

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

SEPTEMBER 30, 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; Juliet Walker, Transportation Planner; Nick Cracknell, Principal Planner; Peter Rice, Director, Public Works; Carl Roediger, Deputy Fire Chief; and Michael Schwartz, Captain, Portsmouth Police Department

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I. OLD BUSINESS

A. 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 August 5, 2014 TAC meeting)

Voted to **postpone** to the TAC meeting scheduled for Tuesday, December 2, 2014.

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B. The application of **Harborcorp, LLC, Owner**, for property located on **Russell Street, Deer Street and Maplewood Avenue**, requesting Site Plan Approval for a proposed 5-story mixed use development with a footprint of 63,000 ± s.f. and gross floor area of 327,900 ± s.f., including a hotel/event center with 103,700 s.f. of event center space and 96 hotel rooms, 14 residential condominiums, a 40,000 s.f. retail supermarket, and 540 parking spaces (390 spaces in a garage structure and 150 below-grade spaces serving the retail use); with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 21, Assessor Map 118 as Lot 28 and Assessor Map 124 as Lot 126 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District. (This application was postponed at the June 3, 2014 TAC meeting)

Voted to **postpone** to the TAC meeting scheduled for Tuesday, November 4, 2014.

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II. NEW BUSINESS

A. The application of **DEH Ventures, LLC, Owner, and CHI Engineering Services, Applicant**, for property located at **430 West Road**, requesting amended Site Plan approval to expand the existing parking area, provide adequate drainage, repair and/or replace curbing and provide appropriate signage, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 267 as Lot 28 and lies within the Gateway (GW) District.

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

1. Sheet E-1, Sidewalk Construction Exhibit, provided at the September 30, 2014 TAC meeting, shall be incorporated into the Plan Set.
2. A contribution in the amount of \$5,000 shall be made to the City for future sidewalk construction on West Road.

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B. The application of **Rye Atlantic Properties, LLC, Owner**, for property located at **361 Islington Street**, requesting Site Plan approval for the conversion of an abandoned gas station to an automobile detailing facility, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 144 as Lot 23 and lies within the Mixed Residential B (MRB) District.

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

1. That a detailed Landscaping Plan shall be provided to the Planning Board for their review and approval.
2. The applicant shall work with the City Legal Department to provide an easement for the signal pole and mast arm for the intersection at Islington Street and Cabot Street.

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C. The application of **Jane A. Shannon Revocable Trust, Owner, and Brian Shannon, Trustee, Applicant**, for property located at **194 Wibird Street**, requesting Site Plan approval for the construction of a single family dwelling on a vacant lot, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 148 as Lot 1 and lies within the General Residential A (GRA) District.

Voted to **postpone** to the TAC meeting scheduled for Tuesday, November 4, 2014.

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III. **ADJOURNMENT** was had at approximately 4:40 pm.

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Respectfully submitted,


Jane M. Shouse
Acting Secretary