

ACTION SHEET

SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

SEPTEMBER 2, 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; Juliet Walker, Transportation Planner; Peter Rice, Director, Public Works; David Desfosses, Engineering Technician; Carl Roediger, Deputy Fire Chief; and Michael Schwartz, Captain, Portsmouth Police Department

I. OLD BUSINESS

A. 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 August 5, 2014 TAC meeting)

Voted to **postpone** to the September 30, 2014 TAC meeting.

II. NEW BUSINESS

A. The application of **Great Bay Community College, Applicant**, for property located at **320 Corporate Drive**, requesting Site Plan Approval to construct a 2-story building expansion with a footprint of 20,000 s.f. ±, on the east side of the existing building, including a parking lot expansion resulting in the addition of 27 new parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 315 as Lot 4 and lies within the Airport Business Commercial (ABC) district.

Voted to recommend approval with the following stipulations:

1. The sewer service through the gravel wetland shall be replaced with an SDR plastic pipe unless a video is completed which can show that it is a new plastic pipe and does not have the potential to collapse.
2. Whether or not it is replaced, the sewer service through the gravel wetland shall be insulated with overlapping sections of 2” rigid insulation, and a detail of the insulation shall be added to the plans.
3. The existing corrugated metal pipe drain lines shall be replaced.
4. A sidewalk shall be installed from Corporate Drive to the new addition along the driveway access.
5. Additional bicycle racks shall be provided on the east side of the proposed addition, at the new major entrance.
6. Sheets 4B and 5B, showing a potential future expansion, shall be removed from the plan set in order to avoid future confusion about what has been approved.
7. The applicant shall add a landscaping plan to the plan set per the PDA regulations.
8. The applicant should consider relocating the gravel wetland closer to Corporate Drive in order to facilitate the construction of a sidewalk and a future expansion of the parking area.

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B. The application of **Portwalk HI, LLC and Hanover Apartments, LLC, Owners**, for property located at **195 Hanover Street**, requesting Amended Site Plan approval to relocate a curb and widen a sidewalk along Hanover Street, 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 Character District 5 (CD5), the Downtown Overlay District (DOD) and the Historic District.

Voted to recommend approval as presented.

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III. ADJOURNMENT was had at approximately 2:50 pm.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary