

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

SEPTEMBER 4, 2012

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

MEMBERS PRESENT: Rick Taintor, Chairman; Peter Rice, Deputy Director, Public Works; David Desfosses, Engineering Technician; Jared Sheehan, Engineering Technician; Steve Dubois, Police Chief; Corey MacDonald, Deputy Police Chief; Nick Cracknell, Principal Planner

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)

Voted to **postpone** to the October 2, 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.

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

1. The applicant shall provide a revised Utility Plan to the Planning Department by Monday, September 10, 2012, which shall include slope and invert elevations of the relocated sewer lines, sewer details including manholes, water and utility lines, and the connection to the water tank.
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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.

Voted to **postpone** to the reconvened TAC hearing on Tuesday, September 11, 2012 at 2:00 pm.

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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.

Voted to **postpone** to allow the applicant to address comments made at the TAC hearing. Rescheduled to the reconvened TAC meeting on Tuesday, September 11, 2012 at 2:00 pm.

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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.

Voted to **postpone** to the reconvened TAC hearing on Tuesday, September 11, 2012 at 2:00 pm.

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III. ADJOURNMENT was had at approximately 3:40 pm.

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Respectfully submitted,

Jane M. Shouse,
Administrative Assistant, Planning Department