

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

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

2:00 PM

APRIL 3, 2012

AGENDA

I. OLD BUSINESS

A. The application of **Michaels Realty Trust and ESUM Realty Trust, Owners, and 4 Amigos, LLC, Applicant**, for property located at **1390 and 1400 Lafayette Road** requesting Site Plan Approval to construct a 2,500 s.f. one-story bank building with two drive through lanes, a 4,500 s.f. retail building and a 11,944 s.f. Rite Aid Pharmacy store with two drive through lanes, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 252 as Lots 7 and 9 and lie within the Gateway (GW) District. (This application is a revision of a plan that was postponed at the February 28, 2012 TAC Meeting).

B. The application of **7 Islington Street, LLC, Owner**, for property located at **40 Bridge Street**, requesting Site Plan Approval to construct a 3/4 story 5,450 s.f. (footprint) mixed use building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 126 as Lot 52 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District. (This application was postponed at the February 28, 2012 TAC Meeting).

C. The application of **Lynn J. Sanderson & Frances T. Sanderson Revocable Trusts, Paul G. Sanderson, Trustee, Owner**, for property located **off Spinney Road**, requesting Preliminary and Final Subdivision Approval to subdivide two lots into nine lots, including a public right-of-way, with the following: Lot 5 on Assessor Plan 167 having 316,165 s.f. (7.258 acres) and Lot 24 on Assessor Plan 170 having 238,601 s.f. (5.478 acres), to be consolidated and subdivided into nine separate lots, ranging in size from 5,000 s.f. to 329,641 s.f. and all with a minimum of 100' of continuous street frontage on Spinney Road or the new proposed public right-of-way. Said properties lie in a Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100' of continuous street frontage. (This application was referred by the Planning Board at the January 19, 2012 meeting and postponed at the February 28, 2012 TAC meeting.)

II. NEW BUSINESS

A. The application of **Lynn J. Sanderson & Frances T. Sanderson Revocable Trusts, Paul G. Sanderson, Trustee, Owner**, for property located **off Spinney Road**, requesting a Conditional Use Permit under Section 10.725 of the Zoning Ordinance for an Open Space Residential Planned Unit Development (OS-PUD) to be developed on four individual lots for the creation of nine single family residential structures and five two-unit residential structures, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 167 as Lot 5, Assessor Map 170 as Lots 23 and 24, Assessor Map 171 as Lot 13 and lies within the Single Residence B (SRB) District.

B. The application of **Westinghouse Electric Company, Applicant**, for property located at **20 Durham Street**, requesting Site Plan Approval for a pavement expansion project, including 67 parking spaces, new sidewalks, dumpster pad with enclosure and mechanical pad, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 311 as Lot 3 and lies within the Pease Industrial District.

C. The application of **750 Lafayette Road LLC, Owner**, for property located at **720 and 750 Lafayette Road**, requesting Amended Site Plan approval for modifications to proposed "Retail A" building, including a reduction in footprint from 12,198 s.f. to 11,881 s.f., the addition of a full second floor, a single bank drive through lane and a seven space reduction in parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 244 as Lots 7 and 8 and lies within the Gateway District

D. The application of **A. Robert McGuire, Jr. and A. Robert McGuire, III, Owners**, for property located at **677 Dennett Street**, requesting Site Plan Approval for the construction of two 3-unit, 3,084 s.f. (footprint) residential buildings on two separate lots, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 161 as Lot 31 for which Subdivision Approval was granted by the Planning Board on February 16, 2012; and lies within the General Residential A (GRA) District.

IV. ADJOURNMENT