

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

OCTOBER 30, 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; Peter Britz, Environmental Planner; Nick Cracknell, Principal Planner

I. OLD BUSINESS

A. The application of **Two Way Realty, LLC, Owner**, for property located at **120 Spaulding Turnpike**, requesting Site Plan Approval for the demolition of an existing building, retrofitting of an existing building for auto reconditioning, expanding the dealership parking and display area, and reconstructing the right-in/right-out access from the turnpike, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 236 as Lots 33, 37 and 38 (which lots have been voluntarily consolidated) and lie within the General Business (GB) District and Single Residence B (SRB) District. (This application was postponed at the October 2, 2012 TAC Meeting)

Voted to recommend Site Plan Approval with the following stipulations:

1. The site plan shall be revised to include directional arrows painted on the pavement to direct vehicles to exit via the Farm Lane driveway.
 2. The waiver to allow three driveways and the approval of two-way use of the driveway through the adjacent parcel to Farm Lane shall only be for a one-year trial period starting upon the completion of site improvements. At the conclusion of the trial period, the driveway shall be modified as shown on the "Alternate Entrance Sketch", dated October 30, 2012 unless the owner has applied for and been granted amended site plan approval to maintain two-way use of the driveway.
-

II. NEW BUSINESS

A. The application of **MacLeod Enterprises, Inc., Owner**, for property located at **1190 Lafayette Road**, requesting Amended Site Plan Approval for site improvements to an existing 121 room hotel, which will include paving, lighting, utilities, landscaping, drainage and other associated site improvements. Said property is shown on Assessor Map 252 as Lot 8 and lies within the Gateway District.

Voted to recommend Site Plan Approval with the following stipulations:

1. A final drainage plan shall be provided for review and approval by David Desfosses prior to the Planning Board meeting. The drainage plan shall include the cutting of all trees in the drainage easement area including trees that have grown over the existing sewer line.
2. The site plan shall show easements at the northerly driveway for the sidewalk on the splitter island and the tip-downs.
3. The fire hydrant on the west side of the lot shall be moved further northeast to the grass area on the west side of the building, so that it is more accessible to the sprinkler hookup.
4. A detail shall be added for the crosswalk transition on both sides of the island, with some added landscaping and/or fencing to direct pedestrians towards the two crosswalks.
5. The 20' radius curb behind the truck parking area shall be squared off.
6. All easements shall be reviewed and approved by the City Attorney and the Planning Department prior to the issuance of a building permit.
7. A Construction Management and Mitigation Plan (CMMP) shall be coordinated with the adjacent property (1390 Lafayette Road).

.....

B. The application of **100 International, LLC, Applicant**, for property located at **100 International Drive**, requesting Amended Site Plan Approval for the addition of 45 parking spaces adjacent to the existing parking lot, a 150' long grass lined treatment swale and any other associated site improvements. Said property is shown on Assessor Map 306 as Lot 2 and lies within the Pease Industrial Zone.

Voted to recommend Site Plan Approval with the following stipulations:

1. The sidewalk shall be reconstructed in the back of the building, showing the tip downs for the accessible spaces.
2. Wheel stops shall be shown on the site plan (Sheet C-4).
3. The back up area in the northeast corner of the parking lot shall be extended at least 12' to provide room for snow storage.
4. A paved apron shall be added at the end of the new pavement to allow water to drain from the pavement before it freezes.
5. Spot grades shall be shown on top of the berm in the middle of the swale where there is a 58 foot contour.
6. The applicant shall review the tree planting table to ensure it's accuracy.

.....

III. ADJOURNMENT was had at approximately 3:00 pm.

.....

Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department