

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

**CITY COUNCIL CHAMBERS JANUARY 6, 2004
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

MEMBERS PRESENT: David M. Holden, Planning Director, Chairman, David Allen, Deputy Public Works Director, John Burke, Parking & Transportation Director, David Desfosses, Engineering Technician; Tom Cravens, Engineering Technician, Steve Achilles, Assistant Fire Chief; and David Young, Deputy Police Chief

ALSO PRESENT: Lucy E. Tillman, Planner 1

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I. PUBLIC HEARINGS

A. The application of **Joseph C. Tucker and Edward W. Huminick, of CIF, Inc.** for property located at **66 Madison Street** wherein site plan approval was requested for the construction of 11 townhouses that are to be located on three proposed lots that are being re-subdivided from the existing two lots. Proposed lot 1 would contain two structures with each containing two townhouses with related paving, utilities, landscaping, drainage and associated site improvements. The project includes the demolition of the existing structure. Said property is shown on Assessor Plan 147 as Lots 001-001 and 001-000 (as reconfigured) and lies within an Apartment district.

B. The application of **Joseph C. Tucker and Edward W. Huminick, of CIF, Inc.** for property located at **66 Madison Street** wherein site plan approval is requested for the construction of 11 townhouses that are to be located on three proposed lots that are being re-subdivided from the existing two lots. Proposed lot 2 would contain one structure containing two townhouses with related paving, utilities, landscaping, drainage and associated site improvements. The project includes the demolition of the existing structure. Said property is shown on Assessor Plan 147 as Lots 001-001 and 001-000 (as reconfigured) and lies within an Apartment district.

C. The application of **Joseph C. Tucker and Edward W. Huminick, of CIF, Inc.** for property located at **66 Madison Street** wherein site plan approval is requested for the construction of 11 townhouses that are to be located on three proposed lots that are being re-subdivided from the existing two lots. Proposed lot 3 would contain two structures with each containing two townhouses with related paving, utilities, landscaping, drainage and associated site improvements. The project includes the demolition of the existing structure. Said property is shown on Assessor Plan 147 as Lots 001-001 and 001-000 (as reconfigured) and lies within an Apartment district.

These three applications were heard together. As a result of such consideration, the Committee voted to **recommend approval** of the site plan to the Planning Board with the following stipulations:

- 1) That all utility easements be reviewed and approved by the City Attorney for content and form;
- 2) That a note be added confirming that the Condo Association is responsible for the internal sidewalks;
- 3) That the finished grade for the habitated floors (versus the garage) in each unit be provided;

- 4) That the residential sprinkler system be a monitored system and should be coordinated with Deputy Chief Steve Griswold and a Knox box be installed on either Unit 10 or 11;
- 5) That sumps and catch basins be inspected annually and a report sent to David Desfosses, Engineering Technician;
- 6) That the applicant will work with PWD to finalize a formula of contribution to the downstream drainage improvements that are required based on your incremental increase in flow;
- 7) That the applicant contact Tom Richter at DPW regarding house numbering;
- 8) That the water and sewer service for Unit 9 be separated from Unit 8, and so that the water is in the front and the sewer is in the back;
- 9) That the issue of sidewalks on Madison Street will be referred to the Traffic and Safety Committee for a recommendation to the Planning Board;
- 10) That a recordable easement plan be provided to the City prior to the issuance of any Certificate of Occupancy.

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D. The application of **Heron Realty Trust** for property located at **917 Greenland Avenue** wherein site plan approval is requested for the renovation of the former existing gas station/ convenience store to professional offices, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 259 as Lot 7 and lies within a Single Residence B district.

As a result of such consideration, the Committee voted to **recommend approval** of the site plan to the Planning Board with the following stipulations:

- 1) That per Article V, Section 10-504(a) & (c), a 8' fence and/or solid evergreen hedge be added to the plan, with a recommendation to the Planning Board that all parties agree;
- 2) That a lighting plan be provided to show what the lighting fixtures will be used on the side abutting the Wholey property;
- 3) That the plan reflect sloped granite curb on the radius;
- 4) That the plan identify the type of material used for the sidewalk next to the handicapped parking space;
- 5) That the Traffic and Safety Committee will do an on-site inspection and make a recommendation regarding sidewalks to the Planning Board;
- 6) That the entrance sign be turned for better visibility;

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II. ADJOURNMENT was had at approximately 3:00 p.m.

Respectfully submitted,

Jane M. Shouse,
 Administrative Assistant
 Planning Department