

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

AUGUST 5, 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;

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 29,969± s.f. to 28,313± s.f. and with continuous street frontage on Spinney Road decreasing from 150 ft. to 132.54 ft.;
- (b) Lot 5 on Assessor Map 169 increasing in area from 23,535± s.f. to 24,734± s.f. with 171.60 ft. of continuous street frontage on Spinney Road; and
- (c) Lot 24 on Assessor Map 170 increasing in area from 180,500± s.f. to 180,957± 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 July 1, 2014 TAC meeting).

Voted to **recommend approval** to the Planning Board as presented.

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 seven lots with a new public right-of-way, with the following:

- (a) Proposed Lot #1 consisting of 15,121 ± s.f. (0.35 acres) and 114.71' of frontage on the proposed right-of-way.
- (b) Proposed Lot #2 consisting of 15,432 ± s.f. (0.35 acres) and 103.10' of frontage on Middle Road.
- (c) Proposed Lot #3 consisting of 29,511 ± s.f. (0.68 acres) and 100' of frontage on the proposed right of way.
- (d) Proposed Lot #4 consisting of 29,475 ± s.f. (0.68 acres) and 100; of frontage on the proposed right of way.
- (e) Proposed Lot #5 consisting of 16,075 ± s.f. (0.37 acres) and 100' of frontage on the proposed right of way.
- (f) Proposed Lot #6 (non buildable) consisting of 209,762 ± s.f. (4.82 acres) and 66.30' of frontage on Thaxter Road.
- (g) Proposed Lot #7 (non buildable) consisting of 106,549 ± s.f. (2.44 acres) and 82.11' of frontage on the proposed 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 July 1, 2014 TAC meeting).

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

- 1. On Lot #1 the house shall be oriented toward the proposed roadway (“Sanderson Drive”) and shall be shifted toward the front yard setback along the proposed roadway.
- 2. On Lot #2:
 - a. The low point along Middle Road shall be filled.
 - b. The house shall be oriented toward Middle Road, shall be shifted to within five feet of the front yard setback of Middle Road, and shall have a Middle Road address.
 - c. A sidewalk connection shall be provided from Middle Road to the front door.
 - d. The proposed driveway shall be relocated to avoid requiring an easement on Lot #3.
- 3. The building footprints and driveways shall be consistent with the Site Plans with respect to the drainage analysis.
- 4. The applicant’s engineer shall submit a final resolution letter responding to GZA’s concerns for review prior to the Planning Board meeting.
- 5. The applicant shall provide easements to the City for stormwater system maintenance and flowage on all lots that will receive drainage from the proposed roadway, and such easements shall be reviewed and approved by the City Legal Department and DPW prior to the Planning Board 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 July 1, 2014 TAC meeting).

Acknowledged the applicant’s request to **withdraw** the Conditional Use Permit Application.

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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 July 1, 2014 TAC meeting)

Voted to **postpone** the Site Plan Application to the September 2, 2014 TAC meeting.

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II. NEW BUSINESS

A. The application of **HCA Health Services of NH, Inc., Owner**, for property located at **333 Borthwick Avenue**, requesting Site Plan approval to construct a ground level 50’ x 50’ concrete emergency helicopter helipad in a portion of the emergency room parking lot, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 240 as Lot 2-1 and lies within the Office Research (OR) District

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

1. Detail 6 on Sheet 10 shall be revised from plastic pavers to concrete pavers.

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III. ADJOURNMENT was had at approximately 3:01 pm.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary