

ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE

2:00 P.M.

SEPTEMBER 1, 2009

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

MEMBERS PRESENT: Rick Taintor, Director, Planning Department, Chairman; David Desfosses, Engineering Technician; Deborah Finnigan, Traffic Engineer; Peter Britz, Environmental Planner; Steve Griswold, Deputy Chief, Fire Department and Stephen Dubois, Deputy Police Chief

.....
I. OLD BUSINESS

A. The application of **51 Islington Street, LLC, Owner**, for property located at **51 Islington Street**, requesting Site Review approval to construct one 5-story 11,995 \pm s.f. (footprint) mixed use building, which includes 28 residential units and 10,100 \pm s.f. of retail space, after demolition of the existing building, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 126 as Lot 33 and lies within the Historic District A and Central Business B Districts. (This application was referred by the Planning Board at their August 20, 2009 Meeting.)

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

- 1) The curb extensions on Islington Street shall be modified so that the curb is 16 feet from the centerline of Islington Street.
- 2) The Proposed Sight Distance Plan (Sheet S1) shall show a 4" solid white edge line between Bridge Street and Tanner Street, starting at 1 foot off the curb at Bridge Street and projected to a point 4 feet off the curb extension at Tanner Street, and Note 7 on the Layout Plan (Sheet C2) shall be revised to refer to Sheet S1.
- 3) On the Layout Plan (Sheet C2), the Lighting Schedule shall be revised as follows:
 - (a) Delete "***" from the last row of the table and delete the footnote "*** Dark Sky Friendly."
 - (b) In Note 2, delete the words "surface mounted" so that the note reads, "All proposed exterior lighting shall be dark sky friendly and shall not illuminate beyond nearest side of streets."
- 4) The curb line on the south side of the parking lot entrance shall be modified to show a 3-foot radius adjacent to the parking space.
- 5) The plans shall include a pavement detail (cross-section) for the parking lot.
- 6) The Utility & Grading plan (Sheet C5) shall indicate changes in curb reveal for the sidewalk tip-downs at the intersection of Tanner Street and Tanner Court and at the entrance to the parking lot.
- 7) The plans shall show a stop bar on Parker Street at the intersection with Islington Street.
- 8) A note shall be added to the plans stating that the sewer to be abandoned shall be filled with flowable fill after completion of the new sewer.
- 9) The final design of the retaining wall at the northeast corner of the parking lot shall be subject to approval by the Department of Public Works.
- 10) Any new utility poles, relocated poles, or facilities associated with poles shall be subject to approval by Department of Public Works in conjunction with PSNH.
- 11) The proposed traffic pattern on Parker Street shall be subject to approval by the City Council.

- 12) The proposed easements and fee transfers shall be subject to approval by the Planning Department and Legal Department.
- 13) The revised Site Plans are subject to approval by the Historic District Commission.
- 14) A Construction Management and Mitigation Plan shall be prepared by the Applicant and reviewed and approved by the City, prior to the issuance of a building permit.

.....

II. ADJOURNMENT was had at approximately 2:25 pm.

.....

Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department