

ACTION SHEET  
SITE REVIEW TECHNICAL ADVISORY COMMITTEE

2:00 P.M.

MARCH 30, 2010

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

**MEMBERS PRESENT:** Rick Taintor, Director, Planning Department, Chairman; David Allen, Deputy Director, Public Works; Deborah Finnigan, Traffic Engineer; Jared Sheehan, Engineering Technician; Peter Britz, Environmental Planner; Carl Roedigger, Fire Inspector and Stephen Dubois, Deputy Police Chief

**OTHERS PRESENT:** Lee Jay Feldman, Principal 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 expand an existing car dealership, to include a 26,000 s.f. (footprint) building and approximately 944 additional parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 243 as Lot 67 and lies within the General Business District. (This application was postponed from the March 2, 2010 Technical Advisory Committee Meeting.)

Voted to **postpone** this application to the next regularly scheduled TAC meeting on **May 4, 2010**.

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**II. NEW BUSINESS**

B. The application of **Public Service of New Hampshire, Owner**, for property located at **400 Gosling Road**, wherein amended Site Plan Approval is requested to increase the on-site storage capacity for wood fuel source, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 214 as Lot 2 and lies within the Waterfront Industrial District.

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

- 1) A note shall be added to the Site Plan stating that the hours of operation shall be 7:30 a.m. to 7:30 p.m. as it relates to the outdoor wood storage area.
- 2) All required State and local permits shall be approved prior to construction.

- 3) The final Landscaping Plan shall be presented to the Planning Board for approval as part of the Site Plans.
- 4) A Construction Management Plan (CMP) shall be prepared by the applicant and then submitted for review and approval by City Staff prior to the issuance of a building permit.
- 5) The Memorandum regarding Traffic Patterns, dated March 30, 2010, shall revised to include the number of trips on the roadway, depending on the time of year, as well as the number of trucks accessing the new wood fuel storage area.
- 6) A limit of pile line shall be added to the Site Plan and also delineated on the site.
- 7) A clear access around the perimeter of the new wood fuel storage area for fire apparatus shall be added to the Site Plan and also delineated on the site.

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C. The application of **Regeneration Park, LLC, Owner**, for property located at **3612 Lafayette Road**, wherein Site Plan Approval is requested to renovate the existing building and parking lot with retail, professional office, trade and craft uses, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 297 as Lot 3 and lies within the Gateway District.

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

- 1) The proposed sliding vehicle gate shall be submitted for approval prior to the Planning Board meeting;
- 2) A brief Traffic Memorandum shall be submitted, including the sight distance and a discussion about traffic access and egress from Route One.
- 3) The Landscape Plan shall include specific plantings and type of seed mix for the grass for Planning Board approval.
- 4) A Construction Management Plan (CMP) shall be prepared by the applicant and then submitted for review and approval by City Staff prior to the issuance of a building permit.
- 5) A stop sign and stop bar shall be placed at the end of the driveway with a short double center line of approximately 20’.
- 6) The Drip Edge Detail shall label the adjacent surface.
- 7) The Photometrix Plan shall show the property lines.
- 8) The final plan shall be stamped by a wetland scientist.
- 9) TAC recommends that the three waiver requests regarding a full survey of the entire lot, the loading area and the Wetland Functions and Values Report be granted by the Planning Board.

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D. The application of **RKDOLLA, LLC, Owner**, for property located at **198 Islington Street**, wherein amended Site Plan Approval is requested to add a pad-mounted electric transformer, three pad-mounted air conditioning units, modified fencing, addition of garage vent and updated landscape planting list, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 137 as Lot 20 and lies within the Central Business B and Historic District.

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

- 1) The air conditioner units shall comply with the City’s noise ordinance requirements.

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**III. ADJOURNMENT** was had at approximately 3:17 pm.

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Respectfully submitted,

Jane M. Shouse,  
Administrative Assistant, Planning Department