

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

**CONFERENCE ROOM A  
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

**2:00 PM**

**DECEMBER 3, 2019**

**ACTION SHEET**

**MEMBERS PRESENT:** Juliet TH Walker, Chairperson, Planning Director; Peter Britz, Environmental Planner; David Desfosses, Construction Technician Supervisor; Eric Eby, Parking and Transportation Engineer; Patrick Howe, Fire Department; Nicholas Cracknell, Principal Planner and Robert Marsilia, Chief Building Inspector.

**MEMBERS ABSENT:** None.

**ADDITIONAL**

**STAFF PRESENT:** Jillian Harris, Planner 1 and Ray Pezzullo, Assistant City Engineer

**I. APPROVAL OF MINUTES**

**A.** Approval of minutes from the November 5, 2019 Site Plan Review Technical Advisory Committee Meeting.

The November 5, 2019 minutes were approved.

**II. OLD BUSINESS**

**A.** The application of the **Bethel Assembly of God, Owner**, for property located at **200 Chase Drive** requesting Preliminary and Final Subdivision approval to subdivide a lot with an area of 2.7 acres (116,591 s.f.) and 1,635 +/- ft. of street frontage into two (2) lots as follows: proposed Lot 1 with an area of 90,096 s.f. and 1,120 ft. +/- street frontage and proposed Lot 2 with an area of 26,495 s.f. and 515 ft. +/- of street frontage. Said property is shown on Assessor Map 210, Lot 02 and lies within the Gateway Neighborhood Mixed Use Center (G2) District. LU #19-211.

The Committee voted to postpone this request until the Tuesday, January 7, 2020 TAC meeting.

**B.** The application of the **Bethel Assembly of God, Owner**, for property located at **200 Chase Drive** requesting Site Plan Review approval for the construction of a new 22-unit residential apartment building with a footprint of 7,440 s.f. and 28,727 s.f. GFA with associated site improvements, grading, utilities, stormwater management and landscape improvements. Said property is shown on Assessor Map 210, Lot 02 and lies within the Gateway Neighborhood Mixed Use Center (G2) District. LU #19-211.

The Committee voted to postpone this request until the Tuesday, January 7, 2020 TAC meeting.

### III. NEW BUSINESS

A. The application of **Foundry Place, LLC, Owner**, for property located at **165 Deer Street (“Lot 3”)**, requesting a second 1-year extension of the Site Plan Review approval for a 5-story mixed use building including a hotel, restaurant, and parking garage that was originally granted on February 15, 2018, granted a 1-year extension on November 15, 2018, and which will expire on February 15, 2020. Said property is shown on Assessor Map 125, Lot 17 and lies within the Character District 5 (CD5) District.

The Committee voted to recommend approval of this request to the Planning Board.

B. The application of the **Weeks Realty Trust, and Carter Chad, Owners and Tuck Realty Corporation, Applicant** for property located at **3110 Lafayette Road** requesting Site Plan Review approval for the construction of 18 residential townhomes in 5 structures with a footprint of 15,880 s.f. and 47,252 GFA with associated site improvements, grading, utilities, stormwater management and landscape improvements. Said property is shown on Assessor Map 292, Lot 151-1 and lies within the Single Residence B (SRB) District.

The Committee voted to postpone this request until the Tuesday, January 7, 2020 TAC meeting.

C. The application of **Borthwick Forest, LLC, Owner** for property located on **Islington Street** requesting Amended Subdivision approval to subdivide the previously approved lot with an area of 41.56 acres to two lots; proposed lot 1 with an area of 5.32 acres and the remainder of Tax Map 241, Lot 25 with an area of 38.24 acres. The previously approved road lot consists of 0.727 acres and is proposed to be private. Said property is shown on Assessor Map 241, Lot 25 and lies within the Office Research (OR) District.

The Committee voted to recommend approval of this request to the Planning Board.

D. The application of **Dagny Taggart, LLC, Owner**, for property located on **Daniel Street** requesting Site Plan Review approval and Conditional Use Permit approval under Section 10.5A43.43 of the Zoning Ordinance for the construction of a new 4-story commercial building with a footprint of 17,200 +/- s.f. and 59,600 +/- s.f. GFA with associated site improvements, grading, utilities, stormwater management and landscape improvements. Said property is shown on Assessor Map 107, Lot 27 and lies within the Character District 4 (CD4) District

The Committee voted to postpone this request until the Tuesday, January 7, 2020 TAC meeting.

### IV. ADJOURNMENT

The meeting adjourned at 4:38 pm.