

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

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

**2:00 PM**

**November 5, 2024**

**ACTION SHEET**

**I. APPROVAL OF MINUTES**

- A.** Approval of minutes from October 1, 2024 Site Plan Review Technical Advisory Committee Meeting.

*The Committee voted to approve the October 1, 2024 minutes as amended.*

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

**II. OLD BUSINESS**

- A.** 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)

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

**The following changes will be made prior to Planning Board submission:**

- 1. The stormwater maintenance manual shall be updated for the submission to the Planning Board.*

**Conditions:**

- 1. Trees to remain are clearly marked before site work can commence.*
- 2. Monthly and annual reporting of stormwater and drainage infrastructure as defined in the stormwater maintenance manual to the Department of Public Works.*
- 3. Engineer to certify that stormwater mitigation system was monitored during construction, is installed as designed and that the system will function in compliance with the proposed drainage study and plan.*
- 4. Developer to pay for the installation of the fire hydrant extended to the site. The hydrant was installed exclusively for the benefit of this site. The cost to install was \$20,900.*

5. *Developer to provide fair share contribution for catch basin installed up gradient to the Tidewatch intersection. The catch basin was installed partially for the benefit of this site. The fair share contribution is \$15,208.*

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

- 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 **recommend approval** to the Planning Board with the following **conditions**:

**The following changes will be made prior to Planning Board submission:**

1. *R4-7b Keep Right signs to be used at traffic circle, and place signs inside the raised median island, not on the right-hand side of the roadway.*
2. *NO PARKING signs must be installed at the head of each handicap parking space access aisle that is 8 feet wide, in a location that does not block the accessible route.*
3. *When W11-2 signs are used at crosswalks, they must also include a W16-7P sign below them.*
4. *Detail highlighting changes in wetland buffer impacts since conservation commission approval will be included.*

**Conditions:**

1. *A CMMP will be required for construction. Portions of that plan will be a proposed utility and access sequencing plan for the two nearby lots that are dependent on this parcel for their utility and access needs. The Department of PW will need to sign off on the proposed plan prior to the CMMP being authorized.*
2. *Applicant must replace the 6" water main in Woodbury Avenue from Gosling Road to the 16" main on Woodbury Avenue with a new 12" DI pipe installed to City standards.*
3. *A 10' multi-use path on Durgin Lane must be constructed by the developer all the way to Woodbury Avenue. Multi-use path tip downs are to be concrete with tactile panels as appropriate. Developer will provide a final layout, drainage and striping plan for final review.*
4. *Continue narrowing Durgin Lane to 28' to provide a grass strip along the road in the area adjacent to the Durgin Plaza parking lot.*

5. *Third party oversite engineer is required.*

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

- C. The request of **Francis E. Mouflouze Revocable Trust of 2015 (Owner)**, for property located at **550 Sagamore Avenue** requesting a subdivision and site review approval to demolition the existing single-family residence and subdivide the lot into three new parcels, each with a single-family dwelling, and associated site improvements, including a private roadway, stormwater management, utilities, and landscaping. Said property is located on Assessor Map 222 Lot 11 and lies within the Single Residence B (SRB) District. (LU-24-166)

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

**The following changes will be made prior to Planning Board submission:**

1. *Applicant to provide a letter demonstrating compliance with Site Plan Review Regulations 6.2.1, 6.3.4, 6.3.8, 6.3.9, 6.3.14, 6.4, and 6.11.*

**Condition Precedent:**

1. *Trees to remain are clearly marked and erosion controls in place before site work can commence.*

**Conditions:**

1. *Applicant will provide a maintenance agreement for right of way.*
2. *Sewer will require NHDES sewer extension application.*
3. *A W14-2a sign will be used rather than a W14-2.*
4. *Engineer to certify that stormwater mitigation system was monitored during construction, is installed as designed and that the system will function in compliance with the proposed drainage study and plan.*

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

## 6. NEW BUISINESS

- A. The request of **Shaines & McEachern Company (Owner)**, for property located at **282 Corporate Drive** requesting site review approval from the Pease Development Authority for site improvements related to a new commercial use, including stormwater management, utilities, lighting, and landscaping. Said property is located on Assessor Map 315 Lot 2 and lies within the Airport Business Commercial (ABC) District. (LU-24-169)

*The Committee voted to recommend that the Planning Board recommend approval to the Pease Development Authority with the following **conditions**:*

1. *Plans will be updated to reflect NO PARKING signs will be installed at the head of each handicapped parking space access aisle that is 8 feet wide, in a location that does not block the access route.*
2. *Plans will be updated to reflect any disturbance in roadway aprons will result in reinstalled aprons as they currently exist to ensure that the sidewalk system stays ADA compliant.*
3. *Applicant will coordinate with grease trap compliance at DPW.*
4. *Plans will be edited to reflect accurate plan grades in right of way.*
5. *A PDA Conditional Use Permit will be submitted to the Portsmouth Conservation Commission and Planning Board for review and recommendation.*

**Motion:** P. Britz, **Second:** S. Wolph

- B.** The request of **Go-Lo Inc (Owner)**, and **Peter and Michael Labrie (Applicants)**, for property located at **2059 Lafayette Road** requesting to demolish the existing mixed use building and construct a new 8-unit residential building. Said property is located on Assessor Map 268 Lot 13 and lies within the Mixed Residential Business (MRB) District. (LU-23-191)

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

**The following changes will be made prior to Planning Board submission:**

1. *A CUP will be needed to provide 175% of required parking.*
2. *Applicant will include existing vegetation and trees on landscape plan (what is to remain and what is to be removed) and demonstrate compliance with Section 6.2.1 of the Site Plan Review Regulations.*
3. *Applicant will demonstrate compliance with Site Plan Review Regulation 6.11 and note landscape irrigation source and plans.*
4. *Install new 5.5' asphalt sidewalk on Hoover Drive from Lafayette Road to Coolidge Drive to the satisfaction of DPW.*
5. *Change proposed drain manhole on Hoover Drive to in-line catch basin with sump.*
6. *Note added to plan reflecting MEP engineer to determine sizes of proposed fire and domestic water services.*
7. *NO PARKING signs must be installed at the head of each handicap parking space access aisle that is 8 feet wide, in a location that does not block the accessible route.*
8. *Plans updated to reflect tactile panels at the ends of the multi-use path must extend the full width of the path.*

9. *Plans will be updated to reflect the current preferred alternative route for the DOT Route 1 project provides for a 10-foot-wide multi-use path along the site, not 8 feet.*
10. *Applicant will consider bike racks that provide two points of contact with bikes.*
11. *All plans reflect compliance with the City's most up to date building codes.*
12. *Offsite plans will be provided for Hoover Drive that is approved by DPW.*

**Conditions:**

1. *Trees to remain clearly marked and fenced in before site work to commence.*
2. *Engineer to certify that stormwater mitigation system was monitored during construction, is installed as designed and that the system will function in compliance with the proposed drainage study and plan.*
3. *Access to utility room will be provided to DPW for water meter access.*
4. *New plantings will not block sight lines at driveway and vegetation will be cleared within Hoover Drive ROW to provide necessary sight lines.*

***Motion:*** D. Defosses, ***Second:*** P. Britz

- C. The request of **City of Portsmouth (Owner)**, for property located at **680 Peverly Hill Road** requesting TAC input for two building additions and associated site improvements related to stormwater, lighting and utilities. Said property is located on Assessor Map 254 Lot 8 and lies within the Industrial (I) and Municipal (M) Districts. (LU-24-189)

*TAC provided feedback for this City project, no recommendation required.*

**7. ADJOURNMENT**

*The meeting adjourned at 4:09 p.m.*