SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE PORTSMOUTH, NEW HAMPSHIRE

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

2:00 PM

April 5, 2021

ACTION SHEET

I. APPROVAL OF MINUTES

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

The minutes from the March 1, 2022 meeting were approved as presented.

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 voted to **postpone** consideration to the May 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 postpone consideration to the May meeting.

C. 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. (LU-21-23)

The committee voted to **recommend approval** to the Planning Board with the following stipulations:

Items to be addressed before Planning Board submittal:

- 1. Include easement plan in the plan set. Please identify all easements with unique identifiers corresponding to easement table listing all easements and purpose.
- 2. Water service material to be copper within right of way with brass curb stop.
- 3. Water service to existing dwelling is corrected to show 1" pipe on plan.
- 4. Show 1" water services to the 4 new condo units on plans.
- 5. Sewer service to be abandoned must be abandoned and capped outside of SMH 2395.
- 6. Proposed sewer manhole to be located in Chevrolet roadway outside of the driveway alignment.
- 7. Line showing the limited common area will be removed from the plan set and only described within the Home Owners Association and condominium documents.
- 8. Condominium site plan will be removed from the plan set.
- 9. Snow Storage should be moved so as not to conflict with the blow off hydrant
- 10. Shared driveway easement documentation needs to be provided for lots 147/18 and 147/19
- 11. Add drainage easement on lot 18-2 for lot 18-1
- 12. Off-site easements (driveway and utility) must be signed and submitted to the City Council.
- 13. Mailbox must be relocated so the mail carrier can access from Chevrolet Ave.

Item to be addressed before construction:

14. Three sets of condominium documents total shall be submitted to the City for review by the Legal Department.

D. Request of **Mastoran Restaurants Inc. (Owner) and Granite State Convenience** (Applicant), for property located at **2255 Lafayette Road** requesting Site Plan review and Conditional Use Approval for use 19.40 under Section 10.440 to allow a drive-thru facility as an accessory use to a permitted principal use in the Gateway Corridor Zone. Said property is shown on Assessor Map 272 Lot 3 and lies within the Gateway Corridor (G1) District. (LU-22-13)

The Committee voted to **postpone** consideration to the May meeting.

E. Request of ADL 325 Little Harbor Road Trust (Owner), for property located at 325 Little Harbor Rd requesting Wetland Conditional Use Permit under Section 10.1017 of the Zoning Ordinance to replace the existing single family structure, carriage house, shed, barn, and paddock; construct a garage, pool, pool cabana playground; and renovate the existing barn and shed with all associated electric, gas, water, and sewer updates as required on private property and within the public right of way. Said property is shown

on Assessor Map 205 Lot 2 and is located within the Rural (R) and Single Residence A (SRA) Districts. (LU-22-23)

The Committee voted to **recommend approval** to the Planning Board with the following stipulations:

Item to be addressed before Planning Board submittal:

1. Sewer force main has more than one high point. Should be designed and stamped by design engineer. Plan to accommodate high points and air relief.

Items to be addressed before construction:

2. Confirm high points in force main does not require air release valve for air entrapment.

III. NEW BUSINESS

A. Request of HCA Realty Inc. (Owner), and Portsmouth Regional Hospital (Applicant), for property located at 0 Borthwick Avenue requesting Site Plan Review Approval for the construction of a satellite parking lot consisting of 520 spaces and associated sit improvements to support the existing hospital facilities currently serviced by 783 parking spaces. Said property is shown on Assessor Map 234 Lot 7-4A and is located in the Office Research (OR) District. (LU-22-47)

The Committee voted to **postpone** consideration to the May meeting.

B. The application of **2422 Lafayette Road Associates, LLC (Owner),** and **Waterstone Properties Group Inc. (Applicant),** for property located at **2454 Lafayette Road** requesting Amended Site Plan Review Approval for the alteration of the commercial pad and sidewalk, rerouting the existing sewer line, relocation of bicycle racks, and the expansion of Unit 9 from an existing footprint of 1,833 s.f. to 3,650 s.f +/- and to then divide the space into two units equaling 1,155 s.f. +/- and 2,400 s.f. +/-. Said property is shown on Assessor Map 273 Lot 3 and lies within the Gateway Corridor (G1) District. (LU-22-46)

The Committee voted to **recommend approval** to the Planning Board with the following stipulations:

Items to be addressed before Planning Board submittal:

- 1. Replace existing sewer manhole 2494.
- 2. Show location of water service on plans.
- 3. A trip generation memo to address change in trips and traffic from existing to proposed will be provided.

IV. OTHER BUSINESS

There was no other business.

V. ADJOURNMENT

The meeting was adjourned at 3:50 PM.