

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

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

**2:00 PM**

**May 3, 2021**

**ACTION SHEET**

**I. APPROVAL OF MINUTES**

- A.** Approval of minutes from the April 5, 2022 Site Plan Review Technical Advisory Committee Meeting.

*The committee voted to **approve** the April 15, 2022 meeting Minutes as presented.*

**II. OLD BUSINESS**

- A. POSTPONED** 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. **POSTPONED** (LU-20-259)

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

- C.** The 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 **recommend approval** to the Planning Board with the following stipulations:*

**Items to be addressed before Planning Board approval:**

*1. A note is added to the planset (near the sewer connections) that states all work regarding to the City sewer is to be witnessed by DPW staff, provided 48 hours' notice.*

*2. The sidewalk proposed onsite will be moved to the northwest side of the site and removed from the wetland buffer area in the southwest corner.*

**Post Construction:**

*3. After connections are terminated and created, the applicant will video inspect the two spots to confirm that no groundwater is infiltrating.*

- D. The 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 Lot7-4A and is located in the Office Research (OR) District. (LU-22-47)**

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

### **III. NEW BUSINESS**

- A. The request of 404 Islington Street LLC (Owner), for property located at 404 Islington Street requesting a Conditional Use Permit under Section 10.1112.14 of the Zoning Ordinance to provide ten (10) parking spaced where thirteen (13) are required. Said property is shown on Assessor Map 145 Lot 33 and is located in the Historic District and the Character District 4L-2 (CD4-L2). (LU-22-74)**

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

**Items to be addressed prior to Planning Board approval:**

*1. Applicant explores and identifies supplemental parking opportunities to meet parking requirements as defined in the ordinance and present findings to Planning Board.*

**Prior to Building Permit Issuance:**

*2. Applicant obtains special exception approval per section 10.440 of the Zoning Ordinance.*

- B.** The request of **North Church of Portsmouth (Owner)**, for property located at **355 Spinney Road** requesting Preliminary and Final Subdivision approval to subdivide one existing lot with 146,666 square feet of lot area and 10,429.68 feet of frontage into two lots as follows: Proposed Lot 1 with 16,820 square feet of lot area and 117.58 feet of frontage, and Proposed Lot 2 with 129,846 square feet of lot are and 360.62 feet of lot frontage. Said property is located on Assessor Map 169 Lot 1 and lies within the Single Residence B (SRB) District. (LU-22-49)

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

- C.** The request of **James and Gail Sanders (Owners)**, for property located at **445 Marcy Street** requesting Preliminary and Final Subdivision approval to subdivide one lot with 14,947 square feet of lot area and frontage on Marcy Street, Pray Street, and Partridge Street into two lots as follows: Proposed Lot 1 with 6,127 square feet of lot area and 102.43 feet of frontage on Marcy Street and 67.83 feet of frontage on Pray Street, Proposed Lot 2 with 8,820 square feet of lot area and 802 feet of frontage on Pray street and 62.44 feet of frontage on Partridge Street. Said property is located on Assessor Map 101 Lot 3 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-79)

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

**Items to be addressed prior to Planning Board approval:**

- 1. Applicant will cut into 8" City sewer in Pray Street and install a wye and use gasketed solid couplings on either side of the wye.*
- 2. Applicant will use a larger pipe for both inserta-tee and sewer connection to culvert than the proposed 8" pipe.*
- 3. 1' water service will be used for property.*
- 4. Applicant will coordinate with City DPW, Eversource, Consolidated Communications, and Comcast and report back on the implications of undergrounding wires as shown. Additional guying or other work may be necessary and not possible/feasible.*
- 5. Driveway for Lot 1 will be at least 30 feet from the intersection of Pray Street and Marcy Street.*
- 6. A note on the plan will be added to articulate Lot 1 has drainage rights across Lot 2.*
- 7. Address for Lot 2 will correspond to Partridge Street until such time when a second driveway is provided on Pray Street.*

- D.** The request of **RIGZ Enterprises LLC (Owner)**, for property located at **806 Route 1 Bypass** requesting Site Plan Review for construction of 400 square feet of additional commercial space and site improvements. Said property is located on Assessor Map 161 Lot 43 and lies within the Business (B) District. (LU-22-81)

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

**Items to be addressed prior to Planning Board approval:**

- 1. Dumpsters will be relocated to parking spaces 24 and 23 with a 20 foot setback from rear lot line and at least 10 feet from side lot line. Applicant will request a waiver from the Planning Board for Section 9.3 of the Site Plan regulations to have the dumpsters located within 20' of the side lot line.*
- 2. A note will be added to the plans regarding the use of non-combustible mulch.*
- 3. Applicant will work with DPW to correct the sewer lateral connection and location.*
- 4. Applicant will work with DPW staff (Eric Eby) to reconfigure handicap parking and accessibility (two spaces needed).*
- 5. Applicant will extend landscaping and curbing at the front lot line.*
- 6. Parking spaces 18 and 19 will be relocated and be replaced with landscaping and 3 bike racks.*
- 7. Entryway will be striped.*
- 8. Raised sidewalk will be extended to connect to front entryway.*
- 9. Light Pole 3 (LP3) located at the rear of the building shall be limited to a height of 16' with cut off shields.*
- 10. Lighting on the rear wall will not exceed a height of 9'.*
- 11. Curbing is added to proposed landscape islands.*

- E.** The request of **4 Amigos LLC (Owner)**, for property located at **1400 Lafayette Road** and **951 Peverly Hill Road** requesting Preliminary and Final Subdivision approval to subdivide one existing lot with 223,416 square feet of lot area and 789.91 feet of frontage on Peverly Hill Road and 576.28 feet of frontage on Lafayette Road into two lots as follows: Proposed Lot 1 with 111,415 square feet of lot area and 467.63 feet of frontage on Peverly Hill Road, Proposed Lot 2 with 137,276 square feet of lot area with 325.59 feet of frontage on Peverly Hill Road and 576.28 feet of frontage on Lafayette Rd. Said property is located on Assessor Map 252 Lot 7 and lies within the Gateway Center (G2) District. (LU-22-80)

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

**Items to be addressed prior to Planning Board approval:**

*1. A sewer easement to the benefit of proposed Lot 5 will be granted across Lot 7.*

**F.** The request of **4 Amigos LLC (Owner)**, for property located at **1400 Lafayette Road** and **951 Peverly Hill Road** requesting a site plan amendment and a 1-year extension for Conditional Use Permit approval for a Development Site according to the requirements of Section 10.5B40 of the Zoning Ordinance and Site Plan Review approval for the construction of a 53-unit Garden and Townhouse Style residential development consisting of 6 structures with a combined total footprint of 37,775 +/- s.f. and 122,000 +/- GFA with associated grading, lighting, utilities, stormwater management, landscape improvements and community space. Said property is located on Assessor Map 252 Lots 4, 5, and 7 and lies within the Gateway Center (G2) District. (LU-20-12)

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

**Items to be addressed prior to Planning Board approval:**

*1. The crossing at West Road will be included as it was part of the original approval.*

*2. A note to the plan will be added for any dead ended water services to include either a fire hydrant or a flushing hydrant.*

*3. Domestic water service will be changes to come directly from water main and not from the fire service.*

*4. Each condo will have individual water services, shutoffs, and meters.*

*5. Leak detection and access easement to the city -from the original approval will still be applicable.*

*6. SMH3 will be changed to a 5' manhole to accommodate the inside drop.*

*7. Applicant will request a waiver from the Planning Board for Section 9.3 of the Site Plan regulations to have the dumpsters located within 20' of lot line.*

*8. 7 Bike racks will be added adjacent to the southern patio area between buildings C and E.*

*9. Textured area between buildings E and D will be removed.*

*10. All easements will be identified with unique identifiers and corresponding easement table that lists all easements and their purpose.*

**Prior to Building Permit Issuance:**

*11. The sprinkler and riser room will be included in the building plans and will be incorporated within the existing footprint.*

**G.** The request of **Artwill LLC (Owner)**, for property located at **437 Lafayette Road** requesting Preliminary and Final Subdivision approval to subdivide one existing lot with 65,365 square feet of lot area and 123.92 of frontage on Lafayette Road and 336.61 feet of frontage on Andrew Jarvis Drive into three lots as follows: Proposed Lot 1 with 18,434 square feet of lot area and 123.92 feet of frontage on Lafayette Road and 129.57 feet of

frontage on Andrew Jarvis Drive, Proposed Lot 2 with 16,606 square feet of lot area and 102.04 feet of frontage on Andrew Jarvis Drive, and Proposed Lot 3 with 30,325 square feet of lot area and 107 feet of frontage on Andrew Jarvis Drive. Said property is located on Assessor Map 229 Lot 1 and lies within the Single Residence B (SRB) District. (LU-22-82)

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

**Items to be addressed prior to Planning Board approval:**

- 1. Access easements will be will be provided to allow access across all proposed lots for travel along Artwill Ave.*
- 2. A maintenance agreement will be provided for proposed Artwill Ave. maintenance.*
- 3. All easements will be identified with unique identifiers and corresponding easement table that lists all easements and their purpose.*
- 4. Gas line is to be installed under Artwill Ave and service shall come from the new line and explore feasibility of servicing the existing unit from Artwill Ave.*

**H.** The request of **Artwill LLC (Owner)**, for property located at **437 Lafayette Road** requesting Site Plan Approval and Conditional Use Permit Approval as permitted under Section 10814.40 of the Zoning Ordinance to subdivide the lot and construct two new single-family dwellings (one includes an attached dwelling unit) in addition to the existing single-family dwelling. Said property is located on Assessor Map 229 Lot 1 and lies within the Single Residence B (SRB) District. (LU-22-82)

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

**Items to be addressed prior to Planning Board approval:**

- 1. All easements will be identified with unique identifiers and corresponding easement table that lists all easements and their purpose.*

**Prior to Building Permit Issuance:**

- 2. Applicant will coordinate final water and sewer connections with Portsmouth Water.*
- 3. The final water main connection under Andrew Jarvis Dr. will be determined by Portsmouth Water.*

#### **IV. OTHER BUSINESS**

- A. WITHDRAWN** The request of **Islamic Society of the Seacoast Area (Owner)**, for property located at **686 Maplewood Avenue** requesting a one year extension of the Site Plan approval to construct a 2-story building for religious assembly with a footprint of 3,880 s.f. and Gross Floor Area of 5,333 s.f., with related paving, lighting, utilities,

landscaping, drainage and associated site improvements, which was granted on April 18, 2019. Said property is shown on Assessor Map 220 as Lot 90 and lies within the Single Residence B (SRB) District. **WITHDRAWN** (LU-19-10)

**V. ADJOURNMENT**

*The meeting adjourned at 5:00 PM*