

**ACTION SHEET**

**SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING**

**2:00 PM**

**JULY 3, 2012**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS  
MUNICIPAL COMPLEX, 1 JUNKINS AVENUE  
PORTSMOUTH, NEW HAMPSHIRE**

**MEMBERS PRESENT:** Rick Taintor, Chairman; David Allen, Deputy Director, Public Works; David Desfosses, Engineering Technician; Steve Dubois, Deputy Police Chief; Carl Roediger, Deputy Fire Chief;

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**I. NEW BUSINESS**

A. The application of **Richard P. Fecteau, Owner**, for property located at **120 Spaulding Turnpike, Two Way Realty, LLC, Owner**, for property located at **100 Spaulding Turnpike**, and **Five Way Realty, LLC, Owner**, for property located at **80 Spaulding Turnpike**, (to be consolidated into one lot), requesting Site Plan Approval for the demolition of an existing building, retrofitting of an existing building for auto reconditioning, expanding the dealership parking and display area, and reconstructing the right-in/right-out access from the turnpike, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 236 as Lots 33, 37 and 38 and lie within the General Business (GB) District and Single Residence B (SRB) District.

Voted to **postpone** this application to the next TAC meeting scheduled on July 31, 2012.

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B. The application of **Parade Office, LLC, Owner**, for property located at **195 Hanover Street** (Portwalk, Phase III), requesting Amended Site Plan Approval to revise the hotel from 124 rooms to 120 rooms, first floor from 12,030 s.f. to 12,050 s.f. and upper hotel floors from 76,000 s.f. to 59,040 s.f.; to revise the residential building from 92 dwelling units to 112 dwelling units, first floor lobby from 1,670 s.f. to 2,860 s.f. and upper floors from 102,500 s.f. to 128,080 s.f.; to revise retail from 12,030 s.f. to 16,260 s.f.; to revise restaurants from 8,375 s.f. to 3,070 s.f.; and to revise total parking spaces from 268 to 240, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 1 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD), and the Historic District.

Voted to **recommend approval** with the following stipulations:

- 1) The crosswalk shall remain as originally designed and approved by the Planning Board.
- 2) The applicant shall schedule a meeting with their geotechnical consultants and the Department of Public Works so that a recommendation can be prepared for the Planning Board prior to the July 19<sup>th</sup> meeting.
- 3) The bike racks shall be redesigned to allow better pedestrian access along the sidewalk.

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C. The application of **Service Credit Union, Owner**, for property located at **2295 Lafayette Road**, requesting Amended Site Plan Approval to extend the proposed sidewalk, relocate the project sign and provide additional landscaping as a result of the merger of the corner parcel at the intersection of Lafayette Road and Longmeadow Road, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 291 as Lot 1 and lies within the Gateway District,

Voted to **postpone** this application to the July 31, 2012 TAC meeting to allow the parties to review the road geometry and sidewalk issues

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D. The application of **30 Maplewood Avenue, LLC, Owner**, for property located at **30 Maplewood Avenue**, requesting Amended Site Plan Approval to add a full basement to the building, add a patio on the Bridge Street side, relocate entrances and add an additional grease trap, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 2 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD), and the Historic District.

Voted to **recommend approval** with the following stipulations:

- 1) The applicant shall prepare a revised Site Plan with proposed amendments highlighted, for review by Public Works prior to the Planning Board meeting on July 19, 2012.
  - 2) That bike racks shall be added on the Hanover Street side and the parking lot side of the building, as close to the entries as possible. The racks shall be the same as those being used at 195 Hanover Street.
  - 3) A note shall be added to the plan set that the street lights are a city standard street light and they are to be ductile iron and not cast iron.
  - 4) The location of the air conditioners shall be consistent on Sheet C-2 and C-3.
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**II. ADJOURNMENT** was had at approximately 3:50 pm.

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Respectfully submitted,

Jane M. Shouse,  
Administrative Assistant, Planning Department