

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

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

2:00 PM

AUGUST 1, 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 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 CD5 District and the Downtown Overlay District (DOD). (This application was postponed at the July 5, 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 CD5 District, the Downtown Overlay District (DOD) and the Historic District. (This application was postponed at the July 5, 2017 TAC Meeting)

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 lot 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'. (This application was postponed at the July 5, 2017 TAC Meeting)

D. 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). (This application was postponed at the July 5, 2017 TAC Meeting.)

II. NEW BUSINESS

A. The application of **Andrew F. Cotrupi and Jennifer B. Cotrupi, Owners**, for property located at **137 Wibird Street**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot A having an area of 7,770 ± s.f. (0.18 acres) and 76’ of continuous street frontage on Wibird Street.100’ of continuous street frontage on Lincoln Avenue; and
2. Proposed lot B having an area of 7,525 ± s.f. (0.17 acres) and 58.85’ of continuous street frontage on Lincoln Avenue.

Said property is shown on Assessor Map 134 as Lot 48 and lies within the General Residence A (GRA) District where the minimum lot area is 7,500 s.f. and the minimum continuous street frontage is 100’. (The Board of Adjustment granted a variance on August 16, 2016 to allow proposed Lot B to have 58.85 s.f. of continuous street frontage and to contain an accessory structure as a principal use.)

B. The application of **Thirty Maplewood, LLC, Owner**, for property located at **46–64 Maplewood Avenue** (previously 30 Maplewood Avenue), requesting Site Plan Approval for a proposed 5-story mixed-use building with a footprint of 17,410 ± s.f. and gross floor area of 53,245 ± s.f., including 22 dwelling units and 13,745 ± s.f. of retail use, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 2A and lies within Character District 4 (CD4), the Downtown Overlay District (DOD) and the Historic District. (This application was postponed at the January 7, 2015 TAC meeting.)

C. The application of **Goodman Family Real Estate Trust, Owner**, and **Aroma Joe’s Coffee, Applicant**, for property located at **1850 Woodbury Avenue**,,requesting Site Plan Review for a 785 ± s.f. restaurant/take-out building and 195 ± s.f. attached patio, with drive thru service and a walk –up window, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 239 as Lot 9 and lies within the General Business (BD) District.

D. The application of **Flintatta, LLC, Owner**, and **Unitarian-Universalist Church of Portsmouth, Applicant**, for property located at **73 Court Street**, requesting Site Plan Review to construct a 286 ± s.f. addition to provide a ramp and egress to and from the existing building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 116 as Lot 10 and lies within the Character District 4-L1 (CD4-L1), 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.