

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

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

2:00 PM

February 1, 2021

ACTION SHEET

I. APPROVAL OF MINUTES

- A.** Approval of minutes from the January 4, 2021 Site Plan Review Technical Advisory Committee Meeting.

January 4, 2022 minutes will be reviewed for approval at the March 1, 2022 meeting.

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** (LU-20-259)

*The committee voted to **postpone** to the March meeting.*

- B.** The request of **The Sagamore Group, LLC, (Owner)** for properties located at **1169 Sagamore Avenue and 1171 Sagamore Avenue** requesting Site Plan Review approval for the demolition of 3 existing principal structures (3 single family units) and 3 existing accessory structures to be replaced with 6 single family structures and 2 2 family structures to total 10 living units and 22 parking spaces where 15 is required. Said properties are shown on Assessor Map 224 Lot 14 and Assessor Map 224 Lot 15 and lie within the Mixed Residential Office (MRO) District. (LU-21-167)

*The committee voted to **continue** to the March meeting.*

- C. REQUEST TO POSTPONE** The request of **Elizabeth B. Larsen Trust of 2012 (Owner)**, for property located at **668 Middle Street** requesting Site Plan Review approval for the construction of two two-unit structures and improvement to the existing

structures to create a total of eight units on three lots with associated utilities, connections and site improvements. Said property is shown on Assessor Map 147 Lot 18 and lies within the Historic and General Residence A (GRA) Districts. **REQUEST TO POSTPONE** (LU-21-23)

*The committee voted to **postpone** to the March meeting.*

- D.** The request of **Cate Street Development (Owner)**, for property located at **428 US Route 1 Bypass** requesting amended Site Plan Review approval to provide 56 additional parking spaces, revised stormwater collection and treatment system, and the reconfiguration of an existing structure for a proposed commercial use. Said property is shown on Assessor Map 172 Lot 1 and lies within the Gateway Corridor (G1) District. (LU-22-7)

*The committee voted to recommend **approval** to the Planning Board.*

- E.** The request of **Cate Street Development LLC (Owner)**, and **Boston and Maine Corp (Owner)**, for properties located at **428 US Route 1 Bypass, 406 US Route 1 Bypass, and 55 Cate St** requesting Preliminary and Final Subdivision approval (Lot Line Revision) to convey 31,187 square feet from Map 165 Lot 14 to Map 172 Lot 2, Map 172 Lot 1 and Map 165 Lot 2 which will result in a total of 52,820 square feet lot area for Map 172 Lot 2, 126,500 square feet lot area for Map 172 Lot 1, and 260,789 square feet lot area for Map 165 Lot 2. Said properties are shown on Assessor Map 172 Lot 1, Map 172 Lot 2, Map 165 Lot 2, and Map 165 Lot 14 and lie within the Transportation Corridor (TC) and the Gateway Corridor (G1) District. (LU-22-7)

*The committee voted to recommend **approval** to the Planning Board.*

III. NEW BUSINESS

There was no other business.

IV. ADJOURNMENT

The meeting was adjourned at 3:29PM.