

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

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

2:00 PM

June 4, 2024

ACTION SHEET

I. APPROVAL OF MINUTES

- A.** Approval of minutes from the May 7, 2024 Site Plan Review Technical Advisory Committee Meeting.

*The committee voted to **approve** the May 7, 2024 minutes.*

II. OLD BUSINESS

- A.** The request of **RIGZ Enterprises LLC (Owner)**, for property located at **806 us Route 1 Bypass** requesting an Amended Site Plan Approval and a second 1-year extension of the previously approved site plan approval granted on June 23, 2022. Said property is located on Assessor Map 161 Lot 43 and lies within the Business (B) District. (LU-22-81)

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

- 1. Show how you intend to resolve the doctrine of merger issues for drainage and access.*
- 2. Drainage easement may need to include a maintenance provision for the Jellyfish.*
- 3. Drainage easement to City required for drainpipe crossing the property.*
- 4. All sewer connection fees must be paid for sewer connection to Stark Street. This includes the previous cost of installing the connection from the main to the property.*
- 5. Existing sewer service to Dennett Street must be disconnected and capped. This may be done behind the curb to not disturb the pavement on Dennett Street.*

- B. REQUEST TO POSTPONE** The request of **635 Sagamore Development LLC (Owner)**, For property located at **635 Sagamore Avenue** requesting Site Plan approval for the removal of the existing structures and construction of 4 single-family dwellings on one lot with associated site improvements. Said property is located on Assessor Map 222 Lot 19 and lies within the Single Residence A (SRA) District. (LU-22-209)
REQUEST TO POSTPONE

*The committee voted to **postpone** to the July meeting.*

- C. **REQUEST TO POSTPONE** The request of **Oak Street Real Estate Capital (Owner), 100 Durgin Lane Owner, LLC (Applicant)**, for property located at **100 Durgin Lane** requesting Subdivision approval of a lot line adjustment and Site Plan Review approval for the demolition of the existing buildings and the construction of 360 rental housing units in a mix of 3-story and 4-story buildings with associated site improvements including parking, pedestrian access, community spaces, utilities, stormwater management, lighting, and landscaping. Said property is located on Assessor Map 239 Lot 18 and lies within the Gateway Corridor (G1) District. (LU-24-62) **REQUEST TO POSTPONE**

*The committee voted to **postpone** to the July meeting.*

III. NEW BUSINESS

- A. The request of **Christ Church Parish, (Owner), Portsmouth Housing Authority (Applicant)**, for property located at **1035 Lafayette Road** seeking Conditional Use Permits from Section 10.5B41.10 for a Development Site, from Section 10.5B72 for density bonus incentive for increased dwelling units per building and a Conditional Use Permit from Section 10.1112.14 to provide less than the required parking and Site Plan Review Approval for construction of a 4-story, 44-unit multi-family residential building to the south of the existing church building, conversion of the first-floor of the existing church into office space and construction of a 7-unit transitional housing addition. The lower level of the existing church will be renovated for the daycare and the church will be relocated to the existing rectory building on the site. The project will include associated site improvements such as parking, pedestrian connections, access to public transportation, utilities, stormwater management, lighting, and landscaping. Said property is located on Assessor Map 246 Lot 1 and lies within the Gateway Center (G2) District. (LU-24-92)

*The committee voted to **postpone** to the July meeting.*

- B. The request of **Lonza Biologics (Owner)**, for property located at **5 Technology Way (Formerly 70 Corporate Drive)** requesting Amended Site Plan approval for the addition of Phase Photovoltaic Cell (PV) Solar canopies over the previously approved temporary surface parking lot. Said property is located on Assessor Map 305 Lot 6 and lies within the Airport Business Commercial (ABC) District. (LU-23-108)

The committee voted to recommend that the Planning Board recommend approval to the Pease Development Authority.

IV. ADJOURNMENT

The meeting adjourned at 3:16 pm.