

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

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

2:00 PM

SEPTEMBER 5, 2017

REVISED 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 August 1, 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 August 1, 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.
3. 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 August 1, 2017 TAC Meeting)

D. 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 August 1, 2017 TAC meeting.)

E. 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 (GB) District. (This application was postponed at the August 1, 2017 TAC meeting.)

F. 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 19 and lies within the Character District 4-L1 (CD4-L1), the Downtown Overlay District (DOD) and the Historic District. (This application was postponed at the August 1, 2017 TAC meeting.)

II. NEW BUSINESS

A. The application of **Islington Commons, LLC, Owner**, for property located at **410, 420, and 430 Islington Street**, requesting Site Plan Review to remodel three existing buildings into 4 units (Building #1 with 1,490 ± s.f. footprint and 2,273± s.f. gross floor area, Building #2 with 1,130± s.f. footprint and 1,942± s.f. gross floor area, Building #3 with 2,048 ± s.f. footprint and 6,531 ± s.f. gross floor area); and construct 4 duplex buildings for 12 proposed units (Building #4 with 1,998± s.f. footprint and 4,109± s.f. gross floor area, Building #5 with 1,955 ± s.f. footprint and 4,063 ± s.f. gross floor area, Building #6 with 2,240 ± s.f. footprint and 4,900 ± s.f. gross floor area, Building #7 with 2,002 ± s.f. footprint and 4,549 ± s.f. gross floor area), with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 145 as Lots 34, 35 and 36 and lie within the Character District 4-L2 (CD4-L2) and the Historic District.

B. The application of **Borthwick Forest, LLC, and KS Borthwick, LLC, Owners**, and **Borthwick Forest, LLC, Applicant**, for property located on **proposed subdivision road to be created off Borthwick Avenue**, requesting Amended Site Plan Approval to increase the height of the proposed office building (footprint of 16,700 ± s.f.) from 3 stories to 4 stories (gross floor area of 66,800 ± s.f.), with related paving, lighting, utilities, landscaping, drainage, fire access drive and associated site improvements. (Original Site Review approval was granted by the Planning Board on May 18, 2017). Said properties are shown on Assessor Map 241 as Lots 25 & 26 and Assessor Map 233 as Lots 112, 113, & 114 and lie within the Office Research (OR) and the Single Residence B (SRB) Districts.

C. The application of **Merton Alan Investments, LLC, Owner**, for property located at **30 Cate Street**, requesting Amended Site Plan Approval to add one unit to the end of each of the 8-unit buildings to create two 9-unit buildings, to re-align and add three units to the building at the southern corner of the lot, and to make the drive closest to Bartlett Street exit only, with related paving, lighting, utilities, landscaping, drainage, and associated site improvements. (Original Site Review approval was granted by the Planning Board on February 16, 2017). Said property is shown on Assessors Map 165 as Lot 1 and lies within Character District 4-W (CD-4W).

D. The application of **James A. Mulvey Revocable Living Trust, Robert J. Bossie Revocable Trust and Peter Brown Living Trust, Owners**, for property located at **150 Spaulding Turnpike**, requesting Site Plan Approval to create a truck sales outlet with vehicle display, vehicle storage, ^{Request to Postpone} and 9,786 ± sf. of pervious bituminous concrete pavement, with related paving, lighting, utilities, landscaping, drainage, and associated site improvements.. Said property is shown on Assessors Map 236 as Lots 34, 35 & 36 and lie within the General Business (GB) 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.