

ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE

2:00 P.M.

MAY 5, 2009

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

MEMBERS PRESENT: David Holden, Director, Planning Department, Chairman; David Allen, Deputy Public Works Director; David Desfosses, Engineering Technician; Thomas Cravens, Engineering Technician; Steve Parkinson, Public Works Director (for Deborah Finnigan); Peter Britz, Environmental Planner; and Len DiSesa, Deputy Police Chief;

ALSO PRESENT: Lucy Tillman, Chief Planner

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I. OLD BUSINESS

A. 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; (This application was postponed at the March 31, 2009 Technical Advisory Committee meeting)

Voted to **postpone** to the next regularly scheduled TAC meeting on Tuesday, June 2, 2009 at 2:00 pm.
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B. The application of **2422 Lafayette Road Associates, LLC, Owner**, for property located at **2454 Lafayette Road**, wherein Site Review approval is requested to construct a 25,500 ± s.f. retail addition, to construct a 27,350 ± s.f. stand alone retail building, and to demolish 155 ± s.f. of existing building to separate the buildings, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 273 as Lot 3 and lies within the General Business district; (This application was postponed at the January 15, 2009 Technical Ad

Voted to **recommend Site Review approval** with the following stipulations:

Stipulations from the December 30, 2008 Technical Advisory Committee Meeting:

- 1) That easements shall be required for all gate valves and service shut offs to the individual units, for review and approval as to content and form by the City Legal Department;
- 2) That a copy of the as-builts in electronic format, compatible with the City's GIS format, shall be provided to DPW;
- 3) That the water meter shall be relocated to where it is tapped off the fire service;
- 4) That any domestic service that is tapped off of fire service should be brought in from the main in front of the building to a separate domestic service and it should then have a meter;
- 5) That a Traffic Memorandum shall be prepared to show the traffic impacts with the additions, for review and approval by Deborah Finnigan;

- 6) That the applicant shall be required to appear before the Traffic & Safety Committee for review and approval;
- 7) That the applicant shall meet with Deborah Finnigan and Lucy Tillman to review and approval of the Landscaping Plan;
- 8) That a copy of the SWIFF shall be provided to DPW;

Stipulations from the May 5, 2009 Technical Advisory Committee Meeting:

- 9) That the applicant shall meet with representatives of DPW to resolve the water issues;
- 10) That the applicant shall review their final drainage report with representatives of DPW and a Memo shall be submitted to the Planning Board at their May 21st meeting;

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II. NEW BUSINESS

C. The application of **The Hill Unit Owners Association, Owner**, for property located **off Deer Street and High Street, commonly known as "The Hill"**, wherein Site Review approval is requested to construct eleven new parking spaces with brick pavers, reconstruct the service road entrance at High Street and construct a new loading area, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 118 as Lot 26 and lies within the Historic District A and Central Business B Districts;

Voted to **recommend Site Review approval** with the following stipulations:

Stipulations from the May 5, 2009 Technical Advisory Committee Meeting:

- 1) That the 11 parking spaces shown on the Site Plan shall be the only legally recognized parking spaces;
- 2) That the text "One Way" shall be removed from the service road, leaving only the arrows on the Site Plans;
- 3) That the handicapped tip down in front of the Fitch House shall be verified with David Desfosses, of DPW;
- 4) That the Site Plans shall indicate that the brick sidewalk and granite curb will be replaced with paving where the service road enters High Street;
- 5) That the parking easement shall be approved for content and form by the City's Legal Department.

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D. The application of **Dilorenzo Real Estate, LLC, Owner**, and **Poco's Bow Street Cantina, Applicant**, for property located at **33 and 37 Bow Street**, and the **City of Portsmouth, Owner**, for property located **off Ceres Street**, wherein Site Review approval is requested for the construction of a new 1,050 ± s.f. deck, after the demolition of an existing deck and patio, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 106 as Lots 46, 48 and 49 and lies within the Historic District A and Central Business A Districts;

Voted to **recommend Site Review approval** with the following stipulations:

Stipulation from the May 5, 2009 Technical Advisory Committee Meeting:

- 1) That the applicant shall prepare an easement for a right-of-way as referenced in Agreement recorded in the Rockingham County Registry of Deeds at Book 3192, Page 0701, for review and approval as to content and form by the City Legal Department;

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E. The application of **The Edgewood Centre, Owner**, for property located at **928 South Street**, wherein Amended Site Review approval is requested to construct a new 10' x 24' vestibule with airlock entrance and concrete slabs with roof overhang on either side of the entrance, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 221 Lot 87 and lies within the Single Residence B District;

Voted to **recommend Site Review approval** with the following stipulations:

Stipulations from the May 5, 2009 Technical Advisory Committee Meeting:

- 1) That underground utilities shall be shown on the Site Plan;
- 2) That the applicant shall X out on the Site Plan the areas that are not part of this approval;
- 3) That a waiver of Site Review Regulations shall be required at the Planning Board Meeting;

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III. ADJOURNMENT was had at approximately 2:25 pm.

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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department