

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

NOVEMBER 29, 2016

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

MEMBERS PRESENT: Juliet Walker, Chairperson, Transportation Planner; Peter Britz, Environmental Planner; Jessa Berna, Planner; David Desfosses, Engineering Technician; Ray Pezzullo, Assistant City Engineer; Eric Eby, Parking and Transportation Engineer; Robert Marsilia, Chief Building Inspector; Carl Roediger, Fire Department;

MEMBERS ABSENT: N/A

I. OLD BUSINESS

A. The application of **Five Hundred Five Lafayette Road, LLC, Owner, and Lens Doctors, Applicant**, for property located at **605 Lafayette Road**, requesting Site Plan Approval for the demolition of the existing building and the construction of a proposed 2-story office building, with a footprint of 7,000 ± s.f. and gross floor area of 14,000 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 229 as Lot 9 and lies within the Gateway (GW) District. (This application was postponed at the November 29, 2016 TAC Meeting).

Voted to **postpone** the Site Plan Review application to the next regularly scheduled TAC meeting on January 31, 2017 at 2:00 pm.

B. The application of **Karen E. Kapelos Revocable Trust of 1995, Owner, and Karen E. Kapelos, Applicant**, for property located at **3310 Lafayette Road (also known as 88 & 100 Cardinal Lane)**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

- 1. Proposed lot #1 having an area of 26,292 ± s.f. (0.60 acres) and 200' of continuous street frontage on Cardinal Lane;
- 2. Proposed lot #2 having an area of 15,000 ± s.f. (0.34 acres) and 140' of continuous street frontage on Lafayette Road.

Said property is shown on Assessors Map 292 as Lot 164 and is located in the Single Residence B (SRB) District where the minimum lot area is 15,000 s.f. and minimum continuous street frontage is 100'. (This application was postponed at the November 29, 2016 TAC Meeting).

The Committee accepted the applicant's request to **withdraw** the Subdivision Application.

C. The application of **Seacoast Development Group, LLC, Owner**, for property located along **Rockingham Avenue**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into three lots as follows:

1. Proposed lot #1 having an area of 38,466 ± s.f. (0.883 acres) and 119.76' of continuous street frontage on Rockingham Avenue.
2. Proposed lot #2 having an area of 15,874 ± s.f. (0.364 acres) and 128.56' of continuous street frontage on Rockingham Avenue.
3. Proposed lot #3 having an area of 19,044 ± s.f. (0.437 acres) and 305.34' of continuous street frontage on Rockingham Avenue.

Said property is shown on Assessors Map 235 as Lot 2 and is located in the Single Residence B (SRB) District where the minimum lot area is 15,000 s.f. and minimum continuous street frontage is 100'. (This application was postponed at the November 29, 2016 TAC Meeting).

Voted to **postpone** the Site Plan Review application to the next regularly scheduled TAC meeting on January 31, 2017 at 2:00 pm.

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II. NEW BUSINESS

A. The application of **City of Portsmouth, Owner**, for property located off **Bridge Street and Rock Street**, requesting Site Plan Approval for the demolition of the existing building and the construction of a 36,400 ± s.f., 600-space parking structure with mixed use on the ground level and related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 138, Lots 62 & 62-1 and lie within the Municipal (M) District.

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

1. Final design and location of above-ground and underground utilities and connections shall be coordinated and approved by DPW.
2. Add a raised paver treatment that is mountable on the interior of the roundabout.
3. Revise the crosswalk before the roundabout to make it as perpendicular to the sidewalks as possible.

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B. The application of **Merton Alan Investments, LLC, Owner**, and **Robert Graham, Agent/Applicant**, for property located at **30 Cate Street**, requesting Site Plan Approval to construct a 26 unit residential townhouse development consisting of five 45' tall buildings, ranging in size from 40' x 40' to 40' x 198', with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 165 as Lot 19 and lies within the Character District 4W (CD4W).

Voted to **postpone** the Site Plan Review application to the next regularly scheduled TAC meeting on January 31, 2017 at 2:00 pm.

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C. The application of **City of Portsmouth, Owner**, for property located at **305 Greenland Road**, requesting Site Plan Approval for the construction of a recreational field and future multi-use path and trail head, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 241, Lot 18 and lies within the Municipal (M) District.

Voted to **postpone** the Site Plan Review application to the next regularly scheduled TAC meeting on January 31, 2017 at 2:00 pm.

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III. ADJOURNMENT

A motion to adjourn at 2:54 p.m. was made, seconded and passed unanimously.

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Respectfully submitted,

Jane Shouse
Administrative Assistant
Planning Department