

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

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

2:00 PM

July 2, 2024

ACTION SHEET

The meeting began at 2:01 p.m.

I. APPROVAL OF MINUTES

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

Chairman Stith announced the June meeting minutes would be available for review during the August regular meeting. No action was taken.

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)

*Chairman Stith announced that the applicants requested a **postponement** of this application until the August meeting.*

- 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)

*The committee voted to **postpone** this application until the August meeting.*

- 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)

*The committee voted to recommend **approval** of this application with the following **conditions** to be completed prior to the submission to the Planning Board:*

1. *Applicant shall provide information on the existing and proposed water usage on site.*
2. *Applicant shall update the truck turning template.*
3. *Applicant shall provide a traffic study to be reviewed by DPW.*
4. *Applicant shall adjust the sizes of the fire and domestic service lines.*
5. *Applicant shall identify the sewer connection location.*
6. *Applicant shall confirm stormwater outlet configuration to be reviewed by DPW.*

III. NEW BUISINESS

- 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)

*The committee voted to recommend **approval** of this application with the following **conditions** to be completed prior to the submission to the Planning Board:*

1. *Clean the drainage swale from Goose Bay to Corporate and on Corporate Drive.*
2. *Show connection of utilities from existing building to new building.*
3. *Applicant confirms that communication has started between the City Engineer and the Industrial Pre-Treatment Coordinator. Confirm that permits have been acquired as necessary.*

- 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)

*The committee voted to **approve** this application with the following conditions to be completed prior to the submission to the Planning Board:*

- 1. The door off of the new addition should be tied into the surrounding sidewalk.*
- 2. PSMH 01 should be cut in and not a doghouse manhole.*
- 3. Sewer service from new addition should be 6”.*
- 4. State sizes of existing fire and domestic water services.*
- 5. All proposed lighting shall be Dark Sky compliant.*

IV. ADJOURNMENT

The meeting adjourned at 3:04 p.m.