

**ACTION SHEET  
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

**2:00 P.M.**

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

**JULY 12, 2005**

**MEMBERS PRESENT:** David Holden, Director, Planning Department, Chairman; David Allen, Deputy Public Works Director; Peter Britz, Environmental Planner; David Desfosses, Engineering Technician; Steve Parkinson, Director of Public Works; Steve Griswold, Deputy Fire Chief and Janet Champlin, Police Department

**ALSO PRESENT:** Lucy Tillman, Planner

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**PUBLIC HEARINGS**

1. The application of **Deer Street Associates, Owner, and Centrix Bank & Trust, Applicant**, for property located at **165 Deer Street**, wherein site plan approval is requested for the addition of a covered entrance and porte-cochere with a teller window, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 125 as Lots 17 & 18 and lies within a Central Business B District, the Downtown Overlay District and Historic District A.

Voted to **approve** this application with the following stipulations:

- 1) That the Planning Department will work with the applicant to review the parking requirement based on the proposed uses;
- 2) That a sidewalk easement be prepared for review and approval by the City Legal Department;
- 3) That as this building has a sprinkler system, the building must be supervised and provide automatic notification of emergency forces. It would also require that the alarm system also automatically notify emergency forces in the event of an evacuation;
- 4) That the lots shall be consolidated and that the documentation be reviewed by the Planning and Legal Department as to content and form.
- 5) That an additional directional arrow be painted on the pavement at the exit coming out the drive-thru;
- 6) That a work limit line for the sidewalks be added to the plans;
- 7) That an easement for the City waterline be prepared for review and approval by the City Legal Department;
- 8) That the rectangular area under the first two parking spaces, coming off of Maplewood Avenue, be labeled as property of the railroad with an explanatory note that it was not counted for parking and also that the City takes no position as to the ownership of the parcel and is not under review by the Site Review Committee;
- 9) That landscaping to be worked out with Lucy Tillman and DPW following Site Plan approval from the Planning Board;
- 10) That the directional arrow behind the proposed bank building be eliminated replaced with the wording "Do Not Enter"; also, a sign be added to the building that says "Do Not Enter";

11) That the snow storage area off of Bridge Street would be plantings and grass and the pavement would be removed, and the second snow storage area next to Redlon and Johnson would remain in its present condition;

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**II. ADJOURNMENT** was had at approximately 2:40 p.m.

Respectfully submitted,

Jane M. Shouse,  
Administrative Assistant  
Planning Department