

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

MAY 1, 2012

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

MEMBERS PRESENT: Rick Taintor, Chairman; Steve Parkinson, Director, Public Works; David Desfosses, Engineering Technician; Jared Sheehan, Engineering Technician; Peter Britz, Environmental Planner; Carl Roediger, Fire Inspector; Steve Dubois, Deputy Police Chief; and Jon Frederick, Director of Parking & Transportation

I. OLD BUSINESS

A. The application of **Michaels Realty Trust and ESUM Realty Trust, Owners, and 4 Amigos, LLC, Applicant**, for property located at **1390 and 1400 Lafayette Road** requesting Site Plan Approval to construct a 2,500 s.f. one-story bank building with two drive through lanes, a 4,500 s.f. retail building and a 11,944 s.f. Rite Aid Pharmacy store with two drive through lanes, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 252 as Lots 7 and 9 and lie within the Gateway (GW) District. (This application was postponed at the April 3, 2012 TAC Meeting).

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

1. The right turn arrow will be changed to a straight arrow at the cross driveway near the bank.
2. On Sheet C-101, adjust Note 23 or add a stipulation that the video of the sewer line will be provided to DPW for review, and if the sewer line needs to be cleaned or replaced the applicant will be responsible.
3. The second free standing sign (at the westerly driveway on Peverly Hill Road) shall be removed, or the number of parking spaces shall be reduced to comply with the standards for a shopping center.
4. On Sheet C-103, a note shall be added that PSNH must approve the proposed pole plan and that the applicant shall coordinate with DPW if any changes are made.
5. On Sheet C-205, Details A-8 and E-8 regarding the bike parking area shall be corrected.
6. On Sheet C-208, the location for the handicapped parking signs shall be corrected and the designation of the van accessible space.
7. On Sheet C-207, a City standard sidewalk detail shall be added for off-site sidewalks.
8. An easement for light trespass onto the adjoining (Comfort Inn) lot shall be added to the easement plan or described in another manner.

- 9. All easements shall be reviewed and approved by the City attorney prior to Planning Board approval and recorded prior to the issuance of a building permit.
- 10. On the Conceptual Improvement Plan – Lafayette Road (Route 1) at Peverly Hill Road and Elwyn Road”, the wording “(by others)” shall be deleted from the note regarding relocating the existing mast arm and signal heads.
- 11. A Construction Management and Mitigation Plan (CMMP) shall be prepared by the applicant for review and approval by the City.
- 12. The applicant shall pay for the services of an oversight engineer, to be selected by the City, to monitor the construction of improvements within the public right-of-ways.

This recommendation of approval to the Planning Board also includes the granting of the waiver for the four driveways.

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B. The application of **A. Robert McGuire, Jr. and A. Robert McGuire, III, Owners**, for property located at **677 Dennett Street**, requesting Site Plan Approval for the construction of two 3-unit, 3,084 s.f. (footprint) residential buildings on two separate lots, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 161 as Lot 31 for which Subdivision Approval was granted by the Planning Board on February 16, 2012; and lies within the General Residential A (GRA) District. (This application was postponed at the April 3, 2012 TAC Meeting).

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

- 1. NHDOT’s comments regarding the stone fabric lined structure to convey stormwater shall be addressed.
- 2. A Construction Management and Mitigation Plan (CMMP) shall be prepared by the applicant for review and approval by the City.
- 3. The final plan shall be approved by PSNH and the applicant shall consult with DPW on any changes.
- 4. The sewer Capacity Use surcharge data shall be submitted to DPW.

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II. NEW BUSINESS

A. The application of **Wright Ave, LLC, Owner, and Fresh Local, LLC, John Lanahan, and Michelle Lozuaway, Applicants**, for property located off **Wright Avenue**, requesting Site Plan Approval for the renovation of an existing building for restaurant use with indoor and outdoor seating, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 105 as Lot 18 and lies within the Central Business B (CBB) District and the Historic District.

Voted to **postpone** to a special TAC meeting scheduled for Tuesday, May 8, 2012 at 2:00 pm

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B. The application of **Summit Land Development, LLC, Applicant**, for property located at **108 Corporate Drive**, requesting Site Plan Approval for the construction of a 1-story, 21,000 s.f. office building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 305 as Lot 3 and lies within the Pease Business/Commercial District

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

1. That revised plans, as presented at the May 1, 2012 TAC meeting, shall be provided to the TAC members for their review and comments on or before Friday, May 4, 2012.

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III. ADJOURNMENT was had at approximately 3:30 pm.

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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department