

ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE

2:00 P.M.

MARCH 31, 2009

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

MEMBERS PRESENT: David Holden, Director, Planning Department, David Desfosses, Engineering Technician; Thomas Cravens, Engineering Technician; Deborah Finnigan, Traffic Engineer; Peter Britz, Environmental Planner; 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 **RKDOLLA, LLC, Owner**, for property located at **198 Islington Street**, wherein Site Review approval is requested to construct a 3/4 story, 5,671 ± s.f. addition to an existing building, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 137 as Lot 20 and lies within the Historic District A and Central Business B Districts;

Voted to recommend Site Review approval with the following stipulations:

- 1) That the Applicant shall include a siltcock to allow for cleanage of the drainage system on the west side of the building;
- 2) That the tree shall be located on the east side of the property and a landscape easement in perpetuity shall be granted to the City, to be prepared for review and approval by the City Attorney;
- 3) That the Applicant shall be responsible for constructing a drain line up Brewster Street, to tie the drainage into the available storm drain on McDonough Street;
- 4) That a sentence shall be added to the Traffic Memorandum that the minimum site distance based on 30 m.p.h. has been met;
- 5) That a Construction Management & Mitigation Plan (CMMP) shall be prepared by the Applicant for review and approval by the City, prior to the issuance of a building permit;
- 6) That the revised Landscaping Plan shall be reviewed and approved by Planning and DPW staff, prior to the Planning Board meeting;
- 7) That the Applicant shall receive approval from the Traffic & Safety Committee prior to the Planning Board meeting;
- 8) That the applicant shall be responsible to perform a radio-strength test with a Motorola Service Shop to ensure sufficient signal strength within any structure included in the project to support adequate radio coverage for emergency personnel. The expense for the test shall be the responsibility of the applicant, whether or not the test indicates that amplifiers are necessary to ensure this communication. If the test indicates that amplifiers are required, that cost, too, shall be the responsibility of the applicant. All testing and all installations shall be coordinated between the applicant and the police/fire communications supervisor;

- 9) That the Applicant shall provide automatic notification of emergency forces and a Knox Box, through an independent contractor, as there is a moratorium on new fire alarm boxes;
- 10) That the CMMP and the Site Plans shall include a schedule and frequency for inspecting the stormwater cleanout areas;
- 11) That the drainage system on Brewster Street shall be reviewed and approved by DPW prior to the issuance of a building permit;
- 12) That the brick sidewalk detail shall be reviewed and approved by DPW;
- 13) That amended approval shall be received from the Historic District Commission for the amended building plan;

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B. The application of **51 Islington Street, LLC, Owner**, for property located at **51 Islington Street**, wherein Site Review approval is requested to construct one 4-story, 7,836 ± s.f. residential building and one 5-story 12,342 ± s.f. mixed use building, after demolition of the existing building, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 126 as Lot 33 and lies within the Historic District A and Central Business B Districts;

Voted to postpone this application to the next regularly scheduled TAC meeting on **Tuesday, May 5, 2009 at 2:00 pm.**

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II. NEW BUSINESS

C. The application of **Orchard Park Owner’s Association, Owner**, for property located at **875 Greenland Road**, wherein Amended Site Review approval is requested for parking lot rehabilitation, new sidewalks, new lighting, and landscape improvements, with related paving, utilities, drainage and associated site improvements. Said property is shown on Assessor Plan 259 as Lot 12 and lies within the Office Research District;

Voted to postpone this application to a reconvened TAC meeting on **Tuesday, April 7, 2009 at 2:00 pm.**

Concerns of the Committee:

- 1) That a Construction Management & Mitigation Plan (CMMP) shall be prepared by the Applicant for review and approval by the City, prior to the issuance of a building permit;
- 2) That a crosswalk from the sidewalk to the building shall be added to the Site Plan;
- 3) That a motorcycle parking pad shall be added to the Site Plan;
- 4) That the spigot in the middle of the courtyard shall be identified and shown where it goes;
- 5) That all service shut offs and gate boxes that are not shown on the Site Plan shall be located and raised to finished grade and any gate or service boxes that are not shown shall be dug up and replaced;
- 6) That as-builts shall be provided to DPW at the completion of the project for the Water Department and the GIS Department;
- 7) That light poles shall be no higher than 20’ and no bulbs shall be brighter than 250;
- 8) That the applicant shall review the infiltration and drainage and report back to DPW on Monday, April 6th;
- 9) That drainage hoods (Clean Stream Technology) shall be added to the Site Plan;
- 10) That all handicapped parking spaces shall be moved closest to the entrance;

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III. ADJOURNMENT was had at approximately 3:30 pm.
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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department