

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

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

**2:00 PM**

**January 3, 2023**

**ACTION SHEET**

**I. APPROVAL OF MINUTES**

- A.** Approval of minutes from the December 6, 2022 Site Plan Review Technical Advisory Committee Meeting.

*The Committee voted to **approve** the minutes as presented.*

*Motion: P. Britz, N. Cracknell*

**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 grant the request to **postpone** consideration to the February 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 voted to **continue** the hearing to the February meeting with the understanding that applicant will satisfy all comments sent prior to and stated during the meeting.*

*Motion: P. Britz, D. Desfosses*

- 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 voted to **continue** the hearing to the February meeting with the understanding that applicant will satisfy all comments sent prior to and stated during the meeting.*

*Motion: P. Britz, D. Desfosses*

- D. 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 recommend **approval** to the Planning Board with the following **conditions**:*

**Prior to Planning Board consideration:**

- 1. Applicant and project team will meet with the Planning staff to discuss the zoning compliance table.*
- 2. Pole lights will be removed and the replacement fixtures will be reviewed and approved by Public Works Department.*
- 3. Any utility work that is necessary to construct a fully operational building will need to be reviewed and approved by the Public Works Department.*

**Subsequent to Planning Board approval by prior to the issuance of a Building Permit:**

- 4. Prior to issuance of building permit the proposed off site improvement for High Street and Ladd Street and Haven Court will be reviewed and approved authorized by the City entity to ensure building, pedestrian, vehicular, and emergency vehicle safety.*

*Motion: E. Eby, Peter B.*

### III. NEW BUSINESS

- A. The request of **Pease Development Authority (Owner)**, for property located at **80 Rochester Avenue** Site Plan approval for the construction of a ±209,750 SF advanced manufacturing building including ±18,145 SF of office space, two (2) parking areas, two (2) loading dock areas, minor realignment of a portion of Rochester Avenue, and associated site improvements consisting of underground utilities, landscaping, lighting, and a stormwater management system. Said property is shown on Assessor Map 308 Lot 1 and lies within the Pease Industrial District (PI). (LU-22-210)

*The Committee voted to **continue** the hearing to the February meeting.*

*Motion: N. Cracknell, P. Howe*

- B.** The request of **Pease Development Authority (Owner)**, for property located at **80 Rochester Avenue** requesting lot line adjustment to add 22,251 square feet to the existing lot as part of a realignment of Rochester Avenue for a proposed lot size of 496,584 square feet (11.4 acres). Said property is shown on Assessor Map 308 Lot 1 and lies within the Pease Industrial District (PI). (LU-22-210)

*The Committee voted to **continue** the hearing to the February meeting.*

*Motion: N. Cracknell, P. Howe*

- C.** The request of **Nicole J. Giusto and David A. Sinclair (Owners)**, for property located at **765 Middle Street** requesting Site Plan Approval for a fourth dwelling unit in a new detached structure with a 3-bay garage, including stormwater management improvements, expanded driveway utility services and landscaping. Said property is located on Assessor Map 148 Lot 37 and lies within the General Residence A (GRA) and Historic Districts. (LU-22-196)

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

**Prior to Planning Board consideration:**

- 1. Applicant will update application materials to identify who will perform the maintenance of the stormwater system and make information available to the City on an annual basis.*
- 2. Applicant will update application materials to move the leeching catch basin to the low point in the driveway.*
- 3. Applicant will show fire service and domestic water line on the utility plan.*

**Subsequent to Planning Board approval by prior to the issuance of a Building Permit:**

- 4. A licensed utility engineer will determine the appropriate sizing for the fire service and domestic water lines.*

*Motion: P. Britz, N. Cracknell.*

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

*There was no other business.*

#### **V. ADJOURNMENT**

*The meeting was adjourned at 3:50PM*