

**ACTION SHEET**

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

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

**2:00 PM**

**AUGUST 6, 2019**

**MEMBERS PRESENT:** Juliet Walker, Chairperson, Planning Director; Nicholas Cracknell, Principal Planner; David Desfosses, Project Manager; Sean Wheeler, Fire Department; and Robert Marsilia, Chief Building Inspector.

**MEMBERS ABSENT:** Peter Britz, Environmental Planner and Eric Eby, Parking and Transportation Engineer.

**ADDITIONAL STAFF PRESENT:** Jillian Harris, Planner 1 and Ray Pezzullo, Assistant City Engineer.

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**I. APPROVAL OF MINUTES**

A. Approval of minutes from the July 2, 2019 Site Plan Review Technical Advisory Committee Meeting.

The minutes from the July 2, 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 July 2, 2019 TAC meeting.)

Voted to **postpone** this item until the September 3, 2019 TAC meeting.

### III. NEW 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 Preliminary and Final Subdivision approval to reconfigure six (6) lots comprised of 10.37 acres and a city right-of-way to three (3) lots with a new city right-of-way as follows: Assessor Map 163, Lots 33 and 34, Assessor Map 165, Lot 2, Assessor Map 172, Lot 1 and Assessor Map 173, Lot 2 to become Proposed Parcel A consisting of 260,789 s.f. and 940.14 ft. of frontage on a new proposed right-of-way, Proposed Parcel B consisting of 126,500 s.f. and 226.72 ft. of frontage on U.S. Route 1 Bypass, Proposed Parcel C consisting of 52,813 s.f. and 441.89 ft. of frontage on a new proposed right-of-way consisting of 139,622 s.f. 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. LU #19-18.

Voted to **postpone** this item until the September 3, 2019 TAC meeting.

B. The application of **Foundry Place, LLC, Owner**, for property located on **Hanover Street**, requesting a second 1-year extension of the Site Plan Review approval that was originally granted on November 16, 2017 and granted a 1-year extension on August 23, 2018 which will expire on November 15, 2019. Said property is shown on Assessor Map 138 as Lot 62 and lies within the Character District 5 (CD5) District. LU #19-154.

Voted to **recommend approval** of this item to the Planning Board with the following stipulations:

1. The plan should be updated to reflect that CB 3530 has been removed by the Hanover St. project.
2. The plan should be updated to reflect that PSMH3 has been replaced by the Hanover St. project.
3. The plans should be updated to reflect that water supply for the buildings on Hill St comes from Hanover St.
4. The applicant shall meet with DPW to determine whether plans should be updated to reflect electrical/communication utility lines fed from Hanover St and to remove any overhead utility poles.
5. A note shall be added to the plan that a written plan shall be submitted to and approved by the Portsmouth Fire Dept. prior to the demolition, alteration, and/or construction identifying a qualified person as the project's Fire Prevention Program Manager and detailing the project's fire prevention program in accordance with NHPA 241 - 2013 edition.

C. The application of **Dagny Taggart, LLC, Owner** and **Ambit Engineering, Inc., Applicant**, for property located at **3 Pleasant Street** requesting Site Plan Review approval for a proposed addition and renovation to the existing bank and office building with a 4,816 s.f. +/- footprint, 21,397 s.f. +/- gross floor area and associated site improvements. Said property is shown on Assessor Map 107 as Lot 31 and lies within the Character District 5 (CD5) District. LU #19-161.

Voted to **recommend approval** of this item to the Planning Board with the following stipulations:

1. The proposed trees on Sheet L-1 shall be reviewed and approved by the Trees and Public Greenery Committee.
2. If possible, the drop manhole should be removed from Sheet P1 and the sewer line should be installed in a single slope where the crown should match the existing pipe on Penhallow Street.

3. The curb detail should be updated to reflect a 6" curb.
4. The drain manhole invert should be shown as brick on the detail.
5. The tip-down ramp on Sheet C3 leading to the loading zone on the street should be removed.
6. The loading zone and sidewalk widening in the public right-of-way along Pleasant Street shall require review and approval by the Parking, Traffic Safety Committee and City Council.
7. A trip generation memorandum should be provided to document the existing vehicle trips and the proposed trips to be generated by the renovated and expanded building.
8. The Board of Adjustment and Historic District Commission land use approvals shall be secured prior to Planning Board review and approval.
9. A no-build easement shall be provided on the abutting property of Lot 42, Map 107 in order to allow for the building to be located on the property line. The width of this easement shall be reviewed and confirmed by the Building Inspector.
10. A note shall be added to the plan that a written plan shall be submitted to and approved by the Portsmouth Fire Dept. prior to the demolition, alteration, and/or construction identifying a qualified person as the project's Fire Prevention Program Manager and detailing the project's fire prevention program in accordance with NHPA 241 - 2013 edition.

D. The application of **2422 Lafayette Road Associates, LLC, Owner** and **Tighe & Bond, Applicant**, for property located at **2454 Lafayette Road** requesting a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance to provide less than the required minimum number of off-street parking spaces. Said property is shown on Assessor Map 273 as Lot 3 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District. LU #19-91.

This item was discussed but no action required or taken.

#### **IV. ADJOURNMENT**

A motion to adjourn at 3:34 p.m. was made, seconded and passed unanimously.

Respectfully submitted,

Tracy Gora  
Administrative Assistant  
Planning Department