

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

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

**2:00 PM**

**February 7, 2023**

**ACTION SHEET**

**I. APPROVAL OF MINUTES**

- A.** Approval of minutes from the January 3, 2023 Site Plan Review Technical Advisory Committee Meeting.

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

*Motion: P. Howe, P Britz*

**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 **postpone** the application to the March TAC 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)

*Old Business items B and C were presented and voted on together.*

- 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 recommend **approval** with the following **condition**:*

- 1) *DPW will review and approve the locations of domestic and fire services lines entering all buildings.*

*Motion: D. Desfosses, Z. Cronin.*

- 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)

*The Committee voted to **postpone** to the March TAC meeting.*

*Motion: P. Britz, D. Desfosses.*

- 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)

*The Committee voted to **postpone** to the March TAC meeting.*

*Motion: P. Britz, D. Desfosses.*

### **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)

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

- 1) *Applicant will work with the Building Department to appropriately size and locate the grease trap.*
- 2) *DPW is to observe and approve that sewer and stormwater systems are separated properly.*
- 3) *Excavation permit will be needed for the construction of the sidewalk.*

*Motion: Z. Cronin, N. Cracknell.*

- 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)

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

- 1) Plans are updated to show separate connections for domestic 1" water and 4" fire services.*
- 2) Crushed stone paths will be updated to be either hardscaped or landscaping.*
- 3) 12x18 insert tee and 12" PVC will be used to connect the drainage main in street to PCB1.*
- 4) A note will be added to the plan to abandon old water service at the main.*
- 5) Applicant will work with DPW to get locations of the existing sewer main in Cabot St.*
- 6) Plans and notes are revised to show cage and burlap will be removed entirely from tree plantings.*
- 7) Plans and notes are revised to show all lighting on site will be dark sky compliant.*
- 8) Applicant will revise the plans to move rear retaining wall 1 foot towards the rear boundary line and modify trash/tote enclosure to create functional traffic circulation around the back of the structure. DPW Transportation Engineer to review and approve.*
- 9) Plans and notes will be revised to indicate bike parking racks will be on a hard scaped surface.*
- 10) Plans will be revised to add additional protection (bollard, planter or something similar) between canopy seating and vehicle parking spaces.*

*Motion: P. Britz, D. Desfosses.*

- 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)

*The Committee voted to **approve** the request with the following **conditions**:*

- 1) Plans and notes are revised to show conduit connections to cabinet.*
- 2) Plans and notes are revised to show extended curb to discourage vehicles from driving around access gate.*
- 3) Plans and notes are revised to show CONTECH CDS unit immediately downstream of the existing catch basin (CB to be reset).*
- 4) Plans and notes are revised to modify detail and profile for gravel parking lot to reflect that the City will be providing the recycled asphalt paving which will be placed by the contractor.*

- 5) *Plans and notes are revised to show mark at the end of the conduit in the location of the "future conduit."*
- 6) *Plans and notes are revised to indicate all burlap is to be removed completely from proposed tree plantings.*
- 7) *Plans and notes are revised to show driveway corner radius is 30 feet on the east side of the driveway.*
- 8) *Plans and notes are revised to add more seating areas around the outside perimeter of the park.*
- 9) *Plans and notes are revised to add bike racks.*
- 10) *Plans and notes are revised to indicate guardrail to be moved to separate parking area and walkway.*
- 11) *Applicant will work with Fire Department to ensure adequate emergency vehicle access.*

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

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

#### **V. ADJOURNMENT**

*Meeting adjourned at 4:10 PM.*