

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

JULY 30, 2013

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

MEMBERS PRESENT: Rick Taintor, Chairman, Planning Director; Nick Cracknell, Principal Planner; Peter Rice, Director, Public Works; David Desfosses, Engineering Technician; Jared Sheehan, Engineering Technician

I. OLD 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 1st 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). (This application was postponed at the July 2, 2013 TAC meeting.)

Voted to **postpone** to the September 3, 2013 TAC meeting.

B. The application of **Portsmouth Ford Lincoln Mercury and SLF Realty Group, LLC, Owners**, for property located at **400 & 450 Spaulding Turnpike**, requesting Amended Site Plan Approval to construct a 4,400 s.f. addition to an existing sales & service building and vehicles display areas along the Spaulding Turnpike and Arthur Brady Drive, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 238 as Lots 1A and 2 and lie within the General Business (GB) District. (This application was postponed at the July 2, 2013 TAC meeting.)

Voted to recommend Amended Site Plan approval with the following stipulations:

1. Sheet C-2 shall be changed as follows:
 - (a) The stone bollards on the east side of the southerly access drive shall be moved to provide sufficient access to the sewer manhole.
 - (b) The hammerhead turnaround on the south side of the lot shall be widened by 10' to allow more space to back out.
 - (c) The access lane in the northerly vehicle display area shall be pulled back onto the pavement so that the vehicle display can go back onto the gravel.
 - (d) Note 13 shall be amended to clarify the intent to show through movement at all times for the access lane.
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C. The application of **LJP Properties, LLC, Owner and Jay Prewitt, Applicant**, for property located at **428 Pleasant Street**, requesting Site Plan Approval to convert a 4 unit building to a 3 unit residential building, demolish rear additions, and construct a new two-story 450 s.f. rear addition, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 102 as Lot 55 and lies within the General Residence B (GRB) District and the Historic District. (This application was postponed at the July 2, 2013 TAC meeting.)

Voted to **postpone** to a Special TAC meeting on August 13, 2013.

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II. NEW BUSINESS

A. The application of **Public Service Company of New Hampshire, Owner**, for property located at **280 Gosling Road**, requesting Site Plan Approval to expand the existing gravel substation area by 44,000 s.f. to construct a capacitor bank, fencing, retaining wall and relocation of the existing asphalt driveway, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 214 as Lot 2 and lies within the Waterfront Industrial (WI) District.

Voted to **recommend** Site Plan approval with the following stipulation:

- 1) On Sheet C-3, the underground connections shall be labeled.

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B. The application of **233 Vaughan Street, LLC, Owner**, for property located at **233 Vaughan Street**, requesting a second one-year extension of Site Plan Approval which was granted by the Planning Board on May 20, 2010 and amended on August 18, 2011. Site Plan approval was granted to construct a 4-story, 10,905 s.f. mixed use building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. The first one year extension was granted on August 16, 2012. Said property is shown on Assessor Map 124 as Lot 14 and lies within the Central Business A (CBA) District, the Downtown Overlay District (DOD) and the Historic District. .

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

1. Add a sixth light at the intersection of Green and Vaughan Streets.
2. Provide a detail of milling and paving at Green Street (1½” overlay).
3. On Sheet C4, amend the note regarding excavation of the railroad tracks to say “... regrade prior to overlay.”
4. On Sheet C5, add two additional parking spaces on Vaughan Street.
5. On Sheet C5, add a 5’ handicapped pass-through to get to the handicapped ramp.
6. On Sheet C4, show the relocated guy wire for the pole at the north corner of the lot (adjacent to the sidewalk extension).
7. Provide any and all easements for off site improvements.
8. Provide a stamp for sewer flow calculations from a licensed engineer.
9. Note that all off-site work is to be monitored and built to City standards.
10. Identify the amount of the contribution for the sewer manhole in the intersection of Vaughan and Green Streets prior to the Planning Board meeting.
11. Work with DES regarding the dewatering issue.

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III. ADJOURNMENT was had at approximately 3:00 pm.
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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department