

ACTION SHEET

**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

MEMBERS PRESENT: Juliet Walker, Chairperson, Planning Director; Peter Britz, Environmental Planner; Nicholas Cracknell, Principal Planner; David Desfosses, Engineering Technician; Eric Eby, Parking and Transportation Engineer; Carl Roediger, Fire Department and Robert Marsilio, Chief Building Inspector

MEMBERS ABSENT: n/a

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I. APPROVAL OF MINUTES

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

Voted to unanimously **approve** the minutes from the October 20, 2018 meeting.

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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.

Voted to **postpone** this application to the next regularly scheduled TAC meeting on January 2, 2019.
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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.

Voted to **grant** Site Plan approval with the following stipulations:

1. Applicant shall update the parking configuration on the east side of the building to accommodate a 20' driveway width as required.
2. A Fire hydrant shall be added to the south side of the building to the right of the access driveway and the waterline shall be upsized as required.
3. An updated trip generation memorandum shall be provided detailing the expected number of peak hour and daily vehicle trips to be generated by the facility.
4. Applicant shall verify the feasibility of widening the access driveway on the west side with DPW.
5. Applicant shall verify the existing and proposed water lines and note size on the plans.
6. Applicant shall provide details of the proposed lighting poles consistent with the City Standard, to be provided by DPW.
7. Applicant shall update the plans to show increase in grade of at least 1" where railings are currently proposed over 18".
8. The parking lot detail shall be updated to be consistent with City standard for binder and surface pavements.
9. The detail for roof downspouts shall be updated to reflect the use of ductile iron roof downspout connections.

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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.

Voted to **grant** Amended Site Plan approval with the following stipulations:

1. Plans shall be revised as presented by the applicant at the December 4, 2018 TAC meeting in response to TAC member comments.
2. Plans shall be updated to correct typos, specifically "Tentant" to "Tenant".

3. Plans shall be updated to include a tip-down ramp and crosswalk to connect the sidewalk near the green space across the drive aisle to the other sidewalk.
4. Applicant to provide formal response on the usability of the proposed reconfigured pedestrian oriented space at the front of the plaza, including the intended program on the landscape plan for the green spaces in the plaza.
5. Plans shall include a better pedestrian connection to the main plaza from the 99 Restaurant.

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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 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.

Voted to **postpone** this application to the next regularly scheduled TAC meeting on January 2, 2019.

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III. ADJOURNMENT

A motion to adjourn at 3:16 p.m. was made, seconded and passed unanimously.

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Respectfully submitted,

Jane Shouse
Administrative Assistant
Planning Department