

**ACTION SHEET**

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

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

**2:00 PM**

**JUNE 4, 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, Nicholas Cracknell, Principal Planner and Robert Marsilia, Chief Building Inspector.

**MEMBERS ABSENT:** None.

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**I. APPROVAL OF MINUTES**

A. Approval of minutes from the April 30, 2019 Site Plan Review Technical Advisory Committee Meeting.

The minutes from the April 30, 2019 meeting were unanimously approved.

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**II. OLD BUSINESS**

A. 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 22,000 s.f. +/- retail space, 22,000 s.f. +/- office space, 250 residential apartment units; Proposed Residential Building A: 4-stories, 132 units, 24,850 s.f. footprint and 141,885 Gross Floor Area; Proposed Residential Building B: 4-stories, 118 units, 21,350 s.f. footprint and 110,170 Gross Floor Area, and 23 townhouses; 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, and 510 parking spaces 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. (This application was postponed at the April 30, 2019 TAC meeting.)

Voted to **postpone** this item until the July 2, 2019 TAC meeting.

### **III. NEW BUSINESS**

A. The application of **Kapelos Karen E Revocable Trust of 1995 & Kapelos Karen Trustee, Owner, and Raymond Bisson, Applicant**, for property located at **88 & 100 Cardinal Lane** requesting Preliminary and Final Subdivision approval (Lot Line Revision) between two lots as follows: Lot 247 as shown on Assessor Map 292 decreasing in area from 22,448 s.f. to 16,682 s.f. with 125' of continuous street frontage on Cardinal Lane and 140' of street frontage on Lafayette Road; and Lot 164 as shown on Assessor Map 292 increasing in area from 18,845 s.f. to 24,610 s.f. with 175' of continuous street frontage on Cardinal Lane. Said properties are located in the Single-Residence B (SRB) District where the minimum lot size is 15,000 s.f. and minimum street frontage requirement is 100'.

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

B. The application of **The Wentworth Gardner & Tobias Lear Houses Association, Owner, and Stephen Foster, Applicant**, for property located at **49 Hunking Street** requesting Site Plan approval for a 162 s.f. addition with related utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 103 as Lot 39 and lies within the General Residence B (GRB) and Historic Overlay Districts.

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

C. The application of **Lonza Biologics, Owner, and Tighe & Bond, Applicant**, for property located at **101 International Drive** requesting Site Plan Review approval to construct a building addition with a footprint of 500 s.f. and gross floor area of 500 s.f.; replacement of an existing 1,500-gallon nitrogen tank to a new 6,000-gallon nitrogen tank and upgrade of an existing concrete pad; installation of two (2) new generators with 3,312-gallon diesel fuel above ground storage tanks (AST), a transformer pad, switchgear housed in an enclosure, automatic transfer switch in an enclosure and associated retaining wall. Said property is shown on Assessor Map 305 as Lot 6 and lies within the Airport Business and Commercial (ABC) Districts.

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

D. The application of **Borthwick Forest, LLC, Owner**, for property located on **Borthwick Avenue and Islington Street**, requesting Amended Site Plan Review approval for the conversion of a ground level parking garage to office space and associated parking lot expansion and related stormwater management improvements. Said property is shown on Assessor Map 241 as Lot 25 and Lot 26 and lies within the Office Research (OR) District.

Voted to **recommend approval** to the Planning Board with the following stipulations:  
Stipulations to be addressed prior to Planning Board review:

1) A trip generation memo using the traffic generation for medical office use shall be submitted to the City's Transportation and Parking Engineer, Eric Eby, to determine if a revision of the previous traffic study is required

2) Fire truck turning templates shall be submitted to the City's Deputy Fire Chief, Patrick Howe, for review and approval. Any additional modifications required for the design parking lot and access ways shall be reviewed and approved by the Deputy Fire Chief and the Transportation and Parking Engineer.

3) The entrance to the bike lane from the cul-de-sac shall be adjusted to avoid conflict with the proposed driveway.

Stipulations to be included in Planning Board approval:

1) Prior to construction of the reserve parking area, the plans shall be submitted to the Conservation Commission for review

2) Prior to construction, the stormwater maintenance plan, revised to incorporate the proposed rain gardens, shall include a schedule for annual inspection and maintenance of the proposed rain gardens to be continued in perpetuity. An amended site plan including a note referencing the stormwater maintenance plan and annual inspection and maintenance schedule shall be recorded at the Rockingham County Registry of Deeds.

E. The application of **Arbor View & The Pines, LLC**, Owner, for property located at **145 Lang Road** requesting Amended Site Plan Review approval to construct two (2) three-story multi-family buildings and associated site improvements, grading, utilities, stormwater management and landscape improvements. Said property is shown on Assessor Map 287 as Lot 1 and lies within the Garden Apartment/Mobile Home Park (GA/MH) District.

Voted to **postpone** this item until the July 2, 2019 TAC meeting.

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**IV. ADJOURNMENT**

A motion to adjourn at 3:10 p.m. was made, seconded and passed unanimously.

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Respectfully submitted,

Tracy Gora  
Administrative Assistant  
Planning Department