

ACTION SHEET

SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE PORTSMOUTH, NEW HAMPSHIRE

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

2:00 PM

MARCH 3, 2014

MEMBERS PRESENT: Rick Taintor, Chairman, Planning Director; Peter Britz, Environmental Planner; Juliet Walker, Transportation Planner; Nick Cracknell, Principal Planner; Peter Rice, Director, Public Works; Raymond Pezzullo, Assistant City Engineer; David Desfosses, Engineering Technician; Eric Eby, Parking & Transportation Engineer; Carl Roediger, Deputy Fire Chief; and Michael Schwartz, Portsmouth Police Department

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I. OLD BUSINESS

A. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, and **215 Commerce Way, LLC, Owner**, for property located at **215 Commerce Way**, requesting Site Plan Approval for a proposed 4-story office building with a footprint of 28,125 ± s.f. and gross floor area of 112,500 ± s.f., and 640 parking spaces serving the proposed building and an adjacent existing office building (including a parking deck with 161 spaces below grade), with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 216 as Lot 1-8A and Lot 1-8B and lie within the Office Research (OR) District. (This application was postponed at the February 3, 2015 TAC meeting.)

Voted to **postpone** to the next regularly scheduled TAC meeting on March 31, 2015.

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B. The application of **Rye Corner Gas, LLC, Owner**, for property located at **1150 Sagamore Avenue**, **Two Wentworth House Road LLC, Owner**, for property located at **2 Wentworth House Road**, and the **Bean Group, Applicant**, requesting Site Plan Approval for the demolition of an abandoned gas station and a single family dwelling and the construction of an 8,000 s.f. professional office building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 201 as Lots 21 and 22 and lies within the Mixed Residential Business (MRB) district. (This application was postponed at the February 3, 2015 TAC meeting.)

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

- 1) A Voluntary Lot Merger shall be prepared by the applicant, approved by the Planning Director and recorded at the Registry of Deeds prior to the recording of the approved Site Plan.
- 2) The Site Plan shall be revised as follows:
 - a. Add the zoning boundaries to the Existing Conditions plan.
 - b. Show a 1,000 gallon tank suitable for use as a grease trap if needed for a restaurant in the future, and for use as an interim storage tank if the project is completed prior to the municipal sewer extension.
 - c. Show a septic leach reserve area.
 - d. Revise the curbing along Wentworth House Road to be continuously 6' off the white edge line and extend it to the easterly property line.
 - e. Move the catch basin in Wentworth House Road to reflect the new curb location.
 - f. Revise the curb at the site entrance as discussed, to be approved by DPW.
 - g. Add a detail for the bike rack.
 - h. Revise the tree planting detail per DPW.
 - i. Revise the stop sign dimensions to be 30" x 30".
 - j. Move the handicapped parking spaces closer to the main entrance door.
 - k. Add a note regarding the road easement at the corner of Sagamore Avenue and Wentworth House Road.
- 3) A supplement shall be provided to the Planning Department showing how the open space is calculated.
- 4) The approved Site Plan, sheets C-3 (Site Layout Plan) and C-6 (Landscape Plan) shall be recorded at the Registry of Deeds.

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C. The application of **Rye Port Properties, Owner**, and **Charter Foods North LLC, Applicant**, for property located at **2299 Lafayette Road**, requesting Site Plan Approval to construct a 50-seat, 2500 s.f. Taco Bell Restaurant with drive thru, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 272 as Lot 10 and lies within the Gateway district. (This application was postponed at the February 3, 2015 TAC meeting.)

Voted to **postpone** to the next regularly scheduled TAC meeting on March 31, 2015.

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II. NEW BUSINESS

A. The application of **Northern New England Conference of Seventh Day Adventist, Owner**, for property located at **861 Middle Road**, requesting Site Plan Approval to construct an 18' x 33' addition to the front of the existing church, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 232 as Lot 120 and lies within the Single Residence B (SRB) district.

Voted to **postpone** to the next regularly scheduled TAC meeting on March 31, 2015.

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III. ADJOURNMENT was had at approximately 3:00 pm.
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Respectfully submitted,

Jane M. Shouse
Acting Secretary