

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

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

2:00 PM

DECEMBER 4, 2018

AGENDA

I. APPROVAL OF MINUTES

A. Approval of minutes from the October 30, 2018 Site Plan Review Technical Advisory Committee Meeting.

II. OLD BUSINESS

A. The application of **Islamic Society of the Seacoast Area, Owner**, for property located at **686 Maplewood Avenue**, requesting Site Plan approval to construct a 2-story building for religious assembly with a footprint of 3,880 s.f. and Gross Floor Area of 5,333 s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 220 as Lot 90 and lies within the Single Residence B (SRB) District.

III. NEW BUSINESS

A. The application of **The City of Portsmouth, New Hampshire, Owner**, for property located at **125 Cottage Street**, requesting Site Plan approval for adaptive reuse and renovations of the former U.S. Army Reserve Center into a Senior Activity Center, and a front entry addition with a footprint and Gross Floor Area of 150 s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 174 as Lot 15 and lies within the Municipal (M) District.

B. The application of **2422 Lafayette Road Associates, LLC, Owner**, for property located at **2454 Lafayette Road**, requesting Amended Site Plan approval to construct three (3) restaurant buildings; Proposed Building #1: 5,000 s.f. footprint and Gross Floor Area, Proposed Building #2: 1,600 s.f. footprint and Gross Floor Area; Proposed Building #3: 2,310 s.f. footprint and Gross Floor Area, with related green space and associated site improvements within the existing plaza parking area. Said property is shown on Assessor Map 273 as Lot 3 and lies within the Gateway Corridor (G1) District.

C. The application of **Cate Street Development, LLC, Owner**, for property located at **428 Route 1 Bypass, Cate Street, 55 Cate Street, 161 Cate Street and 1 Cate Street**, requesting Site Plan approval for the redevelopment of the properties into a mixed use development, including 40,000 s.f. +/- retail/office space, 325 residential apartment units; Proposed Residential Building A: 23,800 s.f. footprint and 177,000 Gross Floor Area; Proposed Residential Building B: 21,000 s.f. footprint and 141,000 Gross Floor Area, and 23 townhomes; Proposed Townhome

Request to Postpone

Buildings A: 8,640 s.f. total footprint and 25,920 Gross Floor Area; Proposed Townhome
Buildings B: 11,440 total footprint and 34,320 Gross Floor Area, with related paving, lighting,
utilities, landscaping, drainage and associated site improvements. Said properties are shown on
Assessor Map 172 as Lot 1, Map 173 as Lot 2, Map 165 as Lot 2, Map 163 as Lot 33 and Map
163 as Lot 34 and lie within the Gateway Corridor (G1) District.