

**MINUTES**

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

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

**2:00 PM**

**JANUARY 2, 2019**

**MEMBERS PRESENT:** Juliet Walker, Chairperson, Planning Director; Peter Britz, Environmental Planner; Nicholas Cracknell, Principal Planner; and Robert Marsilia, Chief Building Inspector

**MEMBERS ABSENT:** David Desfosses, Engineering Technician; Eric Eby, Parking and Transportation Engineer; Patrick Howe, Fire Department

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**I. 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. (This application was postponed at the December 4, 2018 TAC meeting.)

The Chair read the notice into the record.

**DISCUSSION AND DECISION OF THE BOARD**

Mr. Britz moved to postpone to the February 5, 2019 Technical Advisory Committee Meeting, seconded by Mr. Marsilia. The motion passed unanimously.

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B. 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.

The Chair read the notice into the record.

**DISCUSSION AND DECISION OF THE BOARD**

Mr. Britz moved to postpone to the February 5, 2019 Technical Advisory Committee Meeting, seconded by Mr. Cracknell. The motion passed unanimously.

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**II. ADJOURNMENT**

Ms. Walker moved to adjourn the meeting at 2:03 pm, seconded by Mr. Cracknell. The motion passed unanimously.

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Respectfully submitted,

Jillian Harris  
Planner I  
Planning Department