

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

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

AUGUST 30, 2005

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

ALSO PRESENT: Lucy Tillman, Planner

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I. PUBLIC HEARINGS

1. The application of **Saco Avenue Professional Building, Inc., Owner**, for property located at **125 Brewery Lane**, wherein site plan approval was requested to construct a 4-story, 64' x 240', 15,500 ± s.f., 48-unit residential building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 154 as Lot 2 and lies within a Business district. (This application was tabled at the August 2, 2005 TAC meeting.)

Voted to **table** this application to the October 4, 2005 TAC meeting, with the following stipulations:

Stipulations from the August 30, 2005 Technical Advisory Committee Meeting:

- 1) That the crosswalk and the stop bar be reversed on the Site Plans;
- 2) That the bumpouts on the curbing shall have tipdowns on them;
- 3) That an on-site meeting be scheduled with David Desfosses, the Planning Department and the applicant to address sidewalks and curbing;
- 4) That the drainage plan should be redesigned so that the City can connect into an extended Jewell Court drainage system;
- 5) That a meeting be scheduled regarding parking spaces on Brewery Lane with Steve Parkinson, the City Legal Department and Planning Department
- 6) That all sidewalks be concrete;
- 7) That a written agreement be prepared between the applicant and Plaza 800 regarding the proposed crosswalks which cross on to abutter property;

Stipulations from the August 2, 2005 Technical Advisory Committee Meeting:

- 1) That the Sewer Construction Agreement be approved by DPW and the Legal Department;
- 2) That a sidewalk easement from Chevrolet Avenue to Brewery Lane be provided for review and approval by DPW and the Legal Department;
- 3) That dye tests be completed on site to provide information regarding sewer pipes;
- 4) That drainage and sewer easements shall be provided for review and approval by the City Legal Department;

- 5) That the parking spaces on Brewery lane shall be restriped with the sidewalk going behind them;
- 6) That the proposed utility work in the conservation easement shall be reviewed and approved by DPW;

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2. The application of **K & S Energy, Inc., Owner**, for property located at **1400 Lafayette Road**, wherein site plan approval was requested to construct a one-story 10' x 48' building addition, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 252 as Lot 7 and lies within a General Business district.

Voted to **table** this application to a time uncertain.

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3. The application of **Portsmouth Casey Home, Owner, and Heyland Development, Applicant**, for property located at **1950 Lafayette Road**, wherein site plan approval was requested to construct a 2 ½ story office building, with a 3,280 ± s.f. footprint and a 1 story 6,000 ± s.f. function hall, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 267 as Lot 7 and lies within an Office Research district.

Voted to **table** this application until the next regularly scheduled TAC meeting, with the following:

Stipulations from the August 30, 2005 Technical Advisory Committee Meeting:

- 1) That an 8" water pipe is required to hook into the hydrant;
 - 2) That a detail be shown on the Site Plans reflecting how the water meter is arranged;
 - 3) That the water service be moved to the driveway and the valves should be in the City right-of way;
 - 4) That the sign location be adjusted to reflect the 12' State deeded property;
 - 5) That, per City Ordinance, automatic notification of emergency services is required along with a knox box, on each building;
 - 6) That a count be provided of all trees over 6" caliper which will remain on the front property, to be used as a buffer;
 - 7) That a count also be provided of all trees over 6" caliper on the south side of the driveway, and those trees shall remain protected;
 - 8) That the Traffic Report be amended to include components for the 200 member function hall;
 - 9) That the applicant meet with DPW and the Planning Department to revisit the service road so that it is consistent with abutting properties;
 - 10) That an 8" concrete curbing be added along the sidewalks; and
 - 11) That a copy of the letter indicating approval from NHDOT for the curbcut be provided to the Planning Department for review by Steve Parkinson;
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4. The application of **Richard W. Edgerly, Owner**, for property located at **154 Fleet Street**, wherein site plan approval was requested to construct a 3,246 ± s.f. 4-story building with basement, after removal of the existing building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 117 as Lot 6 and lies within a Central Business B, Historic A and Downtown Overlay Districts.

Voted to **table** this application until the next regularly scheduled TAC meeting, with the following stipulations:

Stipulations from the August 30, 2005 Technical Advisory Committee Meeting:

- 1) That a detail be added to the Site Plans regarding the front awning;
- 2) That details be provided relative to footings and building protrusions and that all footings either under or on the City right of way shall require approval from the City Council;
- 3) That the drainage line be extended from the building to the southerly end of the City drainage line;
- 4) That a grease trap be installed for any potential restaurant use;
- 5) That a knock box and fire alarm box be installed;
- 6) That a Construction Management Plan be prepared for review and approval by the City;
- 7) That a determination be made whether blasting will be required;
- 8) That a note be added to the plan explaining the use of the shared driveway; and
- 9) That a note be added to the Site Plans reflecting that the replacement of the fence in the rear is “replacing in kind”;

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II. ADJOURNMENT was had at approximately 4:20 p.m.

Respectfully submitted,

Jane M. Shouse,
Administrative Assistant
Planning Department