

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

2:00 PM

MARCH 5, 2013

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

MEMBERS PRESENT: Rick Taintor, Planning Director; Peter Rice, Deputy Director, Public Works; David Desfosses, Engineering Technician; Jared Sheehan, Engineering Technician; Peter Britz, Environmental Planner; Nick Cracknell, Principal Planner; Carl Roediger, Deputy Fire Chief; Frank Warchol, Captain, Police Department

I. OLD BUSINESS

A. The application of **Cumberland Farms, Inc., Owner**, for property located at **1475 Lafayette Road**, requesting Site Plan Approval to demolish the existing building and gas dispensers and construct a new 4,513 s.f. convenience store, new canopy and four gas dispensers, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 251 as Lot 124 and lies within the Gateway District. (This application was postponed at the February 5, 2013 TAC meeting.)

Voted to **postpone** to the April 2, 2013 TAC meeting.

B. The application of **Wright Avenue, LLC, Owner**, and **Stephen Kelm, Applicant**, for property located **on Wright Avenue and State Street**, requesting Site Plan Approval to demolish the existing building and construct a new 5-story, 9,138 ± s.f. footprint building, with parking and retail on the first level and residential on the upper levels, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 105 as Lot 18 and lies within the Central Business B (CBB) District and the Historic District. (This application was postponed at the February 5, 2013 TAC meeting.)

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

1. The applicant shall continue to work with DPW to coordinate the layout, grading, utilities and landscaping with the City.
2. A note shall be added to Sheet C-3 as follows:
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 installations shall be coordinated between the applicant and the police/fire communications supervisor.

3. The applicant shall prepare a Construction Management Mitigation Plan (CMMP) for review and approval by the City Attorney and Planning Department, said plan to include an action plan for the disposal of contaminated materials.
4. The monitoring well within the site shall be capped to State standards.
5. All trash receptacles shall be located within the building.
6. As the site plans do not show any outdoor lighting fixtures any such lighting shall require at the minimum administrative review and approval of an amended site plan.
7. The applicant will be responsible for a portion of the cost of the brick sidewalk on the adjacent City lot in an amount to be determined by the Department of Public Works prior to the Planning Board meeting.

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I. NEW BUSINESS

A. The application of **Corpus Christi Parish, Owner**, for property located at **Middle Road and Peverly Hill Road (Calvary Cemetery)**, requesting Amended Site Plan Approval to install 380' x 12' of new paved driveway and open concrete bins for storage of maintenance materials, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 242 as Lot 5 and lies within the Single Residence A (SRA) District.

Voted to **recommend approval**.

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B. The application of **GSM Realty Trust, Owner**, and **299 Vaughan Street, LLC, c/o Cathartes Private Investments, and the City of Portsmouth, Applicants**, for property located at **299 Vaughan Street**, requesting Site Plan Approval to demolish two existing buildings and construct a 90 space municipal surface parking lot, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 10 and lies within the Central Business A (CBA) District, the Downtown Overlay District (DOD) and the Historic District.

Voted to **recommend approval** of this application with the following stipulations:

1. The sidewalk along Vaughan Street shall be brick.
2. On the southwest corner of the site, next to 3S Artspace, the walkway shall be perpendicular to the public way and the wave-style bike rack shall be replaced with 4 or 5 staple-style racks to provide space for 8 or 10 bicycles.
3. The striped island shall be removed from Vaughan Street.
4. A small fence shall be added next to the 3S Artspace loading area.
5. Notes shall be added to the plans specifying the width of Vaughan Street.
6. The curb height shall match the curb height on the other side of Vaughan Street.
7. The relocated utility pole shall be shown on the plan.
8. If the liability issue raised by the Applicant can be addressed as determined in consultation with the City Attorney, the chain link fence at the rear of the parking lot shall be removed and a pedestrian walkway at least 5 feet in width shall be added between the parking lot and Green Street, with signs at both ends of the walkway and lighting as required for safety.
9. The applicant shall prepare a Construction Management Mitigation Plan (CMMP) for review and approval by the City Attorney and Planning Department, said plan to include an action plan for the disposal of contaminated materials.

10. All required State environmental permits shall be issued prior to the commencement of construction.
11. The applicant shall request a waiver for the requirement to provide a Photometric plan.

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III. ADJOURNMENT was had at approximately 3:20 pm.

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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department