

ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE

2:00 P.M.

DECEMBER 9, 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; David Desfosses, 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 **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. (This application was postponed from the December 2, 2008 Technical Advisory Committee Meeting)

Voted to recommend Site Review approval with the following stipulations:

- 1) That there will be a sewer manhole installed in front of 22 Market Square with a new sewer lateral going into the building so that there are no bends and turns to go into the manhole. The purpose of the manhole is to clean the line in case they have a grease problem with the restaurant;
- 2) That the two existing water services shall be cut and capped at the corporation;
- 3) That the sewer going out the back alley shall be cut immediately outside the curb line and capped, understanding there are still some active lines in the area and they would not want to prohibit those from being used;
- 4) That the roof cleanout from Map 107 Lot 28 needs a viable way to clean out the roof drain with equipment as it is in the stair area;
- 5) That the Typical Pipe Trench detail shall be upgraded to show 4" of hot top;
- 6) That everywhere there is disturbance of a brick area, the contractor shall hand remove the bricks, save them and reinstall them as there are no bricks available that would match;
- 7) That all brick repairs are subject to review and approval by DPW;
- 8) That the water shutoffs shall be shown along the curb line on Pleasant Street for the two water services that will be installed, in accordance with Water Division specifications.
- 9) That all utility terminations shall be shown on the Site Plans;

- 10) That a Construction Management & Mitigation Plan (CMMP) shall be prepared by the applicant, for review and approval by the City, prior to the issuance of a building permit;
- 11) That the Traffic Letter from Jeffrey Dirk, of Vanasse & Associates, dated December 4, 2008, shall include the backup calculations for the Planning Board and for the record;
- 12) That the City Attorney shall review the proposed use of the alleyway for utilities as to content and form to determine whether the intent of the letter is met;
- 13) That all utilities shall be underground;

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

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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department