

**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

July 2, 2024

AGENDA

I. APPROVAL OF MINUTES

- A. Approval of minutes from the June 4, 2024 Site Plan Review Technical Advisory Committee Meeting.

II. OLD BUSINESS

- A. **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. **REQUEST TO POSTPONE** (LU-22-209)
- B. 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)
- C. 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)

III. NEW BUSINESS

- A. The request of **Lonza Biologics (Owner)**, for property located at **101 International Drive** requesting Site Plan Approval for the addition of two (2) industrial equalization (EQ) tanks and one (1) pump house located between the EQ Tanks that will include portions of the existing detention basin to be regraded. Installation of a new outlet structure to support the resized detention basin and a stormwater filtration system are proposed with this project. Said property is located on Assessor Map 305 Lot 6 and lies within the Airport Business Commercial (ABC) District. (LU-24-112)

- B. The request of **231 Corporate Drive LLC (Owner)**, for property located at 231 Corporate Drive requesting Site Plan Review Approval for the construction of a 2,340 SF addition for a linear accelerator vault to support the veterinary hospital. The project includes removal of a row of parking which will reduce overall impervious surface impacts within the wetland buffer by approximately 8,801 SF. The project consists of associated site improvements such as lighting, landscaping, and stormwater management. Said property is located on Assessor Map 314 Lot 2 and lies within the Airport Business Commercial (ABC) District. (LU-24-114)

IV. ADJOURNMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_M0olXPjWTaCU_XG4iA5q9g