

**ACTION SHEET**

**SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING**

**2:00 PM**

**APRIL 30, 2013**

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

**MEMBERS PRESENT:** Rick Taintor, Planning Director; Peter Rice, Deputy Director, Public Works; David Desfosses, Engineering Technician; Jared Sheehan, Engineering Technician; Peter Britz, Environmental Planner; Nick Cracknell, Principal Planner; Carl Roediger, Deputy Fire Chief;

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**I. OLD BUSINESS**

A. The application of **Cumberland Farms, Inc., Owner**, for property located at **1475 Lafayette Road**, requesting Site Plan Approval to demolish the existing building and gas dispensers and construct a new 4,513 s.f. convenience store, new canopy and four gas dispensers, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 251 as Lot 124 and lies within the Gateway District. (This application was postponed at the April 2, 2013 TAC meeting.)

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

1. The existing monitoring wells that are to remain on the lot shall be shown and labeled on the Site Plan (Sheet CFG4.0), and shall be raised to grade.
  2. Details shall be provided for the two tipdowns at the back of the site (between the building and the rear parking area).
  3. The applicant shall videotape the 10" ductile iron drain pipe running across Elwyn Road for review by DPW. If the DPW determines that the pipe needs to be replaced, the applicant shall coordinate with DPW and shall complete all work associated with the replacement.
  4. The easement to NHDOT along Lafayette Road and the easement to the City along Elwyn Road shall be prepared for review and approval by the Legal and Planning Departments, and shall be recorded prior to the issuance of a Certificate of Occupancy.
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**I. NEW BUSINESS**

A. The application of **Maplewood & Vaughan Holding Company, LLC, Owner**, for property located at **111 Maplewood Avenue**, requesting Site Plan Approval to construct a 4-story 27,000 ± (footprint) mixed use building with commercial use on the 1<sup>st</sup> floor, 70 residential units on the 2nd – 4th floors and parking spaces on the ground floor level, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 8 and lies within the Central Business A (CBA) District, the Historic District and the Downtown Overlay District (DOD).

Voted to **postpone** to the June 4, 2013 TAC Meeting.

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**III. ADJOURNMENT** was had at approximately 2:25 pm.

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Respectfully submitted,

Jane M. Shouse,  
Administrative Assistant, Planning Department