

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

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

2:00 PM

June 7, 2021

ACTION SHEET

I. APPROVAL OF MINUTES

- A.** Approval of minutes from the May 3, 2022 Site Plan Review Technical Advisory Committee Meeting.

*The committee voted to **approve** the May 3, 2022 meeting Minutes as presented.*

II. OLD BUSINESS

- A.** 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)

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

Items to be addressed prior to Planning Board approval:

- 1) Catch basin 3 is to be relocated upgrade to the northern side of the driveway servicing 1167 Sagamore Ave.*
- 2) Applicant will provide confirmation from the Jelly Fish system manufacturer that the proposed location is adequate for the system to properly perform its functions.*

Condition Precedent:

3) *The proposed culvert across Sagamore Ave will need a Wetland Conditional Use Permit and City Council approval for work on City property.*

Condition Subsequent:

4) *Third party inspection of stormwater, sewer, water, and sidewalk installation is required.*

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

Items to be addressed prior to Planning Board approval:

- 1) *A preliminary street address and Map/Lot number are to be obtained for the property.*
- 2) *The plan set will be updated to include more details on the multiuse path including extended topography and proposed grading as well as the necessary changes to needed to complete design. Updated plans will be provided to DPW for review and approval.*
- 3) *Applicant will work with DPW to address all comments from the peer review conducted by Altus.*
- 4) *House side shields will be added to parking lot lights as necessary to prevent light pollution into Coakley Rd homes. Details are to be added to the plan.*

- D. 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 17,817 square feet of lot area and 117.6 feet of frontage, and Proposed Lot 2 with 128,849 square feet of lot area 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 recommend **approval** to the Planning Board as presented.*

III. NEW BUSINESS

- A. The request of **230 Commerce Way LLC (Owner and Applicant)**, for Property located at **230 Commerce Way** requesting **Amended Site Plan Review Approval** to construct a new two-story building with a 12,500 square foot footprint and totaling 25,000 square feet with associated site improvements including lighting, utilities and stormwater

treatment/management systems. Said property is located on Assessor Map 216 Lot 1-5 and lies within the Office Research (OR) District. (LU-22-14)

*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 work with DPW to determine fair share contribution amount that will be dedicated to City sediment removal mitigation project.*
- 2) New sewer man hole will be a cut in manhole and articulated as such on plan.*
- 3) A note will be added to the plan to use non-combustible mulch on site.*
- 4) Applicant will work with DPW to determine fair share contribution amount that will be dedicated to pedestrian multi-use path construction on Market Street.*
- 5) A leader will be added to the plans to call out handicap parking access.*

Conditions Subsequent:

- 6) Location of existing water mains on the property will be field verified by contractor in order to vet the design. If water mains need to be relocated it will be at the developer's expense with plans and necessary easements reviewed and approved by DPW.*

- B.** The request of **Port Harbor Land, LLC (Owner and Applicant)** for property located at **2 Russell Street** requesting Lot Line Revision Approval to adjust the boundary lines on three lots to create one lot with 18,237 square feet (0.418 acres) of lot area, one lot with 52,651 square feet (1.209 acres) of lot area, and one lot with 19,141 square feet (0.429 acres) of lot area. Said properties are located on Assessor Map 118 Lot 28, Map 124 Lot 12, and Map 125 Lot 21 and lie within the Character District 5 (CD5), North End Incentive Overlay District, Historic District, and the Downtown Overlay District. (LU-22-111)

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

- C.** The request of **Port Harbor Land, LLC (Owner and Applicant)** for property located at **2 Russell Street** requesting Site Plan Approval for the construction of 84 residential units, commercial space, and parking in three buildings with associated community space, paving, utilizes, landscaping, and other site improvements including three proposed land transfers to allow for the realignment of the Russell Street & Deer Street intersection and for the City's future construction of a roundabout at Russell Street and Market Street (Land transfer area 1 is proposed from Map 119 Lot 4 to the City of Portsmouth. Land transfer areas 2 and 3 are from Map 119 Lot 1-1C to the City of Portsmouth); Conditional Use Permit Approval to provide 343 parking spaces on separate lots where 341 spaces are required as permitted under Section 10.1112.62 of the Zoning Ordinance; and Conditional Use Permit Approval to allow a 40,000 square foot building footprint within the CD5 as permitted under 10.5A43.43 of the Zoning Ordinance. Said properties are located on Assessor Map 118 Lot 28, Map 124 Lot 12, Map 125 Lot 21, Map 119 Lot 4, and Map 119 Lot 1-1C and lie within the Character District 5 (CD5),

North End Incentive Overlay District, Historic District, and the Downtown Overlay District. (LU-22-111)

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

- D.** The request of **HCA Health Service of NH IINC (Owner)**, for property located at **333 Borthwick Avenue** requesting Amended Site Plan Approval for an 8,700 square foot addition to the existing building with associated landscaping, utilities, sidewalk connectivity, and other related site work. Said property is located on Assessor Map 240 Lot 2-1 and lies within the Office Research (OR) District. (LU-22-35)

*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 trip generation memo will be submitted to DPW for review and approval.*
- 2) Fire department connection line will be labeled as such.*
- 3) New sewer manhole will be a cut in manhole.*
- 4) Borthwick Ave handicap access ramp flooding will be addressed and approved by DPW.*

Conditions Subsequent:

- 5) The wetland area adjacent to the emergency area will be dredged from Borthwick to the oxygen tank area to restore free flowing drainage. This will be done in conjunction with an associated wetland enhancement along the edges of this same area.*
- 6) Prior to release of bond, Applicant will work with DPW to determine fair share contribution amount that will be dedicated to City sediment mitigation project that is proposed for the area from the oxygen tanks to the Route 1 bypass area.*

IV. OTHER BUSINESS

V. ADJOURNMENT