

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

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

*Members of the public also have the option to join the meeting over Zoom  
(See below for more details)\**

**2:00 PM**

**February 7, 2023**

**AGENDA**

**I. APPROVAL OF MINUTES**

- A. Approval of minutes from the January 3, 2023 Site Plan Review Technical Advisory Committee 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)
- 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)
- 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 13 are 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 lie within the General Residence A (GRA) District. (LU-22-129)

- D. 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)
- E. 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)

### III. NEW BUSINESS

- A. The request of **Lucky Thirteen Properties LLC (Owner)**, for property located at **147 Congress Street** requesting Site Plan review approval for a 700 square foot addition, front and rear canopies and associated offsite and onsite improvements. Said property is shown on Assessor Map 126 Lot 4 and lies within the Character District 5 (CD5) and Historic District. (LU-22-192)
- B. The request of **Lucky Thirteen Properties LLC (Owner)**, for property located at **361 Islington Street** requesting Site Plan review approval for the redevelopment of the existing property including a 695 square foot addition and a 73 square foot addition with associated site improvements including lighting, utilities, landscaping, and stormwater treatment/management, and a Conditional Use Permit approval in accordance with section 10.1112.14 of the Zoning Ordinance to allow twelve (12) parking spaces where twenty-two (22) are required. Said property is shown on Assessor Map 144 Lot 23 and lies within the Character District 4-L2 (CD-4-L2) and Historic District. (LU-22-195)
- C. The request of **Brandon Kunkel (Applicant)** and **The City of Portsmouth (Owner)**, for property located at **305 Greenland Road** requesting Site Plan review approval for the construction of a 19,500 square foot skateboard park including walkways and a 25 space parking lot with associated site improvements. Said property is shown on Assessor Map 241 Lot 18 and lies within the Municipal District (M). (LU-23-7)

### IV. OTHER BUSINESS

### V. ADJOURNMENT

[https://us06web.zoom.us/webinar/register/WN\\_ed1Kf23yQJG32-UTimM61g](https://us06web.zoom.us/webinar/register/WN_ed1Kf23yQJG32-UTimM61g)