

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

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

:00 PM

SEPTEMBER 4, 2012

AGENDA

I. OLD BUSINESS

A. The application of **Two Way Realty, LLC, Owner**, for property located at **120 Spaulding Turnpike**, requesting Site Plan Approval for the demolition of an existing building, retrofitting of an existing building for auto reconditioning, expanding the dealership parking and display area, and reconstructing the right-in/right-out access from the turnpike, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 236 as Lots 33, 37 and 38 (which lots have been voluntarily consolidated) and lie within the General Business (GB) District and Single Residence B (SRB) District. (This application was postponed at the July 31, 2012 TAC Meeting)

II. NEW BUSINESS

A. The application of **High Liner Foods (USA), Inc., Owner**, for property located at **1 Highliner Avenue**, requesting Site Plan Approval for a 4,524 s.f. 28' high addition to the rear of the existing building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 259 as Lot 14 and lies within the Industrial (I) District.

B. The application of **Summit Land Development, LLC, Applicant**, for property located at **183 International Drive**, requesting Site Plan Approval to construct three new buildings with the following dimensions: (1) 3-story, 12,300 s.f. footprint; (2): 2-story, 20,160 s.f. footprint; and (3): 2-story, 7,800 s.f. footprint, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 313 as Lot 17 and lies within the Pease Business Commercial District.

C. The application of **2422 Lafayette Road Associates, LLC, Owner**, for property located at **2454 Lafayette Road (Southgate Plaza)**, requesting Amended Site Plan Approval to demolish a portion of an existing building and the construction of a 28,385 s.f. cinema with 1,264 seats; to reduce a previously approved retail pad from 27,335 s.f. to 16,075 s.f. of retail and 833 s.f. of restaurant; to increase parking spaces from 732 spaces to 859 spaces; and to remove existing trees along the frontage of Lafayette Road, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 273 as Lot 3 and lies within the Gateway (G) District.

D. The application of **Parade Office, LLC, Owner**, for property located at **195 Hanover Street** (Portwalk, Phase III), requesting Amended Site Plan Approval to replace an existing 12” drain line in Hanover Street with a new 36” drain line and to place subsurface soil tie-backs in Hanover Street, Maplewood Avenue and Deer Street, 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.

III. ADJOURNMENT