

## ACTION SHEET

### SITE REVIEW TECHNICAL ADVISORY COMMITTEE MEETING

2:00 PM

JANUARY 7, 2015

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

**MEMBERS PRESENT:** Rick Taintor, Chairman, Planning Director; Juliet Walker, Transportation Planner; Peter Rice, Director, Public Works; David Desfosses, Engineering Technician; Eric Eby, Parking and Transportation Engineer; Ray Pezzulo, Water and Sewer Engineer; Carl Roediger, Deputy Fire Chief; and Michael Schwartz, Captain, Portsmouth Police Department

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#### 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 s.f. 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 December 2, 2014 TAC meeting.)

As a result of said consideration, the Committee voted to **recommend approval** with the following stipulations:

1. Relocate the yard hydrant from the "future phase" area to the "initial phase" area (Sheet C-6).
2. Specify that planting in the detention basin area shall be loam and seed.
3. Change lane delineation in the exit onto Lafayette Road from paint to scored concrete (Sheet C-3).
4. Provide an apron connecting to Lafayette Road at the end of the sidewalk (Sheet C-3).
5. Add a stop sign and stop bar at the end of the access road at West Road (Sheet C-9).
6. Review and adjust the sizes of sign B and sign F (Sheet C-2).
7. Revise the plan set to clarify the site conditions at the completion of the initial phase.
8. Provide a final response to the Altus Engineering drainage review with the submission to the Planning Board.

C. The application of **Thirty Maplewood, LLC, Owner**, for property located at **46-64 Maplewood Avenue** (previously 30 Maplewood Avenue), requesting Site Plan Approval for a proposed 5-story mixed-use building with a footprint of 17,410 ± s.f. and gross floor area of 53,245 ± s.f., including 22 dwelling units and 13,745 ± s.f. of retail use, 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 Character District 4 (CD4), the Downtown Overlay District (DOD) and the Historic District. (This application was postponed at the December 2, 2014 TAC meeting.)

As a result of said consideration, the Committee voted to **recommend approval** with the following stipulations:

1. The perimeter landscaping shall be revised to provide for 7 feet of clear sidewalk width between the building landscaping and the street tree planters and street lights;
2. The revised plan shall be reviewed and approved by DPW prior to being submitted to the Planning Board;
3. Changes in the location of street light poles shall be coordinated with the City's wayfinding program.

### **III. ADJOURNMENT**

At 3:15 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully Submitted,

Liz Good  
Planning Department  
Administrative Clerk