

**ACTION SHEET  
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

**2:00 P.M.**

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

**APRIL 8, 2003**

**MEMBERS PRESENT:** David M. Holden, Planning Director, Chairman;  
John Burke, Parking and Transportation Engineer;  
Charlie Jones, Fire Marshal;  
Alanson Sturgis, Chairman of the Conservation Commission;  
Tom Cravens, Engineering Technician; and,  
David Desfosses, Engineering Technician

**MEMBERS ABSENT:** David Allen, Deputy Public Works Director; and,  
David Young, Deputy Police Chief

**ALSO PRESENT:** Lucy E. Tillman, Planner 1

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**I. OLD BUSINESS**

A. 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. **(This application was tabled at the Committee's March 4, 2003, meeting to this meeting.)**

VOTED to take the application off the table and to retable the application to a time indefinite.  
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B. The application of **Bellwood Associates Limited Partnership** for property located at **2300 Lafayette Road (Water Country Fun Park)** wherein site plan approval is requested for improvements to certain parking areas with associated site improvements. Said property is shown on Assessor Plan 273 as Lots 5 and 7 and Assessor Plan 267 as Lots 1-23, 1-24, 1-25, 1-26, and 1-27 and lies within General Business and Industrial districts. **(This application was tabled at the Committee's March 4, 2003, meeting to this meeting.)**

VOTED to take the application off the table and after a presentation by Steve Oles of Millette, Sprague & Colwell voted to recommend approval of the site plan to the Planning Board with the following stipulations:

1. That a note be added to the site plan indicating that a metal guardrail will be required should the actual grade on the site of the new road be steeper than 3-1;
2. That the site plan indicate the striping of the major intersection in accordance with Department of Public Works approval; said approval shall be obtained prior to the submittal of plans for Planning Board approval; and,

- 3. That a note be included on the site plan indicating that the Technical Advisory Committee is not approving any plan showing a connection through to West Road.

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**II. PUBLIC HEARINGS**

A. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 400 of the Pease Development Authority Site Review Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of the **New Hampshire Community Technical College** for property located at **320 Corporate Drive** wherein site plan approval is requested for the renovation of approximately 5,000 s.f. of office area into a child care facility with associated site improvements. Said property is shown on Assessor Plan 315 as Lot 4 and lies within the Airport Business Commercial district.

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

- 1. That the fencing be shown on the site plan;
- 2. That note 12 be adjusted;
- 3. That the configuration of the new angled parking spaces be reviewed as well as the location of the handicapped parking space;
- 4. That the sign for the handicapped space be so labeled on the site plan; and,
- 5. That the site plan indicate the location of the sidewalks leading from the play areas.

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B. The application of **Michael Brigham** for property located at **487 Cutts Avenue** wherein site plan approval is requested for the creation of six residential house lots ranging in size from 15,394 s.f. to 30,326 s.f. with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 210 as Lot 26 and lies within a Single Residence B district.

VOTED to table the application to the Committee’s April 29<sup>th</sup> meeting. The following is a list of concerns/stipulations:

- 1. That driveway profiles be submitted;
- 2. That the water line on Michael Succi Drive be in the street and not in the shoulder;
- 3. That the site plan indicate the location of the gate valves with one being at a hydrant, that at the end of Chase and Michael Succi Drives, the site plan indicate a “T” with a stub and a gate going off Michael Succi Drive towards Market Street; and, a gate valve and lengthening of pipe at the last house;
- 4. That the site plan indicate the location of the shut offs within the right of way;
- 5. That information be submitted on the water demand for the project;
- 6. That the water line shall be installed in accordance with Water Division construction standards and specifications;
- 7. That the wells on site be abandoned in accordance with NHDES standards;
- 8. That lot descriptions and areas for the lots involved in the two land swaps be submitted; and, that Subdivision Applications be filed for those land swaps;

- 9. That the site plan depict the opposite edge of pavement on Chase Drive including curb cuts;
- 10. That the utilities for Lot 2 be within the property line;
- 11. That a drainage study be submitted;
- 12. That the boundary monuments be included on the site plan;
- 13. That erosion control methods be shown on the plan;
- 14. That the site plan include a note regarding what is allowed and what is not allowed in the Shoreline Protection Area;
- 15. That the site plan indicate a note regarding what is allowed and what is not allowed in the cemetery buffer;
- 16. That the driveway configuration for Lot 5 be swept around property corner so that it is not so tight;
- 17. That the driveways for Lots 3 and 4 be laid out by a surveyor;
- 18. That view easements be shown on the plan, if appropriate;
- 19. That a detail be submitted on how to fix street(s) once utilities are installed; said detail to be reviewed by David Desfosses of the Public Works Department;
- 20. That the width of the driveways for Lots 3 and 4 and the distance between the driveways be re-examined;
- 21. That elevations be submitted that would give a sense of the reality of the topo;
- 22. That confirmation be had with David Allen that the sewer situation is "okay"; and,
- 23. That a submittal be made of how the ledge/rock crushing will be handled.

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C. The application of **Tyroch Realty Management, Inc.** for property located at **480 State Street** wherein site plan approval is requested for the construction of a two-story four unit residential structure with related paving, utilities, landscaping, drainage and associated site improvements. The existing motor vehicle repair station structure will be removed. Said property is shown on Assessor Plan 127 as Lot 14 and lies within Mixed Residential Office and Historic A districts.

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

- 1. That the site plan indicate the proposed site lighting if such is being proposed;
- 2. That the site plan indicate that the monitoring wells will be abandoned in accordance with NHDES standards;
- 3. That the water main shown on the site plan is no longer active;
- 4. That the water lines be installed in accordance with the Water Department's standards and specifications;
- 5. That the type of proposed brick to be used in the sidewalks be verified with Tom Richter of the Public Works Department and indicated in the detail;
- 6. That 1" compacted stone dust is sufficient versus the 3" indicated in the detail;
- 7. That the site plan indicate that any street closings will be coordinated between David Desfosses and John Burke of the Public Works Department;
- 8. That the site plan indicate the location of the shutoffs in the right-of-way;
- 9. That the revised plan be approved by the Public Works Department prior to submission of the plans for Planning Board approval;

10. That the site plan clearly denote what the developer will construct in the public right-of-way and what the City will construct;
11. That the easement language for the sidewalk and pedestrian signal be approved as to content and form by the City Attorney;
12. That an easement be granted to PSNH with approval of the Public Works Department as to the signal location;
13. That a pole license be filed with the City before actual construction begins on the project;
14. That the landscaping plan be approved by the Planning Department;
15. That the site plan indicate the future location of mast arm; and,
16. That the site plan indicate that the City will abandon the old water service

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**III. ADJOURNMENT** was had at approximately 3:20 p.m.

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