

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

JANUARY 31, 2012

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

MEMBERS PRESENT: Rick Taintor, Chairman; David Allen, Deputy Director, Public Works; David Desfosses, Engineering Technician; Jared Sheehan, Engineering Technician; Peter Britz, Environmental Planner; Stephen Dubois, Police Chief; Carl Roediger, Fire Inspector; and Jon Frederick, Director of Parking & Transportation

I. OLD BUSINESS

A. The application of **New England Glory, LLC, Owner**, for property located at **525 Maplewood Avenue**, requesting Site Plan Approval to construct a 2,409 s.f. 9-bay 1-story garage and storage building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 209 as Lot 85 and lies within the General Residence A (GRA) District. (This application was postponed at the January 3, 2012 TAC Meeting).

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

1. That the structural upgrade for the concrete platform to hold at least 50,000 pounds shall be completed prior to the issuance of a CO.

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B. The application of **North Mill Realty Trust, Owner**, and **3S Artspace, Applicant**, for property located at **319 Vaughan Street**, requesting Site Plan Approval to construct a 690 s.f. rear deck and a 900 s.f. entry canopy to an existing building which will be converted to performance, gallery, studio and restaurant uses, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 9 and lies within the Central Business A (CBA) District, the Downtown Overlay District (DOD) and the Historic District. (This application was postponed at the January 3, 2012 TAC Meeting).

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

1. An Access Easement shall be prepared with the abutters, for review and approval by the City Legal Department.
2. The sewer laterals shall be TV'd and upon review of the TV work, DPW shall make a final decision on whether they need to have the sewer laterals lined or replaced with PVC.
3. The applicant shall prepare a CMMP for review and approval by City Staff, prior to the issuance of a building permit.
4. Conditional Use Permit approval shall be required prior to Site Plan approval.
5. The applicant shall comply with the parking regulations that are in effect at the time of the issuance of a building permit.
6. A note shall be added to the Site Plan indicating that DPW shall be advised when they are installing improvements on City property.

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C. The application of **Michaels Realty Trust, Owner**, and **4 Amigos, LLC, Applicant**, for property located at **1390 Lafayette Road**, requesting Site Plan Approval to construct an 11,944 s.f. Rite Aid Pharmacy store including paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 252 as Lot 9 and lies within the Gateway (GW) District. (This application was postponed at the January 3, 2012 TAC Meeting).

Voted to postpone, at the applicant's request, to the February 28, 2012 TAC meeting.

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II. NEW BUSINESS

A. The application of **Constitution Realty of Portsmouth, LLC, Owner**, for property located at **300 Constitution Avenue**, requesting Site Plan Approval to construct a 32,519 s.f. commercial office and warehouse building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 274 as Lot 5 and lies within the Industrial (I) District.

Committee voted to recommend Site Plan **approval** with the following stipulations:

1. Sight distance data shall be prepared for review by DPW prior to the Planning Board meeting.
 2. Conditional Use Permit approval shall be granted by the Planning Board.
 3. The applicant shall look at lowering the curb on the island and relocating the tree to a different location on site.
 4. The applicant shall prepare a traffic study, including the intersection at Banfield Road, the intersection at Lafayette Road and the site driveways, prior to the Planning Board meeting.
 5. Note 16 on Sheet C-3 shall be revised to add "after construction".
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III. REFERRALS FROM PLANNING BOARD

A. The application of **Young Men’s Christian Association (The Seacoast Family Y), Owner**, for property located at **550 Peverly Hill Road**, wherein Preliminary and Final Subdivision Approval is requested to subdivide one lot into three lots as follows: Proposed Lot 10A on Assessor Map 244 having 1,103,695 s.f. (25.34 acres) and 331.13’ ± of continuous street frontage off Peverly Hill Road and Proposed Lots 1 and 2 each having 15,000 ±s.f. and 100.13’ ± of continuous street frontage on Peverly Hill Road. Said property is located partially in the Single Residence A (SRA) District where the minimum lot size is one acre (43,560 s.f.) and the minimum street frontage requirement is 150’ and partially in the Single Residence B (SRB) District where the minimum lot size is 15,000 s.f. and the minimum street frontage requirement is 100’. (This application was referred by the Planning Board at the January 19, 2012 meeting)

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

1. For the purpose of establishing the appropriate sight distance, the applicant shall provide a speed study in front of the site to determine the actual 85th percentile speed.
2. The applicant shall provide a stamped plan prior to the Planning Board meeting certifying that the sight distances are adequate based on the current AASHTO standards.

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B. The application of **Lynn J. Sanderson & Frances T. Sanderson Revocable Trusts, Paul G. Sanderson, Trustee, Owner**, for property located **off Spinney Road**, requesting Preliminary and Final Subdivision Approval to subdivide two lots into nine lots, including a public right-of-way, with the following: Lot 5 on Assessor Plan 167 having 316,165 s.f. (7.258 acres) and Lot 24 on Assessor Plan 170 having 238,601 s.f. (5,478 acres), to be consolidated and subdivided into nine separate lots, ranging in size from 5,000 s.f. to 329,641 s.f. and all with a minimum of 100’ of continuous street frontage on Spinney Road or the new proposed public right-of-way. Said properties lie in a Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100’ of continuous street frontage. (This application was referred by the Planning Board at the January 19, 2012 meeting)

Voted to postpone, at the applicant’s request, to the February 28, 2012 TAC meeting.

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V. ADJOURNMENT was had at approximately 2:55 pm.

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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department