

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

SEPTEMBER 11, 2012

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

MEMBERS PRESENT: Rick Taintor, Chairman; Peter Rice, Deputy Director, Public Works; David Desfosses, Engineering Technician; Jared Sheehan, Engineering Technician; Corey MacDonald, Deputy Police Chief; Carl Roediger, Deputy Fire Chief; Nick Cracknell, Principal Planner

I. NEW BUSINESS

A. The application of **Summit Land Development, LLC, Applicant**, for property located at **183 International Drive**, requesting Site Plan Approval to construct three new buildings with the following dimensions: (1) 3-story, 12,300 s.f. footprint; (2): 2-story, 20,160 s.f. footprint; and (3): 2-story, 7,800 s.f. footprint, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 313 as Lot 17 and lies within the Pease Business Commercial District.

Voted to **recommend conditional Site Plan Approval** with the following stipulations:

1. The Site Plan shall be revised to include:
 - reduction of 22 parking spaces along the detention basin
 - removal of 10 parking spaces in the parking area north of the access drive
 - addition of a snow fence around the drip lines of trees to be preserved with signage indicating they are tree protection areas
 - extension of the island in front of Building #1 to take up another 2 parking spaces
 - implementation of the planting recommendations from the Hodgson Brook Association
2. Provide a parking waiver to allow the reduction of 31 ± parking spaces.
3. Provide a revised Site Plan, Grading Plan, Landscaping Plan, Photometric Plan and Drainage Study by Thursday, September 13, 2012 at noontime.

The recommendation to grant Site Plan Approval is conditioned on review and approval by TAC members of the revised site plan set.

B. The application of **2422 Lafayette Road Associates, LLC, Owner**, for property located at **2454 Lafayette Road (Southgate Plaza)**, requesting Amended Site Plan Approval to demolish a portion of an existing building and the construction of a 28,385 s.f. cinema with 1,264 seats; to reduce a previously approved retail pad from 27,335 s.f. to 16,075 s.f. of retail and 833 s.f. of restaurant; and

to increase parking spaces from 732 spaces to 859 spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 273 as Lot 3 and lies within the Gateway (G) District.

Voted to **recommend conditional Site Plan Approval** with the following stipulations:

1. Hydrants shall be added to Sheet C-5A and C-5B with final approval by the Fire Department.
2. The applicant shall directionally bore the new gas service in Constitution Avenue or infra-red the pavement patch so that there are no seams.
3. The new sewer line to Lafayette Road shall be added to the site plan with details.
4. The sewer line pipe size shall be 8" (inconsistent on plan).
5. Sheet C-5B shall be revised to increase the bicycle parking capacity to 24 bikes.
6. The square footage of the restaurant and retail space shall be corrected on the site plan.

The recommendation to grant Amended Site Plan Approval is conditioned on review by the TAC members of the independent peer review of the applicant's traffic study, and on any short-term or long-term mitigation resources that may be determined necessary.

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C. The application of **Parade Office, LLC, Owner**, for property located at **195 Hanover Street** (Portwalk, Phase III), requesting Amended Site Plan Approval to replace an existing 12" drain line in Hanover Street with a new 36" drain line and to place subsurface soil tie-backs in Hanover Street, Maplewood Avenue and Deer Street, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 1 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD), and the Historic District.

Voted to **recommend approval** of the Hanover Street drainage revision and **to grant** the developer's construction easement, pending a favorable recommendation from the independent peer review, with the following stipulations:

1. As the tie-backs create a structural load on the roads, and to protect the City from any liability at a later time if they need to be removed, an Agreement shall be prepared for review and approval by the City Attorney.
2. The company installing the tie-backs shall post a bond with the City, in an amount to be determined by the Planning Director.
3. The applicant shall provide insurance for the tie-back work, listing the City as a co-insured.
4. An independent inspector shall be present during the tie-back installation to assure proper installation, at the cost of the applicant.

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II. WORK SESSION

A. **1 Highliner Avenue** - High Liner Foods (USA), Inc., Owner, to review revised Utility Plan.

Revised Site Plan was reviewed and approved.

III. ADJOURNMENT was had at approximately 4:10 pm.

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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department