

**ACTION SHEET**

**SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING**

**2:00 PM**

**NOVEMBER 1, 2011**

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

**MEMBERS PRESENT:** Rick Taintor, Chairman; 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

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**I. NEW BUSINESS**

A. The application of **750 Lafayette Road, LLC, Owner**, for property located at **750 Lafayette Road**, requesting Site Plan Approval to demolish the existing building and construct two new buildings; Building "A" consisting of 12, 198 s.f. of restaurant/retail space with drive through and Building "B" consisting of 17,802 s.f. of retail space; with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 244 as Lots 7 and 8 and lies within the Gateway District.

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

Waiver:

Voted to waive compliance with Section 6.6(1) of the Site Plan Review Regulations to allow a 2:1 slope in the raingarden running along the frontage on Lafayette Road.

Stipulations:

1. The applicant shall submit a report to the City Environmental Planner (Peter Britz) and DPW Engineering Tech (David Desfosses) one year after planting has taken place, to include: (1) the condition of the planting bed before planting; and, (2) the four maintenance requirements listed in the Typical Raingarden Detail on Sheet C-8 of the Plan Set. Said report shall be submitted annually after the first year until further notice from the City.
  2. All easements for access, drainage and utilities shall be prepared by the applicant for review and approval by the City Attorney.
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B. The application of **Tain Properties, LLC, Owner**, for property located at **195 Commerce Way**, requesting amended Site Plan Approval to re-align head-in parking to eliminate the existing concrete retaining wall and revise driveway entrance, 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) The applicant shall provide more information on the existing drainage and consult with DPW on a recommendation to the Planning Board.
- 2) Planned improvements to Commerce Way and the pedestrian connection from the sidewalk and Commerce Way shall be added to the Plan set.

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C. The application of **Tain Properties, LLC, Owner**, for property located at **215 Commerce Way**, requesting amended Site Plan Approval to re-align head-in parking to eliminate the existing concrete retaining wall and provide a sloped planting bed along the front of the building and revise driveway entrance, 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) The applicant shall provide more information on the existing drainage and consult with DPW on a recommendation to the Planning Board.
- 2) Planned improvements to Commerce Way and the pedestrian connection from the sidewalk and Commerce Way shall be added to the Plan set.
- 3) The plan shall be revised to show the existing conditions at 235 Commerce Way, rather than the proposed conditions.
- 4) A 5' sidewalk at the back of the curb in the front of the building shall be added to the plan.

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D. The application of **Portwalk Office, LLC, Owner**, for property located at **195 Hanover Street**, requesting Site Plan Approval to construct a 5-story, 71,500 ± s.f. (footprint) building, to include a 124 room hotel, 92 dwelling units, 10,335 s.f. of restaurant use, a surface level parking deck and a one-story underground parking garage, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 1 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District.

Voted to **postpone** this matter to a Special TAC meeting scheduled for Tuesday, November 8, 2011 at 2:00 pm.

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**II. ADJOURNMENT** was had at approximately 3:15 pm.

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Respectfully submitted,

Jane M. Shouse,  
Administrative Assistant, Planning Department