

**ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING**

2:00 PM

OCTOBER 5, 2010

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

MEMBERS PRESENT: Rick Taintor, Chairman, Planning Director; David Allen, Deputy Director of Public Works; David Desfosses, Engineering Technician; Jared Sheehan, Engineering Technician; Peter Britz, Environmental Planner; Steve Griswold, Assistant Fire Chief, Deputy Police Chief
Steve Dubois



I. OLD BUSINESS

A. The application of **Regeneration Park, LLC, Owner**, for property located at **3612 Lafayette Road**, requesting Amended Site Plan Approval to include restaurant use in the building resulting in revised parking configuration, addition of a grease trap and the addition of two exterior doors, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 297 as Lot 3 and lies within the Gateway District.

Voted to **recommend approval** with the following stipulation:

1. That the note on Sheet C-1 stating “install 6” loam and seed, typical” shall be removed and the Landscape Plan shall be used for this back area.

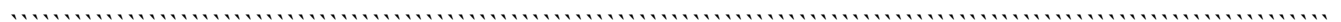


II. NEW BUSINESS

A. The application of **Middle Street Townhouse Condominium Association, Owner**, and **Christopher and Alison Pyott, Applicants**, for property located at **774 Middle Street, Unit 4**, requesting Site Plan Approval for the construction of a 384 s.f. 2-story addition, 42 s.f. porch and 85 s.f. deck to an existing residence, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 153 as Lot 9 and lies within the General Residence A (GRA) District and the Historic District.

Voted to **recommend approval** with the following stipulation:

1. That the applicant shall meet with DPW and Peter Britz to review and approve the final rain garden and run off design.



B. The application of **Tain Properties, LLC, Owner**, for property located at **195 Commerce Way**, requesting Site Plan Approval for parking lot improvements with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 216 as Lot 1-8 and lies within the Office Research (OR) District.

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

1. All site lighting shall be dark sky friendly.
2. If an irrigation system is installed, Smart sensors and back flow preventers shall be required, and details shall be worked out with DPW.
3. Cross easements for cars backing out onto the adjacent lot shall be provided to the Planning Department prior to the Planning Board meeting.

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C. The application of **Tain Properties, LLC, Owner**, for property located at **215 Commerce Way**, requesting Site Plan Approval for parking lot improvements with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 216 as Lot 1-8A and lies within the Office Research (OR) District.

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

1. All site lighting shall be dark sky friendly.
2. If an irrigation system is installed, Smart sensors and back flow preventers shall be required, and details shall be worked out with DPW.
3. Cross easements for cars backing out onto the adjacent lot shall be provided to the Planning Department prior to the Planning Board meeting.

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D. The application of **Sarnia Properties, Inc., Owner**, for property located at **933 Route One By-Pass**, requesting Site Plan Approval for parking lot improvements with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 142 as Lot 37 and lies within the Business (B) District.

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

1. The applicant shall add the gas line, the locus map, the dumpster location, the test pit info and the barrier to the Site Plan and confirm with DPW revised parking and lighting issues.
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E. The application of **Richard and Linda Harding, Owners**, for property located at **1808 Islington Street**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots with the following: Proposed Lot 1 having 64,951 ± s.f. (1.4911 acres) and 140' of continuous street frontage on Islington Street and Proposed Lot 2 having 17,400 ± s.f. (0.3994 acres) and 100' s.f. of continuous street frontage on Islington Street. Said property is shown on Assessor Plan 241 as Lot 15 and lies within a Single Residence B (SRB) District. This application was referred by the Planning Board to the Technical Advisory Committee to review runoff, drainage and traffic.

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

1. The applicant shall grant to the City a 15-foot easement along the length of the easterly property line of Lot 2, extending from Islington Street to Lot 1; and a 15-foot easement continuing across Lot 1 to the approved drainage easement on Lot 1.
2. The applicant shall construct a drainage swale within the easements on Lot 1 and Lot 2, from Islington Street to the existing drainage ditch on Lot 1. The design of the swale shall be subject to approval by the Department of Public Works.
3. The applicant shall grant to the abutting property (Map 241, Lot 14) a sewer easement across Lot 1 and Lot 2, and shall construct a sewer force main from Plains Avenue across Lot 1 and Lot 2 to the easterly lot line of Lot 2.
4. The Subdivision Plan shall include notes as follows:
 - a. Any house constructed on Lot 2 shall not be built substantially below existing grade, and shall have no basement below existing grade.
 - b. The drainage swale, sewer force mains and any structure on Lot 2 shall be reviewed with respect to location within a wetland buffer, and any necessary conditional use permit shall be obtained prior to construction.
 - c. An application for a building permit for a dwelling on Lot 2 shall include a driveway turnaround element so that vehicles will not have to back from the driveway onto Islington Street.
5. All easements shall be reviewed and approved by the City Legal Department and shall be recorded with the Subdivision Plan.
6. All sewer work shall be coordinated with the City's Sewer Division prior to installation.

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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