

**SPECIAL MEETING
ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE
CITY COUNCIL CHAMBERS
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

2:00 P.M.

MAY 6, 2003

MEMBERS PRESENT: David M. Holden, Planning Director, Chairman;
David Allen, Deputy Public Works Director;
John Burke, Parking and Transportation Engineer
David Young, Deputy Police Chief; and,
David Desfosses, Engineering Technician

MEMBERS ABSENT: Charlie Jones, Fire Marshal;
Alanson Sturgis, Chairman of the Conservation Commission; and,
Tom Cravens, Engineering Technician;

ALSO PRESENT: Lucy E. Tillman, Planner 1

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I. OLD BUSINESS

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 **Two International Group** for property located at **Manchester Square** wherein site plan approval is requested for the creation of a retail center including the construction of an 80' x 75' irregularly shaped two-story building with a 5,324 s.f. footprint and a 280' x 60' irregularly shaped two-story building with a 19,800 s.f. footprint with related paving, utilities, landscaping, drainage and associated site improvements. The proposal includes the demolition of the former gas station. Said property is shown on Assessor Plan 302 as Lots 4, 7, 8, 9 and 10 and lies within an Airport Business Commercial district. **(This application was tabled at the Committee's April 29, 2003, meeting to this meeting.)**

VOTED to take the application off the table. After a presentation by Brad Mesquita of Appledore Engineering, the Committee VOTED to recommend approval of the site plan subject to the following stipulations:

1. That the island width be increased (the present plan reflects that);
2. That additional sidewalks be provided (the present plan reflects that);
3. That additional signage be provided (the present plan reflects that);
4. That the plan be reviewed and approved by the Traffic/Safety Committee with a report back to the Planning Board;
5. That a dumpster pad be made a little bit longer to make it work;
6. That all interior site lighting will not overflow onto adjacent properties;
7. That the proposed street lighting be indicated on the plan;
8. That a mechanism be worked out by the Pease Development Authority to ensure the timely switch over from overground electric to underground electric;
9. That the applicant be responsible for a proportionate share of off-site improvements as proposed in the VHB study;
10. That John Burke and the Planning Department work with the Pease Development Authority to create a funding mechanism to ensure the inclusion of the off-site improvements;
11. That the future owner not use the intersection as a truck entrance; and,
12. That it was recommended that the intersection be upgraded or that a plan be in place with associated costs to be assigned.

ADJOURNMENT was had at approximately 2:30 p.m.

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