

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

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

2:00 PM

OCTOBER 31, 2017

AGENDA

I. OLD BUSINESS

A. 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 October 3, 2017 TAC meeting.)

B. 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 October 3, 2017 TAC meeting.)

C. 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. (This application was postponed at the October 3, 2017 TAC meeting.)

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** require 9,789 ± s.f. 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. (This application was postponed at the October 3, 2017 TAC meeting.)

E. The application of **Pamela Thatcher, Owner, and Charlie Seefried, Applicant**, for property located at **180 Middle Street**, requesting Site Plan Approval for a proposed 3-story four unit residential building with a footprint of 2,606 ± s.f. and gross floor area of 9,348 ± s.f., and a proposed 2-story one unit residential carriage house with a footprint of 959 ± s.f. and gross floor area of 1,918 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 127 as Lot 8 and lies within the Mixed Residential Office (MRO) District and the Historic District. (This application was postponed at the October 3, 2017 TAC meeting.)

F. The application of **Bluestone Properties of Rye, LLC, Owner**, for property located at **135 Congress Street**, requesting Site Plan Approval to construct an addition to the rear of the existing building, with a footprint of 1,424 ± s.f. and gross floor area of 2,943 ± s.f., for restaurant expansion and function space, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. **Request to Postpone** Said property is shown on Assessor Map 126 as Lot 5 and lies within the Character District 5 (CD5), the Downtown Overlay District (DOD) and the Historic District. (This application was postponed at the October 3, 2017 TAC meeting.)

G. The application of **Roman Catholic Bishop of Manchester, Owner, and Stonegate NH Construction, LLC, Applicant**, for property located at **2075 Lafayette Road**, requesting Site Plan Approval for the construction of two 3-story, 24-unit residential buildings, both with a footprint of 14,640 ± s.f. and gross floor area of 58,495 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 268 as Lot 7 and lies within the Single Residence B (SRB) District. (This application was postponed at the October 3, 2017 TAC meeting.)

H. 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. **Request to Postpone**

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 indefinitely at the May 2, 2017 TAC Meeting)

II. NEW BUSINESS

A. The application of **Robert J. Fabbriatore Irrevocable Trust, Owner**, for property located at **177 State Street**, requesting Site Plan Approval for the construction of a 2-story addition to a mixed use building, with a footprint of $360 \pm$ s.f., and gross floor area of $661 \pm$ s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 107 as Lot 44 and lies within the Character District 4 (CD4) 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.