

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

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

**2:00 PM**

**August 3, 2021**

**ACTION SHEET**

**I. APPROVAL OF MINUTES**

- A. Approval of minutes from the July 6, 2021 Site Plan Review Technical Advisory Committee Meeting.

*The July 6 Minutes were approved.*

**II. OLD BUSINESS**

- A. **REQUEST TO POSTPONE** The application of **Banfield Realty, LLC, Owner**, for property located at **375 Banfield Road** requesting Site Plan review approval to demolish two existing commercial buildings and an existing shed and construct a 75,000 s.f. industrial warehouse building with 75 parking spaces as well as associated paving, stormwater management, lighting, utilities and landscaping. Said property is shown on Assessor Map 266 Lot 7 and lies within the Industrial (I) District. **REQUEST TO POSTPONE**

*The Committee Voted to Postpone to the September TAC meeting.*

- B. The request of **North Mill Pond Holdings LLC (Applicant), and One Raynes Ave LLC, 31 Raynes Ave LLC, and 203 Maplewood Ave LLC (Owners)** for property located at **31 Raynes Avenue, 203 Maplewood Avenue, and 1 Raynes Avenue** requesting Conditional Use Permit as permitted by Section 10.1112.62 of the Zoning Ordinance and according to the requirements of Section 10.1112.14 to allow 111 off-street parking spaces to be provided on-site and 25 spaces to be provided on a separate lot where a total of 159 are required and Site Plan Review approval for the demolition of three existing buildings and construction of the following: 1) a 5-story mixed use building with 65,650 gross floor area and 17,565 sq. ft. building footprint including 8,100 sq. ft. of commercial use on the ground story and 60 residential units on the upper stories; 2) a 5-story 128-room hotel with 63,400 gross floor area and 13,815 sq. ft. of building footprint; 3) 27,000 sq. ft. of community space as well as associated paving, lighting, utilities, landscaping and other site improvements. Said properties are shown on Assessor

Map 123 Lot 14, Map 123 Lot 13, Map 123 Lot 12, Map 123 Lot 10 and lie within the Character District 4 (CD4) District, Downtown Overlay District (DOD), Historic District, and the North End Incentive Overlay District.

*The Committee Voted to Postpone to the September TAC meeting.*

- C. The request of **Green & Company (Applicant) and Philip J. Stokel and Stella B. Stokel (Owners)** for property located at **83 Peverly Hill Road** requesting Conditional Use Permit approval for an Open Space Planned Unit Development according to the requirements of Section 10.725 of the Zoning Ordinance and Site Plan Review approval for the construction of 56 single-family homes and a new 2,950-foot public road with related utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 242 Lot 4 and lie within the Single Residence A (SRA) and Single Residence B (SRB) Districts.

*The Committee voted to recommend approval to the Planning Board for consideration at the August Planning Board Meeting with the following stipulations:*

- 1) Applicant will construct a temporary shared use path to connect to the existing sidewalk network and install crossing equipment to cross Peverly Hill Road at Middle Rd.
  - 2) Applicant should provide detailed written confirmation that the application meets all of the requirements of Article 7 of the Site Plan Review regulations as these relate to stormwater management, specifically that the post-development flows all meet or decrease the pre-development stormwater flows.
  - 3) Update subdivision and site plan review checklists prior to submission to PB.
  - 4) Road profiles will show geometry, sewer manhole numbers, and inverts.
  - 5) Final calculations regarding both the gravity and force sewer systems will be provided.
  - 6) Cross slope percentages will be added as details.
  - 7) Pavement will be used instead of pavers for areas of road that are widened at hydrant areas.
  - 8) Water main shall be cl 52 CLDI wrapped in polyethylene with continuity wedges as per City Standards and called on in detail.
  - 9) Design of Irrigation systems for houses will use smart controls and noted on plan set.
  - 10) NHDES Sewer extension permit will be obtained.
  - 11) Force main's entry into the gravity sewer will be detailed in plan set.
  - 12) Reroute water main at entrance to provide separation from sewer line.
  - 13) Show expanded tree clearing for City vehicle access.
- D. **REQUEST TO POSTPONE** The request of **Gregory J. Morneault and Amanda B. Morneault (Owners) and Darrell Moreau (Applicant)** for property located at **137 Northwest Street** requesting Preliminary and Final Subdivision Approval to subdivide 1 existing lot with 18,134 square feet of lot area, 19 feet of lot depth, and 537 feet of street frontage into 2 lots as follows: Proposed Lot 1 with 7,500 square feet of lot area, 44 feet of lot depth, and 179 feet of street frontage; Proposed Lot 2 with 10,634 square feet of lot area, 25 feet of lot depth,

and 357 feet of street frontage. The existing residence will remain and be on Proposed Lot 1 and a new home will be constructed on Proposed Lot 2. Said property is shown on Assessor Map 122 Lot 2 and lies within the General Residence A (GRA) District and Historic District. **REQUEST TO POSTPONE**

*The Committee voted to postpone the application to the September TAC meeting.*

- F. The request of **Ricci Construction Company Inc, (Owner)** and **Green & Company Building & Development Corp. (Applicant)** for property located at **3400 Lafayette Rd** requesting Conditional Use Permit for a Development Site in accordance with Section 10.5B40 of the Zoning Ordinance and Site Plan Review approval for construction of a 50-unit multi-family residential development that includes community space and related landscaping, drainage, paving, utilities and other site improvements. Said property is shown on Assessor Map 297 Lot 11 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District and the Natural Resource Protection (NRP) District.

*The Committee voted to recommend approval to the Planning Board for consideration at the September Planning Board Meeting with the following stipulations:*

- 1) Applicant will update community space area terminology to be consistent with Ordinance terminology.
- 2) Trailhead connections and wayfinding signs will be included for residents on the eastern side of the development to access the recreational trails.
- 3) Deeded public access will be provided to the proposed open space and undeveloped portion of the property that abuts city-owned parcels.
- 4) Water main sizes will be labeled.
- 5) Applicant will provide written statement that demonstrates conformance with Article 7 of the City's Site Plan Review regulations.
- 6) Applicant will hire a 3rd party company to identify areas of ground water infiltration that can be eliminated from the local municipal sewer collection system. After agreement from the City on the targeted areas, the developer will need to permit and construct via whatever means are approved (repair/replace/reline) areas of the sewer successfully in order to create capacity for this development in the sewer system. The amount of infiltration to be removed must be a value equal or greater to two times the amount of waste predicted from the development.
- 7) Applicant will hire a third party to inspect all utilities and stormwater systems.
- 8) Applicant will provide a fire hydrant flow rate plan that shows acceptable pressure as determined by city DPW and Fire Department.

### III. NEW BUSINESS

- A. The application of **Warner House Association, Owner**, for property located at **150 Daniel Street**, requesting Site Plan Review approval for the construction of a two-story Carriage House with 576 square foot building footprint that will include new utility services and the installation of stone walkways. Said property is shown on assessor Map 106 Lot 58 and lies within the Civic, Historic, and Downtown Overlay Districts.

*The Committee voted to recommend approval to the Planning Board for consideration at the August Planning Board Meeting*

- B. Application of **Spaulding LLC, Owner**, for property located at **180 Spaulding Turnpike**, requesting Site Plan review for the renovation of the existing show room and the expansion of the customer service and office areas increasing the total square footage by 4,795 square feet. Said property is shown on Assessor Map 236 Lot 39 and lies within the General Business (GB) district.

*The Committee voted to recommend approval to the Planning Board for consideration at the August Planning Board Meeting.*

### V. ADJOURNMENT

*The meeting adjourned at 4:52 p.m.*