

ACTION SHEET

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

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

2:00 PM

APRIL 2, 2019

MEMBERS PRESENT: Juliet Walker, Chairperson, Planning Director; Jillian Harris, Planner 1; Peter Britz, Environmental Planner; David Desfosses, Engineering Technician; Pat Howe, Fire Department; Eric Eby, Parking and Transportation Engineer and Robert Marsilia, Chief Building Inspector.

MEMBERS ABSENT: Nicholas Cracknell, Principal Planner.

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I. APPROVAL OF MINUTES

A. Approval of minutes from the March 5, 2019 Site Plan Review Technical Advisory Committee Meeting.

The minutes from the March 5, 2019 meeting were unanimously approved.

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

1. Building elevations and floorplan and associated site plan changes related to required building access and egress shall be reviewed and approved by the Fire Department prior to Planning Board review; and,
2. The third party peer reviewer shall conduct a final review and sign off of the stormwater management design and Drainage Analysis prior to Planning Board review.

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 April 30, 2019.

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III. NEW BUSINESS

A. The application of **Wayne & Kristin Ricciardi Barrow, Owners** and **James Verra, Applicant**, for property located at **55 Lafayette Road**, requesting Preliminary and Final Subdivision approval for a two lot subdivision as follows: the subject lot to be divided so that Lot 1 becomes 10,773 s.f. with 100 feet of street frontage on Lafayette Road and Lot 2 becomes 6,251 s.f. with 96+/- feet of street frontage on Lafayette Road. Said property is shown on Assessor Map 151 as Lot 10 and lies within the General Residence A (GRA) District and Historic District.

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

B. The application of **RJF-Maplewood, LLC, Owner** and **RW Norfolk Holdings, LLC, Applicant**, for property located at **111 Maplewood Avenue** requesting Preliminary and Final Subdivision approval for a two lot subdivision as follows: the subject lot to be divided so that Lot 1 becomes 58,583 s.f. with 840 ft. of street frontage and Lot 2 becomes 42,779 s.f. with 610 ft. of street frontage Said property is shown on Assessor Map 124 as Lot 8 and lies within the Character District 5 (CD5), Historic and Downtown Overlay Districts.

Voted to **postpone** this application to the next regularly scheduled TAC meeting on April 30, 2019.

C. The application of **RJF-Maplewood, LLC, Owner** and **RW Norfolk Holdings, LLC, Applicant**, for property located at **111 Maplewood Avenue** requesting Site Plan approval to construct a 3½-story commercial building with a footprint of 20,000 s.f. and gross floor area of 74,000 s.f. with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 8 and lies within the Character District 5 (CD5), Historic and Downtown Overlay Districts.

Voted to **postpone** this application to the next regularly scheduled TAC meeting on April 30, 2019.

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III. ADJOURNMENT

A motion to adjourn at 4:07 p.m. was made, seconded and passed unanimously.

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Respectfully submitted,

Tracy Gora
Administrative Assistant
Planning Department