

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

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

**2:00 PM**

**JULY 5, 2017**

**AGENDA**

**I. OLD BUSINESS**

A. 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 a residential units, hotel, restaurant, retail sales and a 1<sup>st</sup> 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). ((This application was postponed at the May 30, 2017 TAC Meeting))

B. 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. (This application was postponed at the May 30, 2017 TAC Meeting)

**II. NEW BUSINESS**

A. The application of **Pease Development Authority, Owner, and Summit Land Development, LLC, Applicant**, for property located at **160 Corporate Drive**, requesting Site Plan Approval to construct a two-story manufacturing and office building with a footprint of 85,500 s.f., including 190 parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessors Map 313 as Lot 2, and lies within the Pease Airport, Business, Commercial (ABC) District.

B. The application of **Pease Development Authority, Owner, and 19 Rye Street, LLC, c/o Two International Group, Applicant**, for property located at **19 Rye Street**, requesting Site Plan Approval to construct a two-story office building with a footprint of 14,859 s.f., including 146 parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessors Map 305 as Lot 4, and lies within the Pease Airport, Business, Commercial (ABC) District

C. The application of **409 Franklin Pierce Highway, LLC, Owner**, for four vacant lots located **off Woodworth Avenue and Swett Avenue**, requesting Preliminary and Final Subdivision Approval to consolidate and reconfigure lots lines to create two lots as follows:

1. Assessors Map 243, Lot 25 consisting of 8,492 s.f. being merged and eliminated;
2. Assessors Map 243, Lot 26 increasing from 10,181 s.f. to 14, 411 s.f. with 0’ of continuous street frontage.
3. Assessors Map 243, Lot 27 increasing from 10,615 s.f. to 27,681 s.f. with 0’ of continuous street frontage.
4. Assessors Map 243, Lot 28 consisting of 12,804 s.f. being merged and eliminated.

A variance was granted on April 25, 2017 by the Board of Adjustment to allow 0’ of continuous street frontage. Said properties are shown on Assessor Map 243 as Lots 25, 26, 27, and 28 and lie within the Single Residence B (SRB) District where the minimum lot area is 15,000 s.f. and the minimum continuous street frontage is 100’.

D. The application of **Merton Alan Investments, LLC, Owner**, for property located at **30 Cate Street**, requesting Amended Site Plan Approval to remove the 10 foot wide walkthroughs in the center of the two 8-unit buildings and move the units together; to provide a 20 foot wide separation between the 6-unit building to create two 3-unit buildings; and the revision of grading and utilities to accommodate the new building locations. Said property is shown on Assessors Map 165 as Lot 1 and lie within Character District 4-W (CD-4W).

E. The application of **Deer Street Associates, Owner**, for property located at **165 Deer Street**, (“Lots 2 & 3), requesting Site Plan Approval for creation of a temporary parking lot having 73 standard parking spaces and 3 handicap accessible parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lots 17 and 17-1 and lies within the within the CD5 District and the Downtown Overlay District (DOD).

F. The application of **Dennett Homestead Condominium Association, Owner**, for property located at **73 Prospect Street**, requesting Site Plan Approval for the demolition of a portion of one residential building and the construction of two additions. The side addition will be 24’ x 24’ and the rear addition will be 20’8” x 24’. Said properties are shown on Assessor Map 143 as Lot 28 and lie within the General Residence A (GRA) 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.