

**ACTION SHEET**

**SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING**

**2:00 PM**

**JULY 1, 2014**

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

**MEMBERS PRESENT:** Rick Taintor, Chairman, Planning Director; Peter Britz, Environmental Planner; Nick Cracknell, Principal Planner; Juliet Walker, Transportation Planner; Peter Rice, Director, Public Works; David Desfosses, Engineering Technician; Carl Roediger, Deputy Fire Chief; Michael Newport and Michael Schwartz, Captain, Portsmouth Police Department

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**I. OLD BUSINESS**

A. The application of **Carol S. and Joseph G. McGinty, Owners**, and the **Frances T. Sanderson Revocable Trust and Lynn J. Sanderson Revocable Trust, Paul G. Sanderson, Trustee, Owners**, for property located at **300 Spinney Road and off Spinney Road**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots as follows:

- a. Lot 6 on Assessor Map 169 decreasing in area from 30,000 s.f. to 28,363 s.f. and with continuous street frontage on Spinney Road decreasing from 150 ft. to 132.54 ft.
- b. Lot 24 on Assessor Map 170 increasing in area from 181,725 s.f. to 183,362 s.f. with 139.06 ft. of continuous street frontage on Middle Road.

Said properties are located in the Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100 ft. of continuous street frontage.) (This application was postponed at the June 3, 2014 TAC meeting).

Voted to **postpone** to the August 5, 2014 TAC meeting.

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B. The application of the **Frances T. Sanderson Revocable Trust and Lynn J. Sanderson Revocable Trust, Paul G. Sanderson, Trustee, Owners**, and **Spinney Road Land Holdings, LLC, Applicant**, for property located **off Spinney Road and Middle Road**, for Preliminary and Final Subdivision Approval to subdivide two lots into five lots with a new public right-of-way, with the following: Lot 5 on Assessor Map 167 having 263,937 s.f. (6.06 acres) and Lot 24 on Assessor Map 170 having 183,362 s.f. (4.21 acres), to be consolidated and subdivided into five separate lots ranging in size from 15,500 s.f. (0.36 acre) to 352,414 s.f. (8.09 acres), and all with a minimum of 100 ft. of continuous frontage on the proposed public right-of-way. Said properties are located in the Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100 ft. of continuous street frontage. (This application was postponed at the June 3, 2014 TAC meeting).

Voted to **postpone** to the August 5, 2014 TAC meeting.

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C. The application of **Frances T. Sanderson Revocable Trust and Lynn J. Sanderson Revocable Trust, Owners, and Spinney Road Land Holdings, LLC, Applicant**, for property located **off Spinney Road and Middle Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a wetland buffer to install a rain garden of which a portion is within the wetland buffer, with 3,120 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 170 as Lot 24 and lies within the Singe Residence B (SRB) District. (This application was postponed at the June 3, 2014 TAC meeting).

Voted to **postpone** to the August 5, 2014 TAC meeting.

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D. The application of **The Aphrodite Georgopolous Revocable Trust of 1999, Owner, and Seacoast Trust, LLP, Applicant**, for property located at **1900 Lafayette Road**, requesting Site Plan approval to construct two medical office buildings: (1) a 2-story building with a footprint of 12,150 s.f. and gross floor area of 21,000 s.f. plus a 10' x 60' MRI coach, and a proposed 2,050 s.f. future MRI addition to the building; and (2) a 2-story building with a footprint of 10,000 and gross floor area of 20,000 s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 267 as Lot 8 and lies within the Office Research (OR) District. (This application was postponed at the June 3, 2014 TAC meeting)

Voted to **postpone** to the August 5, 2014 TAC meeting.

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E. The application of **402 State St. LLC, Owner, and Blue Water Construction, Applicant**, for property located at **402 State Street**, requesting Site Plan Approval to convert a 3-story mixed-use (office-residential) building into 3 dwelling units, demolish existing building components with a total footprint of 689 s.f., and construct additions with a total footprint of 196 s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 116 as Lot 12 and lies within Character District 4-L (CD4-L), the Downtown Overlay District (DOD) and the Historic District. (This application was postponed at the June 3, 2014 TAC meeting)

Voted to recommend approval to the Planning Board with the following stipulations:

1. The final Utility Plan shall be approved by DPW prior to the Planning Board meeting.
2. If the HDC does not approve demolition of the newer rear addition and/or the landing and stairs on the side of the structure, the application may be amended and go forward to the Planning Board without further TAC review.
3. Final approval is subject to BOA approval.

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**II. NEW BUSINESS**

A. The application of **The City of Portsmouth, Applicant**, for property located at **175 International Drive** (Hobbs Hill), to construct a 600,000 gallon, 140 ± foot tall, composite elevated water storage tank, with a 60 ± foot diameter steel tank and 30 ± foot diameter concrete pedestal to replace an existing multi-leg water tank, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 313 as Lot 15 and lies within the Airport Business and Commercial District.

Voted to recommend approval to the Planning Board with the following stipulations:

1. The unprotected row of pine trees between the tower and the tank shall be removed.
2. The electric line going through the woods should be marked as being removed entirely.
3. The water line from the existing tank to the water main shall be cut and capped, either at the main or behind the hydrant, depending on how the hydrant is connected to the main.

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

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Respectfully submitted,

Jane M. Shouse  
Acting Secretary