

**ACTION SHEET**

**SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE  
PORTSMOUTH, NEW HAMPSHIRE**

**CONFERENCE ROOM A  
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

**2:00 PM**

**FEBRUARY 5, 2019**

**MEMBERS PRESENT:** Juliet Walker, Chairperson, Planning Director; Peter Britz, Environmental Planner; Nicholas Cracknell, Principal Planner; David Desfosses, Engineering Technician; Eric Eby, Parking and Transportation Engineer; Pat Howe, Fire Department and Robert Marsilia, Chief Building Inspector

**MEMBERS ABSENT:** n/a

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**I. APPROVAL OF MINUTES**

A. Approval of minutes from the December 4, 2018 and January 2, 2019 Site Plan Review Technical Advisory Committee Meetings.

Voted to unanimously **approve** the minutes from the December 4, 2018 and January 2, 2019 meetings.

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**II. OLD BUSINESS**

A. The application of **Islamic Society of the Seacoast Area, Owner**, for property located at **686 Maplewood Avenue**, requesting Site Plan approval to construct a 2-story building for religious assembly with a footprint of 3,880 s.f. and Gross Floor Area of 5,333 s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 220 as Lot 90 and lies within the Single Residence B (SRB) District.

Voted to **postpone** this application to the next regularly scheduled TAC meeting on March 5, 2019.

B. The application of **Cate Street Development, LLC, Owner**, for property located at **428 Route 1 Bypass, Cate Street, 55 Cate Street, 161 Cate Street and 1 Cate Street**, requesting Site Plan approval for the redevelopment of the properties into a mixed use development, including 40,000 s.f. +/- retail/office space, 325 residential apartment units; Proposed Residential Building A: 23,800 s.f. footprint and 177,000 Gross Floor Area; Proposed Residential Building B: 21,000 s.f. footprint and 141,000 Gross Floor Area, and 23 townhomes; Proposed Townhome Buildings A: 8,640 s.f. total footprint and 25,920 Gross Floor Area; Proposed Townhome Buildings B: 11,440 total footprint and 34,320 Gross Floor Area, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 172 as Lot 1, Map 173 as Lot 2, Map 165 as Lot 2, Map 163 as Lot 33 and Map 163 as Lot 34 and lie within the Gateway Corridor (G1) District.

Voted to **postpone** this application to the next regularly scheduled TAC meeting on March 5, 2019.

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### **III. NEW BUSINESS**

A. The application of **Service Credit Union, Owner and City of Portsmouth, Applicant**, for property located at **3003 Lafayette Road**, requesting Preliminary and Final Subdivision Approval (Lot Line Revision) between two lots and a proposed new right-of-way as follows: Lot 1 as shown on Assessor Map 291 decreasing in area from 764,798 s.f. to 627,374 s.f. with 570' of continuous street frontage on Lafayette Road; and Lot 1-1 as shown on Assessor Map 291 decreasing in area from 1,179,324 s.f. to 1,163,825 s.f. with 980' of continuous street frontage on Lang Road; and Proposed Lot 1-2 on Assessor Map 291 with 74,148 s.f. and 294.83' of continuous street frontage on a proposed new right-of-way connecting Longmeadow Road and Lang Road with an area of 78,775 s.f. Said properties are located in the Gateway Corridor (G1) District and the Garden Apartment/Mobile Home Park (GA/NH) District.

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

- Applicant to consider feasibility of moving the fire hydrant to the other side of the road.

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### **III. ADJOURNMENT**

A motion to adjourn at 2:14 p.m. was made, seconded and passed unanimously.

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Respectfully submitted,

Tracy Gora  
Administrative Assistant  
Planning Department