

ACTION SHEET
SITE REVIEW TECHNICAL ADVISORY COMMITTEE

2:00 P.M.

JUNE 30, 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; Steve Parkinson, Public Works Director (for Deborah Finnigan); Peter Britz, Environmental Planner; Steve Griswold, Deputy Fire Chief and Len DiSesa, Deputy Police Chief;

ALSO PRESENT: Rick Taintor, Planning Consultant

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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 from the June 2, 2009 Technical Advisory

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

- 1) Bollards shall be added around the fire service set-ups where they come into the garage, so that cars will not hit them.
 - 2) Any new utility poles, relocated poles or facilities associated with poles, shall be subject to approval by DPW in conjunction with PSNH.
 - 3) The Site Plan shall show a location for a future grease trap.
 - 4) The Site Plan shall show a continuous curb radius from Parker Street to the ramp entrance.
 - 5) The Site Plan shall indicate the correct types and mounting heights of wall-mounted exterior lights on the ramp (Sheet C4 and C5).
 - 6) The Site Plan shall show signs prohibiting parking in the hatched area shown on the Parking Layout Plan (Sheet D5, revision date 6/30/09), and shall include a note stating that the use of such area for parking would be a violation of the Site Plan approval.
 - 7) The words "Brick Walk" shall be deleted from the Parking Layout Plan (Sheet D5).
 - 8) The Site Plan shall show the correct sidewalk grading at the front of the site.
 - 9) The traffic pattern on Parker Street shall be subject to Planning Board and City Council concurrence.
 - 10) The applicant shall propose a project timeline, addressing the short-term and long-term provision of all paving, utilities, grading, drainage, and interim and permanent parking; and such timeline shall be subject to the approval of the Department of Public Works and the Planning Board.
 - 11) The applicant shall propose easements or fee transfers, which shall be subject to the approval of the Planning Board, Planning Department and Legal Department.
 - 12) The revised Site Plans are subject to HDC review.
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II. NEW BUSINESS

B. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 400 of the Pease Development Authority Site Review Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of **Pease Development Authority, Applicant**, for property located at **200 Grafton Drive**, wherein site review approval is requested to replace an existing clubhouse with a new 7,200 s.f. (footprint) clubhouse, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 345 as Lot 1 and lies within the Natural Resource Protection District;

Voted to **recommend¹ Site Review approval**, with the following **stipulations**:

- 1) The new dumpster location shall be reflected on the revised Site Plans, prior to the Planning Board meeting;
- 2) The sewer pump station shall be closed in accordance with DES standards and noted on the Site Plans;
- 3) A note shall be added to the Site Plans that the sprinkler system will be design built;
- 4) Representatives of DPW shall review the revised Site Plans when the utilities are finalized, and before the Planning Board meeting;

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C. The application of **Clear Channel Broadcasting, Inc., Owner**, and **Flo TV Inc., f/k/a, Mediaflo USA, Inc., Applicant**, for property located at **815 Lafayette Road**, wherein Site Review approval is requested to construct a broadcast antenna on an existing guyed tower and to install a 10' x 11' s.f. equipment shelter within the existing compound, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 245 as Lot 3 and lies within the General Business District;

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

- 1) The application shall be reviewed by the Environmental Planner to determine whether a Conditional Use Permit is required;
- 2) The Site Plans shall be stamped by a Professional Engineer.

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III. ADJOURNMENT was had at approximately 3:50 pm.

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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department

¹ See RSA 12-G:10 (c) “In all instances the authority (Pease Development Authority) shall retain the power to make the final decision regarding applicability, interpretation and enforcement of its land use controls, which shall require 5 affirmative votes.”

