

**ACTION SHEET  
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

**2:00 P.M.**

**CITY COUNCIL CHAMBERS  
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE  
PORTSMOUTH, NEW HAMPSHIRE**

**FEBRUARY 4, 2003**

**MEMBERS PRESENT:** Lucy E. Tillman, Planner 1, Acting Chairman;  
David Allen, Deputy Public Works Director;  
John Burke, Parking and Transportation Engineer  
David Young, Deputy Police Chief;  
Charlie Jones, Fire Marshal;  
Alanson Sturgis, Chairman of the Conservation Commission;  
Tom Cravens, Engineering Technician; and,  
David Desfosses, Engineering Technician

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**I. OLD BUSINESS**

A. The application of **Richard Sylvester** for property located at **141 Banfield Road** wherein site plan approval is requested for the construction of a one-story 26,000 s.f. ± building with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 254 as Lots 2 and 3 (to be combined) and lies within an Industrial district. **(This application was tabled at the Committee's January 7, 2003, meeting to this meeting.)**

VOTED to take the application off the table.

VOTED to recommend approval of the site plan to the Planning Board subject to the following stipulations:

1. That the site plan include cross sections of the entrance showing culvert(s), water service(s), grades at side slopes, armor and guard rails; and,
2. That the areas on the site plan where the parking spaces are backing into one another will be corrected.

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B. The application of **Sharan Gross** for property located at **201 Cate Street** wherein site plan approval is requested for the construction of a two-story 30' x 46' ± building with a footprint area of 1,476 s.f. ± with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 163 as Lot 32 and lies within a General Residence A district. **(This application was tabled at the Committee's January 7, 2003, meeting to this meeting.)**

RETABLED to the Committee's March 4, 2003, meeting.  
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II. PUBLIC HEARINGS

A. The application of the City of Portsmouth for property known as Peirce Island wherein site plan approval is requested for the creation of an East Ends Trail Project with recreation trails, pedestrian access points and scenic overlook areas with associated site improvements. Said property is shown on Assessor Plan 208 as Lot 1 and lies within a Municipal district.

VOTED to recommend approval of the site plan to the Planning Board.

B. The application of Public Service Company of New Hampshire for property located at 280 Gosling Road wherein site plan approval is requested for the construction of an electrical power substation consisting of an 891 s.f. footprint control house and a 5,440 s.f. equipment footprint with related drainage and associated site improvements. Said property is shown on Assessor Plan 214 as Lot 2 and lies within a Waterfront Industrial district.

VOTED to recommend approval of the site plan to the Planning Board with the following stipulations:

- 1. That the detention pond be inspected annually with sedimentation to be removed as needed and a report submitted to the Public Works Department;
2. That the temporary stone check dam remain in place permanently;
3. That the slope between the substation and the detention pond be permanently covered with jute mats to prevent erosion;
4. That the issue of the installation of the concrete pad for the second transformer be worked out with the Planning Director prior to the Planning Board meeting;
5. That after the substation is built and on line, that another environmental noise survey be conducted from the same points as the original survey with a report submitted to the Planning Department; and,
6. That the "temporary" control house be eliminated from the site plan.

C. The request of Ruby Tuesday, Inc. for property located at 1574 Woodbury Avenue wherein an amendment to an approved site plan is requested for the construction of a 5,250 s.f. +/- building for restaurant use with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 238 as Lot 17 and lies within a General Business district.

VOTED to table to the Committee's March 4, 2003, meeting.

III. ADJOURNMENT was had at approximately 2:40 p.m.

This action sheet was prepared by Barbara B. Driscoll, Administrative Assistant in the Planning Department.