

**ACTION SHEET**

**SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE  
PORTSMOUTH, NEW HAMPSHIRE**

**CONFERENCE ROOM A  
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

**2:00 PM**

**AUGUST 7, 2018**

**MEMBERS PRESENT:** Peter Britz, Environmental Planner; Nicholas Cracknell, Principal Planner; Peter Stith, Principal Planner; Ray Pezzullo, Assistant City Engineer; David Desfosses, Engineering Technician; Eric Eby, Parking and Transportation Engineer; Carl Roediger, Fire Department and Robert Marsilio, Chief Building Inspector

**MEMBERS ABSENT:** Juliet Walker, Chairperson, Planning Director;

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**I. OLD BUSINESS**

A. The application of **Portsmouth Housing Authority, Owner**, for property located at **140 Court Street**, and **Ed Pac, LLC, Owner**, for property located at **152 Court Street**, requesting Site Plan Review approval to demolish a portion of the existing building on 152 Court Street and to construct a 4-story, 64 unit workforce housing building with a footprint of 12,361 ± s.f. and Gross Floor Area of 58,975 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 116 as Lots 37 & 38 and lie within the Character District 4 (CD4) and the Historic District. (This application was postponed at the July 31, 2018 Technical Advisory Committee Meeting.)

Voted to **recommend approval** to the Planning Board, with the following stipulations:

To be completed prior to Planning Board Review:

1. Applicant to provide Hydraulic Analysis and update plans and easements for consideration of dual 15" drain pipes for review and approval by DPW prior to Planning Board review
2. Plans to show relocation of the street lighting photocell to a location approved by DPW.
3. The applicant agrees to work with city staff in good faith in advance of the Planning Board hearing to evaluate and develop a mutually acceptable sidewalk configuration on and across 127 Parrott Ave. to and from the Portsmouth Housing Authority property and Parrott Ave. In doing so the parties agree to work with careful and due consideration of any adverse impacts to the abutting trees and parking spaces on 127 Parrott Avenue and, if feasible, provide such sidewalk without the need for additional property or easements from the State.

- 4. Plans to be updated to show power conduit supply for existing signal controller box.
- 5. Plans to be updated to include standard notation for radio strength testing as required by the Fire Department.

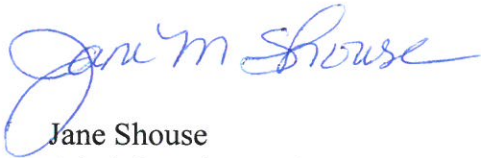
To be completed prior to final site plan approval:

- 1. Applicant to provide draft update to drainage easement on 127 Parrott Ave. property including Portsmouth Housing Authority as a benefitting party to be reviewed and approved by both the 127 Parrott Avenue property owner and the Legal Department prior to issuance of a Building Permit.
  - a. Drainage Easement update should clarify intent of Stormwater O&M Plan as the responsibility of the 160 Court Street property owner, Portsmouth Housing Authority.
- 2. Plans to show relocation of the emergency signal head to a location approved by the Fire Department and addition of the required Emergency Signal sign.
- 3. Applicant to coordinate with Homeland Security for relocation of the emergency siren.

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**III. ADJOURNMENT**

A motion to adjourn at 2:49 p.m. was made, seconded and passed unanimously.

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Respectfully submitted,



Jane Shouse  
Administrative Assistant  
Planning Department