviewed and approved by the City;
- 28) That a written agreement be prepared between the applicant and Plaza 800 regarding the proposed crosswalks which cross on to abutter property and said Agreement shall be reviewed and approved by the City Attorney;

**Stipulations from the August 2, 2005 Technical Advisory Committee Meeting:**

- 29) That the Sewer Construction Agreement be approved by DPW and the Legal Department;
- 30) That a sidewalk easement from Chevrolet Avenue to Brewery Lane be provided for review and approval by DPW and the Legal Department;
- 31) That dye tests be completed on site to provide information regarding sewer pipes and said information should be noted on the Site Plans;
- 32) That drainage and sewer easements shall be provided for review and approval by the City Legal Department;
- 33) That the proposed utility work in the conservation easement shall be reviewed and approved by DPW;

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D. The application of **Tidewatch Condominium Association, Owners**, for property located at **579 Sagamore Avenue**, wherein Site Review approval is requested to install a new drainage system around units 61-67, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 223 as Lot 30 and lies within the Single Residence A district.

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

- 1) That the Applicant shall meet with the abutters prior to the Planning Board meeting to review the drainage study and give them a better understanding of what is being proposed

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**III. ADJOURNMENT** was had at approximately 3:05 p.m.

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Respectfully submitted,

Jane M. Shouse,  
Administrative Assistant, Planning Department