

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

AUGUST 2, 2011

**MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE**

MEMBERS PRESENT: Rick Taintor, Chairman; Dave Allen, Deputy Director of Public Works; David Desfosses, Engineering Technician; Jared Sheehan, Engineering Technician; Peter Britz, Environmental Planner; Steve Achilles, Assistant Fire Chief; and Jon Frederick, Director of Parking & Transportation

I. NEW BUSINESS

A. The application of **30 Maplewood Avenue, LLC, Owner**, for property located at **30 Maplewood Avenue**, requesting Site Plan Approval to construct a 1-story 1,700 ± s.f. addition to an existing building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 2 and lies within the Central Business B (CBB) District, Downtown Overlay District (DOD) and the Historic District.

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

1. On Sheet C3, delete the words "& standby generator" from the note concerning the proposed security fence.
 2. On Sheet C3, delete the water service from Maplewood Avenue.
 3. The sidewalk along Bridge Street shall be reconstructed in brick to the City standard, from Hanover Street to the site driveway on Bridge Street.
 4. The applicant shall determine whether the existing water service from Deer Street is adequate for the proposed uses, and shall replace it with a larger line from Maplewood Avenue if necessary.
 5. The applicant shall pay the capacity use surcharge for water and sewer applicable to the proposed uses.
 6. The applicant shall confirm with the Planning Department whether approval of the proposed switching enclosure by the Historic District Commission is required, and shall obtain such approval if required.
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B. The application of **233 Vaughan Street, LLC, Owner**, for property located at **233 Vaughan Street**, requesting Amended Site Plan Approval to eliminate the first floor parking spaces and replace them with additional commercial space, to change the second and third floor use from office to 6 residential units, and to eliminate the driveway on Vaughan Street, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 14 and lies within the Central Business A (CBA) District, the Downtown Overlay District (DOD) and the Historic District.

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

1. On Sheet C4, change the 3" potable water supply to either 2" or 4" ductile.
2. On Sheet C4, relocate the underground electric and telephone utilities from under the streets to under the sidewalks.
3. On Sheet C4, delete or correct the note "curb at grade" on Vaughan Street.
4. The applicant shall address the handicapped access to the street in a letter or on the plans.
5. The applicant shall appear before the Parking Committee on August 11, 2011, to present a plan for on-street parking spaces and to discuss whether such spaces should be managed by parking meters or signs.

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C. The application of **Mitchell and Edward Hyder, Owners**, for property located at **659 and 677 Dennett Street and 295 Woodbury Avenue** (now consolidated into one lot), requesting Site Plan Approval to construct a 9-unit residential development with one 4-unit building and one 5-unit building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 161 as Lots 31 and 32 and Assessor Map 175 as Lots 6 and 6A and lie within the General Residence A (GRA) District.

Voted to **postpone** to the August 30, 2011 TAC meeting.

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II. ADJOURNMENT was had at approximately 3:45 pm.

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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department