

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

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

2:00 PM

December 6, 2022

ACTION SHEET

I. APPROVAL OF MINUTES

- A.** Approval of minutes from the November 1, 2022 Site Plan Review Technical Advisory Committee Meeting.

*The Committee voted to approve the minutes as presented
Motion: P. Howe, Second: P. Britz. Motion passed all in favor.*

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. (LU-20-259)
REQUEST TO POSTPONE

*The Committee **postponed** consideration to the January meeting.*

- B.** The request of **Frederick J. Bailey III & Joyce Nelson (Owners)**, and **Tuck Realty Corporation (Applicant)**, for properties located at **212, 214, and 216 Woodbury Avenue** requesting Preliminary and Final Subdivision Approval for a Lot Line Relocation to create the following lots: Proposed Lot 1 to be 60,025 square feet of lot area where 26,012 square feet are existing, Proposed Lot 2 to be 12,477 square feet of lot area where 29,571 square feet are existing, and Proposed Lot 3 to be 7,917 square feet of lot area where 24,836 square feet are existing. No changes in street frontage are proposed. Said properties are located on Assessor Map 175 Lots 1, 2, and 3 and lie within the General Residence A (GRA) District. (LU-22-129)

*The Committee **postponed** consideration to the January meeting.*

- C. The request of **Frederick J. Bailey III & Joyce Nelson (Owners)**, and **Tuck Realty Corporation (Owner and Applicant)**, for properties located at **212 Woodbury Avenue** requesting Site Plan Approval for the construction of an eight-unit condominium development consisting of four (4) single living-unit structures, two (2) two-unit structures, 18 parking spaces where are 13 required, and associated stormwater, utility and site improvements with access to the development from Boyd Street. Said properties are located on Assessor Map 175 Lot 1 and lies within the General Residence A (GRA) District. (LU-22-129)

The Committee postponed consideration to the January meeting.

- D. The request of **Jonanthan Watson Sobel Revocable Trust (Owner)**, for property located at **49 Sheafe Street** requesting preliminary and final subdivision approval to subdivide one (1) lot with an area of 5,402 s.f. and 50.55 ft. of continuous street frontage on Sheafe Street and 22.93 feet of frontage on Custom House Court into two (2) lots as follows: Proposed lot 1 with an area of 1,855 s.f. and 22.93 ft. of continuous street frontage on Custom House Court; and Proposed Lot 2 with an area of 3,548 s.f. and 50.55 ft of continuous street frontage on Sheafe Street. Said property is shown on Assessor Map 107 Lot 21 and lies within the CD4 and Historic Districts. (LU-22-179)

The Committee voted to recommend approval to the Planning Board December meeting with the following condition:

1. *The water line shall be installed and functioning before subdivision is recorded at the registry.*

Motion: P. Howe. Second: D. Desfosses. Motion passed all in favor.

- E. The request of **One Market Square LLC (Owner)**, for property located at **1 Congress Street** requesting Site Plan Review approval for the partial demolition and expansion of the existing structure to construct a 3-story building with 58,780 square feet of gross floor area, 12,080 square foot building footprint, 13 parking spaces, and associated onsite and offsite improvements. Said property is shown on Assessor Map 117 Lot 14 and lies within the Character District 4 (CD4), Character District 5 (CD5), Downtown Overlay (DOD), and Historic District. (LU-22-12)

The Committee voted to continue to the January meeting.

Motion: N. Cracknell, Second: P. Britz. Motion passed all in favor.

III. NEW BUSINESS

- A. The request of **Brady J. Byrd and Brian L. Neste (Owners)**, for property located at **184 Walker Bungalow Road & 27 Shaw Road** requesting lot line relocation to convey 3,834 square feet of area and 26 feet of frontage from lot 223/18 to lot 223/19. Said property is located on Assessor Map 223 Lot 19 and lies within the Single Residence B (SRB) District. (LU-22-224)

*The Committee voted to recommend **approval** to the Planning Board January meeting with the following condition:*

- 1. Applicant will update the application materials to reflect the new owner information for 184 Walker Bungalow Road and submit a new owner authorization form.*

Motion: P. Howe, Second: P. Britz. Motion passed all the favor.

- B.** The request of **Torrington Brown LLC** and **Single Venture LLC (Owners)**, for property located at **132 & 134 Middle Street** requesting a Conditional Use Permit Approval to provide 7 parking spaces where 17 spaces are required as permitted under Section 10.1112.62 of the Zoning Ordinance. Said property is shown on Assessor Map 127 Lots 11, 12 and lies within the Character District 4-L1 (CD4-L1) and Historic Districts. (LU-22-232)

*The Committee voted to recommend **approval** to the Planning Board January meeting with the following condition:*

- 1. Applicant will update plans to reflect the addition of an extra bike rack.*

Motion: P. Britz, Second: Z. Cronin. Motion Passed all in favor.

IV. OTHER BUSINESS

There was no other business.

V. ADJOURNMENT

The meeting adjourned at 2:41 p.m.