

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

MARCH 4, 2014

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

MEMBERS PRESENT: Rick Taintor, Chairman, Planning Director; Peter Britz, Environmental Planner; Nick Cracknell, Principal Planner; Juliet Walker, Transportation Planner; Peter Rice, Director, Public Works; David Desfosses, Engineering Technician; Jared Sheehan, Engineering Technician; Patrick Howe, Fire Inspector, Fire Department; Michael Schwartz, Captain, Police Department

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I. OLD BUSINESS

A. The amended application of **2422 Lafayette Road Associates, LLC**, for property located at **2454 Lafayette Road (Southgate Plaza)**, requesting Amended Site Plan Approval to demolish 21,022 ± s.f. of existing retail space, add 11,000 ± s.f. footprint of new retail space to the existing retail/restaurant strip building, add a rain garden at the rear of the site, to replace the previously approved porous pavement in the rear of the site with a gravel pad for a garden center, and make related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 273, Lot 3 and lies within the Gateway District. (This application was postponed at the February 4, 2014 TAC meeting).

Voted to **postpone** to the April 1, 2014 TAC meeting.

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B. The application of **Carol S. and Joseph G. McGinty, Owners**, and the **Frances T. Sanderson Revocable Trust and Lynn J. Sanderson Revocable Trust, Paul G. Sanderson, Trustee, Owners**, for property located at **300 Spinney Road and off Spinney Road**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots as follows:

- a. Lot 6 on Assessor Map 169 decreasing in area from 30,000 s.f. to 28,363 s.f. and with continuous street frontage on Spinney Road decreasing from 150 ft. to 132.54 ft.
- b. Lot 24 on Assessor Map 170 increasing in area from 181,725 s.f. to 183,362 s.f. with 139.06 ft. of continuous street frontage on Middle Road.

Said properties are located in the Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100 ft. of continuous street frontage.) (This application was postponed at the February 4, 2014 TAC meeting).

Voted to **postpone** to the April 1, 2014 TAC meeting.

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C. The application of the **Frances T. Sanderson Revocable Trust and Lynn J. Sanderson Revocable Trust, Paul G. Sanderson, Trustee, Owners, and Spinney Road Land Holdings, LLC, Applicant**, for property located **off Spinney Road and Middle Road**, for Preliminary and Final Subdivision Approval to subdivide two lots into five lots with a new public right-of-way, with the following: Lot 5 on Assessor Map 167 having 263,937 s.f. (6.06 acres) and Lot 24 on Assessor Map 170 having 183,362 s.f. (4.21 acres), to be consolidated and subdivided into five separate lots ranging in size from 15,500 s.f. (0.36 acre) to 352,414 s.f. (8.09 acres), and all with a minimum of 100 ft. of continuous frontage on the proposed public right-of-way. Said properties are located in the Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100 ft. of continuous street frontage. (This application was postponed at the February 4, 2014 TAC meeting).

Voted to **postpone** to the April 1, 2014 TAC meeting.

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D. The application of **Frances T. Sanderson Revocable Trust and Lynn J. Sanderson Revocable Trust, Owners, and Spinney Road Land Holdings, LLC, Applicant**, for property located **off Spinney Road and Middle Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a wetland buffer to install a rain garden of which a portion is within the wetland buffer, with 3,120 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 170 as Lot 24 and lies within the Single Residence B (SRB) District. (This application was postponed at the February 4, 2014 TAC meeting).

Voted to **postpone** to the April 1, 2014 TAC meeting.

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E. The application of **Strawbery Banke, Inc., Owner**, for property located off **Washington Street**, requesting Site Plan Approval to construct a 12,500 s.f. seasonal ice skating rink with an 8' x 10' transformer, a 25' x 10' rink chiller and a 25' x 60' concession pavilion, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 104 as Lot 7 and lies within the Mixed Residential Office (MRO) District and the Historic District. (This application was postponed at the February 4, 2014 TAC meeting).

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

1. The reserve parking area shall be available for normal operations during daytime hours, with the understanding that if expanded hours are required the Site Plan will need to be amended to add lighting.
2. The plans shall be revised to show the widened gate to the reserve parking area.
3. A fence shall be installed in lieu of the ornamental grasses, except that if a fence is determined to be not feasible due to trees and snow plowing then something hardy, such as an evergreen hedge that will handle the snow, will be substituted to provide a year-round screen.
4. The applicant shall provide a circulation plan showing access to the skating rink for pedestrians (and possibly for vehicles) from Atkinson Street.
5. The applicant shall revise the plans to show the pedestrian routes to the skating rink from Puddle Lane and to the reserve parking area.

6. The applicant shall work with the City, DPW, to formalize an agreement regarding snow removal and parking lot lighting, including replacing the existing 25' high flood lights with lower dark sky compliant fixtures, possibly with multiple poles.
7. The applicant shall provide a monitoring report back to the Planning Department after the first week of operation.
8. Consideration should be given to limiting the day and hours of operation.

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F. The application of **The Aphrodite Georgopolous Revocable Trust of 1999, Owner, and Seacoast Trust, LLP, Applicant**, for property located at **1900 Lafayette Road**, requesting Site Plan approval to construct two medical office buildings: (1) a 2-story building with a footprint of 12,150 s.f. and gross floor area of 21,000 s.f. plus a 10' x 60' MRI coach, and a proposed 2,050 s.f. future MRI addition to the building; and (2) a 2-story building with a footprint of 10,000 and gross floor area of 20,000 s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 267 as Lot 8 and lies within the Office Research (OR) District. (This application was postponed at the February 4, 2014 TAC meeting)

Voted to **postpone** to the April 1, 2014 TAC meeting.

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- G. The application of **Ertugrul Yurtseven, Owner**, for property located at **292 Lang Road**, requesting Final Subdivision Approval to subdivide one lot into four lots with the following:
- a. Proposed Lot 4 having 87,153 ± s.f. (2 acres) and 201.36' ± of continuous street frontage on Lang Road.
 - b. Proposed Lot 4-1 having 405,342 ± s.f. (9.31 acres) and 384.05' ± of continuous street frontage on Lang Road.
 - c. Proposed Lot 4-2 having 177,434 ± s.f. (4.07 acres) and 100' ± of continuous street frontage on Lang Road.
 - d. Proposed Lot 4-3 having 140,181 ± s.f. (3.22 acres) and 310.87' ± of continuous street frontage on Lang Road.

Said lot is shown on Assessor Plan 287 as Lot 4 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 referred to TAC by the Planning Board at the January 23, 2014 Planning Board Meeting and postponed at the February 4, 2014 TAC meeting) .)

Voted to **postpone** to the April 1, 2014 TAC meeting.

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II. NEW BUSINESS

A. The application of **4 Amigos, LLC, Owner**, for property located at **1390 & 1400 Lafayette Road**, requesting Amended Site Plan approval to add a free-standing sign to the Lafayette Road side of the site, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 252 as Lots 7 & 9 and lies within the Gateway District.

Voted to **recommend** Amended Site Plan Approval.

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III. ADJOURNMENT was at approximately 4:35pm.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary