

MINUTES

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

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

2:00 PM

MARCH 5, 2019

MEMBERS PRESENT: Juliet Walker, Chairperson, Planning Director; Nicholas Cracknell, Principal Planner; Eric Eby, Parking and Transportation Engineer; and Robert Marsilia, Chief Building Inspector

MEMBERS ABSENT: Peter Britz, Environmental Planner; David Desfosses, Engineering Technician; Patrick Howe, Fire Department

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I. APPROVAL OF MINUTES

A. Approval of minutes from the February 5, 2019 Site Plan Review Technical Advisory Committee Meeting.

Mr. Cracknell moved to approve the minutes from the February 5, 2019 Site Plan Review Technical Advisory Committee Meeting, seconded by Mr. Eby. The motion passed unanimously.

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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.

The Chair read the notice into the record.

DISCUSSION AND DECISION OF THE BOARD

Mr. Eby moved to postpone the application to the April 2, 2019 Technical Advisory Committee Meeting, seconded by Mr. Cracknell. The motion passed unanimously.

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. Cracknell moved to postpone the application to the April 2, 2019 Technical Advisory Committee Meeting, seconded by Mr. Eby. The motion passed unanimously.

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IV. ADJOURNMENT

Mr. Marsilia moved to adjourn the meeting at 2:05 pm, seconded by Mr. Eby. The motion passed unanimously.

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Respectfully submitted,

Becky Frey,
Acting Secretary for the Technical Advisory Committee