

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

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

2:00 PM

DECEMBER 5, 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 31, 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 31, 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 31, 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, including $9,780 \pm$ 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 31, 2017 TAC meeting.)

E. 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 $1,424 \pm$ s.f. and gross floor area of $2,943 \pm$ s.f., for restaurant expansion and function space, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. 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 31, 2017 TAC meeting.)

F. 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 $14,640 \pm$ s.f. and gross floor area of $58,495 \pm$ 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 31, 2017 TAC meeting.)

G. 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 $350 \pm$ s.f., and gross floor area of $498 \pm$ 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. (This application was postponed at the October 31, 2017 TAC meeting.)

H. The application of **Deer Street Associates, Owner**, for property located at **165 Deer Street**, ("Lot 3"), requesting Site Plan Approval for the construction of a 5-story mixed use building (including a hotel, restaurant, and 1st floor parking garage) with a footprint of $23,021 \pm$ s.f. and gross floor area of $104,020 \pm$ 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 September 5, 2017 TAC Meeting)

II. NEW BUSINESS

A. The application of **Happy Dreams, LLC, Applicant**, for property located at **1 International Drive**, requesting Site Plan Approval for the construction of a 7,130 ± s.f., 3-story building expansion to the Residence Inn which will include 36 additional rooms and a 29 space reserve parking area to be constructed in the future, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 303 as Lots 4, 5, & 87 and lie within the Pease Airport Business Commercial (ABC) District.

B. The application of **Ethel V. Ross Trust, Owner, and Joseph Caldarola, Applicant**, for property located at **142 Mill Pond Way**, requesting Site Plan Approval for the construction of a 2-story, three unit townhouse with a footprint of 5,560 ± s.f. and a gross floor area of 18,514 ± s.f. , with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 140 as Lot 20 and lies within the General Residence A (GRA) District.

C. The application of **Wentworth-Douglass Hospital, Applicant**, for property located at **56, 73 and 121 Corporate Drive**, requesting Site Plan Approval for the construction a 2-story, 25,000 ± s.f. medical office building and a 3-story, 60,000 ± s.f., medical office building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 303 as Lots 4, 5, & 87 and lie within the Pease Airport Business Commercial (ABC) 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.