

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

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

2:00 PM

November 7, 2023

ACTION SHEET

I. APPROVAL OF MINUTES

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

The Committee voted to approve the October 3, 2023 meeting minutes as presented.

II. OLD BUSINESS

- A. The request of **Pease Development Authority (Owner)**, for property located at **360 Corporate Drive** requesting Construction of a three-story Healthcare Complex with approximately 52,000 GSF. to allow space for up to 10 tenants which include an Ambulatory Surgical Center, Imaging Center and Plastic Surgery Center. The project includes (125) vehicle parking spaces, (2) loading docks as well as associated paving, stormwater management, lighting, utilities and landscaping. Said property is located on Assessor Map 315 Lot 5 and lies within the Airport Business Commercial (ABC) District. (LU-23-135)

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

To be completed prior to submission to Planning Board:

- 1) *The sidewalk on International Drive be extended to the neighbor's driveway as previously requested.*
- 2) *Tactile pads be installed at all driveways.*
- 3) *Work with City staff to coordinate the installation of signage along the wetland buffer edge that indicates the area as a 'low' or 'no-mow' area.*
- 4) *Add a note to landscape plan indicating buffer and wetland area "to remain natural and undisturbed".*

III. NEW BUSINESS

- A. The request of **The Islamic Society of the Seacoast Area (Owner)**, for property located at **686 Maplewood Avenue** requesting Site Plan Review Approval for the construction of six (6) single family unit residential condominium with the associated paving, stormwater

management, lighting, utilities and landscaping. Said property is located on Assessor Map 220 Lot 90 and lies within the Single Residence B (SRB) District. (LU-23-57)

*The Committee voted to **postpone** to the December meeting.*

- B.** The request of **Prospect North 815 LLC (Owner)**, for property located at **815 Lafayette Road** requesting Site Plan Review Approval for the demolition of the existing building along Sagamore Creek and the construction of three 4-story, 24-unit multi-family buildings (72 total units) with first floor parking. The project will include associated site improvements such as parking, pedestrian access, community space in the form of a park with public access, utilities, stormwater management, lighting, and landscaping. Said property is located on Assessor Map 245 Lot 3 and lies within the Gateway Corridor (G1) District. (LU-23-149)

*The Committee voted to **postpone** to the December meeting.*

- C.** The request of **2422 Lafayette Road Association LLC (Owner)**, for property located at **2454 Lafayette Road** requesting Amended Site Plan Review Approval and Amended Conditional Use Permit for a new motor vehicle sales office. Said property is located on Assessor Map 273 Lot 3 and lies within the Gateway Corridor (G1) District. (LU-23-160)

*The Committee voted to recommend **approval** of the Amended Site Plan to the Planning Board.*

*The Committee voted to recommend **approval** of the Amended Conditional Use Permit to the Planning Board.*

- D.** The request of **Maureen Oakman and Michael A. Valinski (Owners)**, for property located at **1155 Sagamore Avenue** requesting Site Plan Review Approval for the demolition of the existing building and construction of a 4-unit residential condominium with the associated paving, stormwater, lighting, utilities and landscaping. Said property is located on Assessor Map 224 Lot 18 and lies within the Mixed Residential Office (MRO) District. (LU-23-178)

*The Committee voted to recommend **approval** to the Planning Board with the following **conditions** to be reviewed and approved by DPW staff prior to submission to Planning Board:*

- 1) Provide a more detailed grading plan.*
- 2) Provide more information on how drainage will be entering the rain garden.*
- 3) Water lines running under units will be installed in sleeves.*
- 4) There will be one domestic water line servicing the building. Update line size that will be running down the front appropriately.*
- 5) Provide drawings/details for the duplex pump system and the alarm system need to be provided and approved.*
- 6) Provide cross-section of rain garden including soil layers of test pits.*
- 7) Provide an easement deed detailing the water valve and metering access and leak detection easement.*

To be submitted to the Planning Board:

- 1) An elevation view of the proposed structures.*
- 2) A cross-section view of the proposed rain garden.*
- 3) A green building checklist.*
- 4) Coordinate with NHDOT on Sagamore Avenue sight lines for the northern section of the site.*
- 5) Remove Note #31 from the Utility Plan about third party requirements.*

IV. ADJOURNMENT

The meeting adjourned at 3:56 p.m.