

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

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

2:00 PM

APRIL 2, 2019

AGENDA

I. APPROVAL OF MINUTES

A. Approval of minutes from the March 5, 2019 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. (This application was postponed at the March 5, 2019 TAC meeting.)

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 22,000 s.f. +/- retail space, 22,000 s.f. +/- office space, 250 residential apartment units; Proposed Residential Building A: 4-stories, 132 units, 24,850 s.f. footprint and 141,885 Gross Floor Area; Proposed Residential Building B: 4-stories, 118 units, 21,350 s.f. footprint and 110,170 Gross Floor Area, and 23 townhouses; 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, and 510 parking spaces 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. (This application was postponed at the March 5, 2019 TAC meeting.)

III. NEW BUSINESS

A. The application of **Wayne & Kristin Ricciardi Barrow, Owners and James Verra, Applicant**, for property located at **55 Lafayette Road**, requesting Preliminary and Final Subdivision approval for a two lot subdivision as follows: the subject lot to be divided so that Lot 1 becomes 10,773 s.f. with 100 feet of street frontage on Lafayette Road and Lot 2 becomes 6,251 s.f. with 96+/- feet of street frontage on Lafayette Road. Said property is shown on

Assessor Map 151 as Lot 10 and lies within the General Residence A (GRA) District and Historic District.

B. The application of **RJF-Maplewood, LLC, Owner** and **RW Norfolk Holdings, LLC, Applicant**, for property located at **111 Maplewood Avenue** requesting Preliminary and Final Subdivision approval for a two lot subdivision as follows: the subject lot to be divided so that Lot 1 becomes 58,583 s.f. with 840 ft. of street frontage and Lot 2 becomes 42,779 s.f. with 610 ft. of street frontage Said property is shown on Assessor Map 124 as Lot 8 and lies within the Character District 5 (CD5), Historic and Downtown Overlay Districts.

C. The application of **RJF-Maplewood, LLC, Owner** and **RW Norfolk Holdings, LLC, Applicant**, for property located at **111 Maplewood Avenue** requesting Site Plan approval to construct a 3½-story commercial building with a footprint of 20,000 s.f. and gross floor area of 74,000 s.f. with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 8 and lies within the Character District 5 (CD5), Historic and Downtown Overlay Districts.