

ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE

2:00 P.M.

AUGUST 3, 2010

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

MEMBERS PRESENT: Rick Taintor, Chairman, Planning Director; David Allen, Deputy Director of 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. OLD BUSINESS

A. The application of **Meadowbrook Motor, Inc., Owner, and Key Auto Group, Applicant**, for property located at **549 Route One By-Pass** (Traffic Circle), requesting Site Plan approval to construct a 1-1/2 story 29,405 s.f. (footprint) automobile sales/service center, 432 ± parking spaces, and future development site, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 234 as Lot 51 and lies within the General Business (GB) District. (This application was postponed from the May 5, 2010 Technical Advisory Committee meeting).

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

Conditions Precedent (to be completed prior to final Site Plan Approval):

1. The applicant shall submit the following revised plans for review by the Planning and Public Works Departments prior to the Planning Board meeting:
 - (a) Revised Layout and Materials Plan (Sheet C-2) showing updated floor area and off-street parking calculations;
 - (b) Revised Grading and Drainage Plan (Sheet C-3) showing drainage around Coakley Road;
 - (c) Revised Utility Plan (Sheet C-4) showing additional detail for underground electric, telephone, cable TV and fire alarm services (including separation of services for the dealership and Future Development Area near Coakley Road); and addition of a sewer stub for the Future Development Area

- (d) Revised the Site Lighting Plan (Sheet SL-1) demonstrating compliance with the Zoning Ordinance limits for security lighting when the business is not open to customers (Sec. 10.1145.12);
 - (e) Details on the reconstruction of Coakley Road, including 1½” pavement overlay;
 - (f) Gravel wetland sheet, including a maintenance plan.
2. The applicant shall provide the Proposed Exterior Building Elevations (Sheet A3.1) in the large plan set submitted to the Planning Board.
 3. The proposed development shall be reviewed by the Traffic and Safety Committee for its recommendations regarding (1) the desirability of a pedestrian signal on the Route 1 Bypass at Coakley Road and Cottage Street, and (2) the potential of the entry and exit drives to become a connector between the Bypass and Coakley Road, encouraging drivers to bypass the traffic signal.
 4. The applicant shall submit documentation that the condominium plan previously filed for the site has been formally abandoned.

Conditions Subsequent (to be completed prior to Certificate of Occupancy):

1. The applicant shall prepare a Construction Management Plan for review and approval by the City prior to the issuance of a building permit.
2. The applicant shall pay for the services of an oversight engineer, to be selected by the City, to monitor site development including the gravel wetland construction.

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II. NEW BUSINESS

A. The application of **Public Service Company of New Hampshire, Owner**, for property located at **400 Gosling Road**, requesting Amended Site Plan approval to amend the Truck Management Plan regarding deliveries, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 214 as Lot 1 and lies within the Waterfront Industrial District.

Voted to **recommend amended Site Plan approval** for a one year trial of the proposed amended Truck Management Plan, with shortened hours on Saturdays, from 6:00 a.m. – 3:00 p.m., with one of the following options, depending on the recommendation of the City’s Legal Department:

- 1) A one year trial with the condition that the applicant come back in 11 months with a report for the City’s review prior to the expiration of the one year trial period;
 - 2) A permanent revocable approval.
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B. The application of the **City of Portsmouth, Owner**, for property located at **155 Parrott Avenue**, requesting Site Plan approval for the renovation and expansion of the Portsmouth Middle School, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 128 as Lot 15 & 16 and lies within the Municipal District.

Voted to **postpone** this application to the next regularly scheduled TAC meeting.

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III. ADJOURNMENT was had at approximately 3:50 pm.
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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department