

**ACTION SHEET**

**SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING**

**2:00 PM**

**JUNE 3, 2014**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS  
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE  
PORTSMOUTH, NEW HAMPSHIRE**

**MEMBERS PRESENT:** Rick Taintor, Chairman, Planning Director; Peter Britz, Environmental Planner; Nick Cracknell, Principal Planner; Juliet Walker, Transportation Planner; Peter Rice, Director, Public Works; David Desfosses, Engineering Technician; Patrick Howe, Fire Inspector;

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**I. OLD BUSINESS**

A. The application of **Carol S. and Joseph G. McGinty, Owners**, and the **Frances T. Sanderson Revocable Trust and Lynn J. Sanderson Revocable Trust, Paul G. Sanderson, Trustee, Owners**, for property located at **300 Spinney Road and off Spinney Road**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots as follows:

- a. Lot 6 on Assessor Map 169 decreasing in area from 30,000 s.f. to 28,363 s.f. and with continuous street frontage on Spinney Road decreasing from 150 ft. to 132.54 ft.
- b. Lot 24 on Assessor Map 170 increasing in area from 181,725 s.f. to 183,362 s.f. with 139.06 ft. of continuous street frontage on Middle Road.

Said properties are located in the Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100 ft. of continuous street frontage.) (This application was postponed at the April 29, 2014 TAC meeting).

Voted to **postpone** to the next regularly scheduled TAC hearing on Tuesday, July 1, 2014 at 2:00 pm.

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B. The application of the **Frances T. Sanderson Revocable Trust and Lynn J. Sanderson Revocable Trust, Paul G. Sanderson, Trustee, Owners**, and **Spinney Road Land Holdings, LLC, Applicant**, for property located **off Spinney Road and Middle Road**, for Preliminary and Final Subdivision Approval to subdivide two lots into five lots with a new public right-of-way, with the following: Lot 5 on Assessor Map 167 having 263,937 s.f. (6.06 acres) and Lot 24 on Assessor Map 170 having 183,362 s.f. (4.21 acres), to be consolidated and subdivided into five separate lots ranging in size from 15,500 s.f. (0.36 acre) to 352,414 s.f. (8.09 acres), and all with a minimum of 100 ft. of continuous frontage on the proposed public right-of-way. Said properties are located in the Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100 ft. of continuous street frontage. (This application was postponed at the April 29, 2014 TAC meeting).

Voted to **postpone** to the next regularly scheduled TAC hearing on Tuesday, July 1, 2014 at 2:00 pm.

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C. The application of **Frances T. Sanderson Revocable Trust and Lynn J. Sanderson Revocable Trust, Owners, and Spinney Road Land Holdings, LLC, Applicant**, for property located **off Spinney Road and Middle Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a wetland buffer to install a rain garden of which a portion is within the wetland buffer, with 3,120 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 170 as Lot 24 and lies within the Singe Residence B (SRB) District. (This application was postponed at the April 29, 2014 TAC meeting).

Voted to **postpone** to the next regularly scheduled TAC hearing on Tuesday, July 1, 2014 at 2:00 pm.

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D. The application of **The Aphrodite Georgopolous Revocable Trust of 1999, Owner, and Seacoast Trust, LLP, Applicant**, for property located at **1900 Lafayette Road**, requesting Site Plan approval to construct two medical office buildings: (1) a 2-story building with a footprint of 12,150 s.f. and gross floor area of 21,000 s.f. plus a 10' x 60' MRI coach, and a proposed 2,050 s.f. future MRI addition to the building; and (2) a 2-story building with a footprint of 10,000 and gross floor area of 20,000 s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 267 as Lot 8 and lies within the Office Research (OR) District. (This application was postponed at the April 29, 2014 TAC meeting)

Voted to **postpone** to the next regularly scheduled TAC hearing on Tuesday, July 1, 2014 at 2:00 pm.

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E. The application of **Harborcorp, LLC, Owner**, for property located on **Russell Street, Deer Street and Maplewood Avenue**, requesting Site Plan Approval for a proposed 5-story mixed use development with a footprint of 66,315 ± s.f. and gross floor area of 375,741 ± s.f., including a hotel/event center with 128,700 s.f. of event center space and 98 hotel rooms, 14 residential condominiums, a 40,660 s.f. retail supermarket, and 580 parking spaces (417 spaces in a garage structure and 163 below-grade spaces serving the retail use); with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 21, Assessor Map 118 as Lot 28 and Assessor Map 124 as Lot 126 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District. (This application was postponed at the April 29, 2014 TAC meeting)

Voted to **postpone** to a time indefinite.

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**II. NEW BUSINESS**

A. The application of **402 State St. LLC, Owner, and Blue Water Construction, Applicant**, for property located at **402 State Street**, requesting Site Plan Approval to convert a 3-story mixed-use (office-residential) building into 3 dwelling units, demolish existing building components with a total footprint of 689 s.f., and construct additions with a total footprint of 196 s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 116 as Lot 12 and lies within Character District 4-L (CD4-L), the Downtown Overlay District (DOD) and the Historic District.

Voted to **postpone** to the next regularly scheduled TAC hearing on Tuesday, July 1, 2014 at 2:00 pm.

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B. The application of **Great Bay Community College, Applicant**, for property located at **320 Corporate Drive**, requesting Site Plan Approval to construct a 2-story building expansion with a footprint of 20,000 s.f. ±, and a parking lot expansion resulting in a net increase of 21 parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 315 as Lot 4 and lies within the Airport Business Commercial (ABC) district.


Voted to **recommend approval** of this matter with the following stipulations:

1. Consideration should be given to providing a connection along the side of the parking lot, to extend to the end of the newly added parking lot.
  2. The invert elevation of the receiving manhole shall be confirmed and the slope adjusted accordingly, to be reviewed and approved by DPW.
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**III. ADJOURNMENT** was at approximately 3:10 pm.

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Respectfully submitted,

  
Jane M. Shouse  
Acting Secretary