

**SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE  
PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS  
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

**2:00 PM**

**JANUARY 31, 2012**

**AGENDA**

**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).

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).

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 with related 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).

**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.

**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)

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)

**IV. ADJOURNMENT**

**NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED**

If you wish to attend a meeting and need assistance, please contact the Human Resources Office at 610-7270 one week prior to the meeting.