

**ACTION SHEET**

**SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING**

**2:00 PM**

**NOVEMBER 29, 2011**

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

**MEMBERS PRESENT:** Rick Taintor, Chairman; David Allen, Deputy Director, Public Works; David Desfosses, Engineering Technician; Jared Sheehan, Engineering Technician; Stephen Dubois, Police Chief; Carl Roediger, Fire Inspector; and Jon Frederick, Director of Parking & Transportation

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**I. OLD BUSINESS**

A. The application of **Mitchell and Edward Hyder, Owners**, for property located at **677 Dennett Street**, requesting Site Plan Approval to construct a 9-unit residential development with one 3,918 s.f. 5 unit building and one 2,753 s.f. 4-unit building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 161 as Lots 31 and 32 and Assessor Map 175 as Lots 6 and 6A and lies within the General Residence A (GRA) District.

Voted to **recommend approval** of this application with the following stipulations:

1. A meeting shall be scheduled with the applicant and DPW to review the drainage structures for the rain gardens to resolve any issues prior to the Planning Board meeting.
  2. The benchmarks shall be corrected on the Grading Plan, Sheet C-4.
  3. The drainage structure table shall be added to the Utility Plan, pending final disposition of the drainage issues.
  4. The applicant shall appear before the Traffic & Safety Committee and the Parking Committee.
  5. The project shall be subject to a capacity use surcharge for both water and sewer and the applicant shall provide sewer and water use calculations to DPW.
  6. All lighting fixtures shall be dark sky friendly.
  7. The Landscape Plan shall be corrected with respect to the sidewalk at the rear of Units 1-5.
  8. Tree species shall be reviewed for the trees adjacent to the buildings and adjacent to the driveway entrance.
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**II. NEW BUSINESS**

A. The application of the **City of Portsmouth, Owner**, for property located at **1 Plains Avenue**, requesting Site Plan Approval for reconfiguration of the parking area, construction of a new playground and improvements to the ballfield, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 242 as Lot 2 and lies within the Municipal (M) District.

Voted to **recommend approval** of this application with the following stipulations:

1. The final positions for the utility poles must be approved by the utility companies.
2. The tactile services shall be removed from the Site Plans (across the driveways and in the overflow parking area).
3. Outstanding drainage issues shall be finalized and reviewed by DPW prior to the Planning Board meeting.

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B. The application of the **City of Portsmouth, Owner** and the **Prescott Park Arts Festival, Applicant**, for property located off **Marcy Street (Prescott Park)**, requesting Site Plan Approval to construct a 1,097 s.f. addition to the existing pavilion building and to construct a 416 s.f. support building to replace three small accessory structures, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 104 as Lot 1 and lies within the Municipal (M) District and the Historic District.

Voted to **recommend approval** of this application with the following stipulations:

1. The grease trap shall be moved into the paved area.
2. Roof runoff from both buildings shall be captured with gutters tying into a new drain line which is tied into the existing drainage system.
3. Brick sidewalks shall be extended along both buildings to the entry doors of the restrooms.
4. A clean out shall be added between the grease trap and the sewer service connection.

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C. The application of **New England Glory, LLC, Owner**, for property located at **525 Maplewood Avenue**, requesting Site Plan Approval to construct a 2,409 s.f. 9-bay 1-story garage and storage building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 209 as Lot 85 and lies within the General Residence A (GRA) District.

Voted to **postpone** to the next regularly scheduled TAC meeting on Tuesday, January 3, 2012 at 2:00 pm.

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D. The application of **Lonza Biologics, Inc., Applicant**, for property located at **101 International Drive**, requesting Site Plan Approval to demolish an 8' X 14' shed and construct a 4,800 s.f. one-story freezer addition including reconstruction of access drives and parking, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 305 as Lot 0006 and lies within the Airport Business and Commercial District.

Voted to **recommend approval** of this application with the following stipulations:

1. Correct PDA's address from 360 Corporate Drive to 55 International Drive on the Cover Sheet and Site Plan.
2. Add the zone boundary to the Overall Site Plan.
3. Provide the following note on the Site Plan: Upon completion and prior to issuance of a Certificate of Occupancy and release of bond, the applicant shall submit a letter to the Pease Development Authority, signed and stamped by Professional Engineer, stating construction has been completed in accordance with the approved plans.
4. Provide the following note on the Site Plan: The contractor shall obtain a Dig Permit from the PDA prior to any disturbance. The contractor shall allow five business days for processing the permit application.
5. Add a sediment trap at the double culvert entrance adjacent to the driveway and provide detail.
6. Ensure all drawings submitted for Planning Board review have a professional engineering stamp on them. Sheet C-7, submitted for TAC review was not stamped.
7. Add a pavement section detail.
8. Remove the handicap parking stall detail from sheet C-7.
9. Add a concrete pad detail for the generator.

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E. The application of **Bellwood Associates Limited Partnership, Owner**, and **Palace Entertainment Holdings, LLC, Applicant**, for property located at **2300 Lafayette Road**, requesting Site Plan Approval for the installation of a new water park tube slide with pool, 28' x 18' electrical building and 20' x 20' mechanical building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 273 as Lots 5 & 7 and lies within the Gateway (GW) and Industrial (I) Districts.

Voted to **recommend approval** of this application with the following stipulations:

1. The Site Plans shall reflect two separate buildings.
2. The 65 proposed contour, next to the serpentine walkway before it turns into the building, needs to be corrected.
3. The applicant shall meet with DPW to review water use records to determine what the capacity use surcharge should be for this project.

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**III. ADJOURNMENT** was had at approximately 3:35 pm.

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Respectfully submitted,

Jane M. Shouse,  
Administrative Assistant, Planning Department