

ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE

2:00 P.M.

JUNE 1, 2010

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

MEMBERS PRESENT: Lee Jay Feldman, Principal Planner; Steve Parkinson, Director, Public Works; David Desfosses, Engineering Technician; Jared Sheehan, Engineering Technician; Peter Britz, Environmental Planner; Steve Griswold, Assistant Fire Chief and Stephen Dubois, Deputy Police Chief

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I. NEW BUSINESS

A. The application of **Eugene C. Bergeron, Owner**, for property located at **20 Columbia Street**, requesting Site Plan Approval to pave and stripe a grassed area behind an existing structure and to install a rain garden, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 156 as Lot 22 and lies within the General Residence C (GRC) District.

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

- 1) The back lighting panel, or the south side of the lighting fixture, shall be blacked out so that the lights do not shine towards the houses on Columbia Court.
 - 2) The lighting fixtures shall be one bulb each and no more than 60 watts or equivalent.
 - 3) The pavement in the front of the building shall be removed and grass shall be placed in the area so that parking cannot occur (to be approved by DPW prior to Planning Board meeting).
 - 4) The rain garden detail shall be revised so that labeling is consistent.
 - 5) The storage tank underneath the driveway shall be removed and filled according to State law.
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B. The application of **Lang and Longmeadow Development, LLC, Owner**, for property located at **126 Lang Road**, requesting Amended Site Plan Approval to relocate one of five proposed multi-unit dwellings on the site, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 291 as Lot 1-1 and lies within the General Residence C (GBC) District.

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

- 1) The portable rock crusher shall only be on site for the construction of the infrastructure of the property.
- 2) A Knox box shall be placed on each building near the entry doorway with a grand master key in each Knox box.
- 3) The gates to the property shall include an opticon system to allow the gates to open automatically for emergency personnel. The gates shall be placed on the forward end of the islands where the transmitter can be seen, possibly mounted on the light poles.
- 4) The opticon transmittal locations shall be added to the Site Plan.
- 5) A dumpster screening detail shall be added to the Site Plan.
- 6) The roadway cross section for Longmeadow Road Extension shall be revised to indicate a 2 3/4" binder.
- 7) The silt fence located behind building #5 shall be moved to sit on the setback line.
- 8) A bike rack for each building shall be added to the Site Plan.
- 9) All lighting shall be dark sky friendly.
- 10) A Construction Management Plan (CMP) shall be prepared by the Applicant for review and approval by the City.
- 11) The walking trails shall be modified accordingly if they interfere with the existing detention ponds.
- 12) A Memorandum of Understanding will be required regarding plowing for Longmeadow Road Extension.
- 13) The existing detention pond shall be filled in to make it work as a wetland.
- 14) After on-site lighting is installed, DPW shall conduct a review to determine whether a light is needed at the end of Longmeadow Road Extension.
- 15) An additional light pole shall be added to each island located at the intersection of Lang Road and at the intersection of Longmeadow Road Extension.
- 16) The gates shall be added to the Site Plan.
- 17) The applicant shall obtain a letter from the gas company confirming they can service the site.
- 18) If improvements are necessary underneath City streets, the applicant shall notify DPW so that appropriate action can be taken.
- 19) A detail on the culvert pipe at the Lang Road driveway shall be added to the Site Plan.
- 20) All stipulations from the October 16, 2003 Planning Board approval are included in this amended approval.

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II. ADJOURNMENT was had at approximately 2:50 pm.

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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department