

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

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

2:00 PM

JULY 31, 2012

AGENDA

I. OLD 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. (This application was postponed at the July 3, 2012 TAC Meeting)

B. The application of **Service Credit Union, Owner**, for property located at **2995 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 2 and lies within the Gateway (GW) District. (This application was postponed at the July 3, 2012 TAC Meeting)

C. 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 1) a 6,000 s.f. building consisting of a 3,500 s.f. bank with three drive through lanes and a 2,500 s.f. restaurant; and 2) 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 was postponed at the May 17, 2012 Planning Board Meeting)

D. The application of **Lynn J. Sanderson & Frances T. Sanderson Revocable Trusts, Paul G. Sanderson, Trustee, Owner**, for property located on **Spinney Road and Middle 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 postponed from the July 19, 2012 Planning Board Meeting)

E. The application of **Lynn J. Sanderson & Frances T. Sanderson Revocable Trusts, Paul G. Sanderson, Trustee, Owner**, for property located on **Spinney Road**, requesting Preliminary and Final Subdivision approval to subdivide one lot into four lots as follows:

- a. Proposed Lot 1 consisting of 28,315 \pm s.f. and 109.03' of street frontage.
- b. Proposed Lot 2 consisting of 33,107 \pm s.f. and 110.72' of street frontage.
- c. Proposed Lot 3 consisting of 36,028 \pm s.f. and 100.66' of street frontage.
- d. Proposed Lot 4 consisting of 17,404 \pm sf. and 100.00' of street frontage.

Said property is shown on Assessor Map 171 as Lot 13 and lies within the Single Residence B (SRB) district where a minimum lot area of 15,000 s.f. and 100' of continuous street frontage is required. (This application was postponed from the July 19, 2012 Planning Board Meeting)

II. NEW BUSINESS

A. The application of **HCA Health Services of NH, Inc., Owner**, for property located at **333 Borthwick Avenue**, requesting Site Plan Approval to construct an at grade 50' x 50' concrete helipad in the existing hospital emergency room parking lot, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 240 as Lot 2-1 and lies within the Office Research (OR) District.

B. The application of the **M. H. Wentworth Home, Owner**, and **127 Parrott Avenue, LLC, Applicant**, for property located at **127 Parrott Avenue**, requesting Site Plan Approval for the removal of exterior ramps, fire escape, fencing, concrete aprons and sidewalks; the expansion of parking; and the construction of a new closed drainage system; with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 115 as Lots 3 and 3-1 and lies within the Mixed Residential Office (MRO) District and the Historic District.

C. The application of **MacLeod Enterprises, Inc., Owner**, for property located at **1190 Lafayette Road**, requesting Amended Site Plan Approval for the reconfiguration of parking spaces, the addition of parking lot islands, the relocation of a driveway entrance off Lafayette Road, and installation of new curbing and sidewalk, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 252 as Lot 8 and lies within the Gateway (GW) District

D. The application of **Ricci Supply Company, Inc., Owner**, for property located at **105 Bartlett Street**, requesting Site Plan Approval for the demolition and reconstruction of a 7,980 s.f. two-story building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 164 as Lot 1 and lies within the Office Research (OR) District

III. ADJOURNMENT