

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE**

2:00 P.M.

MAY 8, 2007

EILEEN DONDERO FOLEY COUNCIL CHAMBERS
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE

MEMBERS PRESENT: David Holden, Director, Planning Department, Chairman; Peter Britz, Environmental Planner, David Allen, Deputy Director of Public Works, David Desfosses, Engineering Technician; Debbie Finnigan, Traffic Engineer; Steve Griswold, Deputy Fire Chief and Len DiSesa, Deputy Police Chief

ALSO PRESENT: Lucy Tillman, Chief Planner

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I. OLD BUSINESS

A. The application of **Harborcorp, LLC, Owner** for property located **off Deer Street, Green Street, Market Street, Russell Street and Maplewood Avenue**, wherein Site Review approval is requested to construct an 83,118 ± s.f. 6/7-story structure consisting of a hotel, convention center, parking garage and 21 residential condominiums, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 118 as Lot 28, Assessor Plan 119 as Lot 1-1A, Lot 1-1C and Lot 4, Assessor Plan 124 as Lot 12, and Assessor Plan 125 as Lot 21 and lie within the Central Business A (CBA) District, the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District A. (This application was tabled at the April 3, 2007 Technical Advisory Committee Meeting)

Voted to **recommend approval** of this application with the following stipulations:

Stipulations from the April 3, 2007 Technical Advisory Committee Meeting (as amended):

- 1.) That the applicant shall meet with David Desfosses of DPW to finalize construction details to make sure they meet City standards;
- 2.) That the additional 2" water service to the garage shall not be activated until the subdivision is approved;
- 3.) That the applicant shall arrange to have the USGS monument off the ledge at Russell Street relocated during construction;
- 4.) That the applicant shall work with DPW regarding drainage;
- 5.) That the applicant shall work with Peter Rice, DPW, to review the proposed 1,000 gallon grease trap to determine whether their flows from their cooking facilities are adequate;
- 6.) That the applicant shall work with the City's Police and Fire Departments to verify that they can communicate with their base station inside the proposed buildings;
- 7.) That the applicant shall coordinate the VAI plans with the AMES plans;
- 8.) That the landscape plan should be subject to review by the Trees and Greenery Committee and coordinated through Lucy Tillman;
- 9.) That the applicant shall review and work with the City Traffic Engineer to coordinate the timing systems at the intersection of Maplewood and Deer Street;

- 10) That a meeting be set up between the applicant and David Desfosses to review final street geometry, paving and side crosswalks;
- 11) That a signage plan will be required and subject to review by DPW and the City Traffic Engineer;
- 12) That the applicant shall prepare a Construction Management Plan for review and approval by the City Legal Department, Planning Department, City Traffic Engineer and City Manager, prior to permit approval;

Stipulations from the May 8, 2007 Technical Advisory Committee Meeting:

- 13) That this project shall be reviewed by the Parking Committee;
- 14) That automatic notification of emergency services and a knox box shall be installed;
- 15) That the first and last angled parking spaces be shall be reviewed for safety purposes.
- 16) That the final lighting plan shall be reviewed and approved by David Desfosses. Included in that review would be type of fixture and spacing;
- 17) That the City and the applicant shall work together to identify areas where brick sidewalks shall be installed along the perimeter of the property.
- 18) That the applicant shall provide anticipated water demand for the project and include references of where that demand came from, ie., a similar type of store in another area or industry standard, and said report shall be stamped by a licensed engineer;
- 19) That DPW shall review and approve the design of the proposed signal design of Market Street at Russell Street intersection.

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II. ADJOURNMENT was had at approximately 3:10 p.m.

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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department