

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING**

2:00 PM

FEBRUARY 1, 2011

**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, Carl Roediger, Fire Inspector; and Steve Dubois, Deputy Police Chief

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I. OLD BUSINESS

A. The application of **Service Credit Union, Owner**, for property located at **2995 Lafayette Road**, requesting Site Plan Approval to construct a 23,366 ± s.f. (footprint) 4-story office building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 291 as Lot 1 and lies within the Gateway District. (This application was postponed at the January 4, 2011 TAC Meeting.)

Voted as follows:

- A. To refer the application to the Traffic & Safety Committee for review and approval.
- B. To make a favorable recommendation of the Site Plan to the Planning Board for the purpose of a Work Session, noting that TAC cannot vote to recommend approval until the zoning has been amended regarding sustainability standards.
- C. To postpone consideration of the application to the next regularly scheduled TAC meeting on March 1, 2011.

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B. The application of **Thirty Maplewood, LLC, Owner**, for property located at **30 Maplewood Avenue**, requesting Site Plan Approval for site redevelopment to retail, bakery, restaurant and residential uses, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 2 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District. (This application was postponed at the January 4, 2011 TAC Meeting).

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

- 1) Final grading for the dumpster area shall be provided to DPW for review and approval prior to the Planning Board meeting.
- 2) The dumpster area drainage outlet shall be relocated to downstream of the grease trap, with a clean out and new 6" sewer laterals.
- 3) The conduit for the lighting system shall be schedule 80 PVC.
- 4) The detail for the brick layout shall be revised to City standard.
- 5) A panel board shall be provided and DPW shall approve the specs prior to the Planning Board meeting.
- 6) A Knox Box shall be added to the Site Plans, along with a note including installation instructions.
- 7) All wiring and the conduit shall be installed under the supervision of a licensed electrician.
- 8) HDC approval shall be required for changes to the patio wall materials.
- 9) The applicant shall prepare a Construction Management & Mitigation Plan for review and approval by the City.

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II. REFERRAL FROM PLANNING BOARD

A. The application of **Richard Bonhomme Realty, LLC, Owner, and Chinburg Builders, Applicant**, for property located on Kearsarge Way, for Preliminary Subdivision Approval to consolidate Lots 118, 119 and 122 as shown on Assessor Map 212, totaling 227,623 s.f. (5.2255 acres), and subdividing the lot into 21 individual lots varying in size from 5,007 s.f. to 14,002 s.f. Said lots lie within the General Residence B (GRB) District. (This application was postponed at the January 4, 2011 TAC Meeting).

Voted to **postpone** to the next regularly scheduled TAC meeting on March 1, 2011.

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III. ADJOURNMENT was had at approximately 2:45 pm.

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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department