

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

2:00 PM

JANUARY 2, 2008

AGENDA

I. OLD BUSINESS

A. The application of **The Hill Unit Owners Association, Owners**, for property located **off Deer Street, commonly known as "The Hill"**, wherein Site Review approval is requested to add a loading area to be used in common with abutting property owned by Parade Office, LLC, and to add 11 on site parking spaces with the placement of bollards to prohibit traffic flow, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 118 as Lot 26 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District A; (This application was postponed from the December 4, 2007 Technical Advisory Committee Meeting)

B. The application of **The Meadowbrook Inn Corp., Owner**, and **Key Auto Group, Applicant**, for property located at **549 Route One By-Pass (Traffic Circle)**, wherein Site Review approval is requested to construct a 5-story 120-room hotel, a 4,500 \pm s.f. retail building, a 1,964 \pm s.f. retail building, a 1,940 \pm s.f. restaurant with drive through, a 3,800 \pm s.f. restaurant and a 7,000 \pm s.f. restaurant, after demolishing the existing buildings, with an accessway off of Coakley Road, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 234 as Lot 51 and lies within the General Business district; (This application was postponed from the December 4, 2007 Technical Advisory Committee Meeting)

C. The application of **Catalpa Realty Trust, Owner**, for property located at **249 Islington Street**, wherein Site Review approval is requested to construct a 41' x 61' three story addition to an existing building, after the demolition of the existing rear section, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 138 as Lot 43 and lies within the Central Business B district and the Historic District A; (This application was postponed from the December 4, 2007 Technical Advisory Committee Meeting)

D. The application of **Portsmouth Regional Hospital, Owner**, for property located at **333 Borthwick Avenue**, wherein Site Review approval is requested to construct 15,417 s.f. (footprint) of building expansion, with 68,731 \pm s.f. of gross floor space, to be located in four separate locations as follows: 1) 2,478 s.f. expansion of the front entrance; 2) 7,600 s.f. expansion of the loading dock area; 3) 1,889 s.f. expansion of the mechanical room; and 4) 3,450 s.f. expansion to the emergency room entrance, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 240 as Lot 2-1 and lies within the Office Research District; (This application was postponed from the December 4, 2007 Technical Advisory Committee Meeting)

II. NEW BUSINESS

E. The application of **Parade Office, LLC, Owner**, and for property located at **195 Hanover Street**, wherein Site Review approval is requested to construct a 123,234 \pm s.f. second basement level, 332 \pm space parking garage and parking layout modification to first basement level parking garage which was previously approved, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the Central Business B District, Downtown Overlay District (DOD) and the Historic District A;

F. The application of **Cross Roads House, Inc.**, Owner, for property located at **600 Lafayette Road**, wherein Site Review approval is requested to construct a 10,843 ± s.f. 2-story building, after demolishing three existing buildings, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 243 as Lot 2-A and lies within the General Business District;

G. The application of the **City of Portsmouth, Owner**, and **PHA Housing Development, LTD, Applicant**, for property located at **100 Lafayette Road**, wherein Site Review approval is requested to convert an existing vacant building to 10 one-bedroom units for seniors 62 or older, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 151 as Lot 8 and lies within the Municipal District;

H. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 400 of the Pease Development Authority Site Review Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of **Two International Group, Applicant**, for property located at **180 International Drive**, wherein site review approval is requested for the construction of a two story 56,000 s.f. building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 312 as Lot 3 and lies within the Industrial District;

III. ADJOURNMENT

NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

If you wish to attend a meeting and need assistance, please contact the Human Resources Office at 610-7270 one week prior to the meeting.