

ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE

2:00 P.M.

NOVEMBER 4, 2008

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

MEMBERS PRESENT: David Holden, Director, Planning Department, Chairman; Peter Rice, City Engineer, Sewer & Water Departments; David Desfosses, Engineering Technician; Thomas Cravens, Engineering Technician; Deborah Finnigan, Traffic Engineer; Steve Miller, Chairman, Conservation Commission; 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 **7 Islington, LLC, Owner**, for property located at **40 Bridge Street**, wherein Site Review approval is requested to construct a 5,472 ± s.f., four story, ten unit retail/residential building, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 126 as Lot 52 and lies within the Central Business B (CBB) district, Downtown Overlay District (DOD) and Historic District A. (This application was postponed from the November 4, 2008 Technical Advisory Committee Meeting)

Voted to **postpone** to the next regularly scheduled TAC meeting on **Tuesday, December 30, 2008 at 2:00 pm.**

Concerns of the Committee:

- 1) That the detail on the Site Plan for the connection for the sewer line shall be revised to show it cutting out a section with a "T" and alternative approach, rather than the core;
- 2) That the applicant shall be responsible to perform a radio-strength test with a Motorola Service Shop to ensure sufficient signal strength within any structure included in the project to support adequate radio coverage for emergency personnel. The expense for the test shall be the responsibility of the applicant, whether or not the test indicates that amplifiers are necessary to ensure this communication. If the test indicates that amplifiers are required, that cost shall also be the responsibility of the applicant;
- 3) That the issue of whether the sidewalk should be brick or concrete shall be reviewed and approved by the Planning Board;
- 4) That the Traffic Report needs to be revised to include the ITE Land Use Code used, that trip distribution should be attached to the report, and the report should include back up data, a restaurant use, square footage and any other information that the City Traffic Engineer requests;
- 5) That the loading zone should be moved to the top space on Bridge Street, and about 40' back from the intersection;

- 6) That Note & on Sheet C-1, should be revised to strike "Saturday work is only allowed with the authorization of the Building Inspector" and should be addressed in the CMMP;
- 7) That the note regarding parking meter removal should be revised to state that DPW will remove the parking meters and the contractor will remove the poles;
- 8) On Sheet C-2 a "Loading Zone, No Parking Here to Corner" sign should be added at the beginning of the parking stalls on Bridge Street, going towards Islington Street;
- 9) That the applicant shall appear before the Parking Committee and the Traffic & Safety Committee, and the TAC members shall received a report back prior to the next TAC meeting;
- 10) That a detail shall be added to the Site Plans showing how trucks will unload on site during construction;
- 11) That a Construction Management and Mitigation Plan shall be prepared for review and approval by the City, prior to the issuance of the building permit;

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II. NEW BUSINESS

B. The application of **LBJ Properties, LLC, Owner** for properties located at **22 and 26 Market Square** and **First State Investors 5200, LLC (Bank of America), Owner** for property located **off Daniel Street**, wherein Site Review approval is requested to construct an open rear egress stair and to combine utilities as a result of lot consolidation, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Plan 107 as Lots 0030, 0030-0001, and 0027 and lie within the Central Business B (CBB) district, Downtown Overlay District (DOD) and Historic District A.

Voted to postpone to a reconvened meeting scheduled for **Tuesday, December 9, 2008 at 2:00 pm.**

Concerns of the Committee:

- 1) That the placement of the new sewer line needs to be resolved;
 - 2) That Note 9 on Sheet C-2, should read that a waiver from an external grease trap shall be requested rather than an interior grease trap will be provided as that waiver request has not yet been submitted for review and approval by the City.
 - 3) That the design team shall coordinate with the tenant and add a note on the Site Plans regarding trash removal, to be reviewed by Silke Psula, of DPW;
 - 4) That a note shall be added to the Site Plans indicating that any use of the flagpole could be interpreted as a sign;
 - 5) That a Knox box and automatic notification of emergency assistance (via private company) shall be added to the Site Plans;
 - 6) That the applicant shall be responsible to perform a radio-strength test with a Motorola Service Shop to ensure sufficient signal strength within any structure included in the project to support adequate radio coverage for emergency personnel. The expense for the test shall be the responsibility of the applicant, whether or not the test indicates that amplifiers are necessary to ensure this communication. If the test indicates that amplifiers are required, that cost shall also be the responsibility of the applicant. This should be coordinated with Gil Emery, Supervisor, 610-7411.
 - 7) That a Trip Generations Report shall be prepared for review and approval by Deborah Finnigan, City Traffic Engineer, and provided to the TAC members for their review;
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III. ADJOURNMENT was had at approximately 3:22 pm.

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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department