

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

2:00 PM

FEBRUARY 28, 2017

REVISED AGENDA (02-28-17)

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 January 31, 2017 TAC Meeting).

B. 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 15,044 ± 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 January 31, 2017 TAC Meeting).

II. NEW BUSINESS

A. The application of **Pauline M. Dowd, Owner**, and **Tuck Realty Corporation, Applicant**, for property located at **288 Peverly Hill Road**, requesting Site Plan Approval for the demolition of an existing residence and the construction of a proposed Planned Unit Development (PUD) consisting of two 2 ½ story buildings, with five units in "Building A" with a footprint of 5,200 ± s.f. and gross floor area of 13,230 ± s.f., and four units in "Building B" with a footprint of 4,160 ± s.f. and gross floor area of 10,504 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 255 as Lot 8 and lies within the Single Residence B (SRB) District.

B. The application of **Old Tex Mex, LLC, Owner**, for property located at **3510 Lafayette Road**, requesting Site Plan Approval for the conversion of the existing office/warehouse building to 24 residential units, with a footprint of 13,250 ± s.f. and gross floor area of 27,135 ± s.f., and to retain the existing single family residential unit with a footprint of 1,087 ± and gross floor area of 2,174 ±, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 297 as Lot 8 and lies within the Gateway (GW) District.

C. The application of **Mark McNally, Owner**, for property located at **21 Brewster Street**, requesting Site Plan Approval for the conversion of an existing boarding house to a 3-story, six unit residential building with a footprint of 4,160 ± s.f. and gross floor area of 11,742 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 138 as Lot 11 and lies within the General Residence C (GRC) District.

D. The application of **Hope for Tomorrow, Owner**, for property located at **315 Banfield Road**, requesting Site Plan Approval for the construction of a 200 student private elementary school, with a footprint of 24,150 ± s.f. and gross floor area of 28,000 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 266 as Lot 5 and lies within the Industrial (I) District.

E. The application of **Deer Street Associates, Owner**, for property located **Vacant Lot**, ("Lot 2"), requesting Site Plan Approval for the demolition of an existing building and the development of a community space, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 17-1 and lies within the within the CD5 District and the Downtown Overlay District (DOD).

F. The application of **Deer Street Associates, Owner**, for property located at **165 Deer Street**, ("Lot 3"), requesting Site Plan Approval for the demolition of an existing building and the construction of a 5-story mixed use building (including residential units, hotel, restaurant, retail sales and a 1st floor parking garage) with a footprint of 22,073 ± s.f. and gross floor area of 99,307 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 17 and lies within the within the CD5 District and the Downtown Overlay District (DOD).

G. The application of **Deer Street Associates, Owner**, for property located at **163 Deer Street**, ("Lot 4"), requesting Site Plan Approval for the demolition of an existing building and the construction of a 4-story mixed use building (including office and restaurant use) with a footprint of 8,327 ± s.f. and gross floor area of 25,000 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 17-2 and lies within the within the CD5 District, the Downtown Overlay District (DOD) and the Historic District.

H. The application of **Deer Street Associates, Owner**, for property located at **157-161 Deer Street**, ("Lot 5"), requesting Site Plan Approval for the demolition of an existing building and the construction of a 5-story mixed use building (including residential units, a retail bank, office

use retail sales and a below grade parking garage,) with a footprint of 17,973 ± s.f. and gross floor area of 98,000 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 17-2 and lies within the within the CD5 District, the Downtown Overlay District (DOD) and the Historic District.

I. The application of **Deer Street Associates, Owner**, for property located at **181 Hill Street**, (“Lot 6”), requesting Site Plan Approval for the demolition of an existing building and the construction of a 5-story mixed use building (including residential units, a retail bank, office use, retail sales and a two level parking garage) with a footprint of 17,973 ± s.f. and gross floor area of 81,498 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 17-2 and lies within the within the CD5 District, the Downtown Overlay District (DOD) and the Historic District.

III. ADJOURNMENT

NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

If you wish to attend a meeting and need assistance, please contact the Human Resources Office at 610-7270 one week prior to the meeting.