

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

**Remote Meeting Via Zoom Conference Call**

Per NH RSA 91-A:2, III (b) the Chair has declared COVID-19 outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor's Executive Order 2020-04, Section 8, as extended by Executive Order 2021-08, and Emergency Order #12, Section 3. Members will be participating remotely and will identify their location and any person present with them at that location. All votes will be by roll call.

**2:00 PM**

**June 1, 2021**

**ACTION SHEET**

**MEMBERS PRESENT:** Juliet TH Walker, Chairperson, Planning Director; Peter Britz, Environmental Planner; David Desfosses, Construction Technician Supervisor; Eric Eby, Parking and Transportation Engineer; Patrick Howe, Fire Department; Darrin Sargent, Police Captain; Nicholas Cracknell, Principal Planner and Robert Marsilia, Chief Building Inspector

**MEMBERS ABSENT:**

**ADDITIONAL  
STAFF PRESENT:** Peter Stith, Stefanie Casella

**I. APPROVAL OF MINUTES**

- A. Approval of minutes from the May 4, 2021 Site Plan Review Technical Advisory Committee Meeting.

*The minutes were approved unanimously.*

**II. OLD BUSINESS**

- A. The application of **Banfield Realty, LLC, Owner**, for property located at **375 Banfield Road** requesting Site Plan review approval to demolish two existing commercial buildings and an existing shed and construct a 75,000 s.f. industrial warehouse building with 75 parking spaces as well as associated paving, stormwater management, lighting, utilities and landscaping. Said property is shown on Assessor Map 266 Lot 7 and lies within the Industrial (I) District.

*The Committee voted unanimously to **postpone** this request to the next TAC meeting.*

- B. The request of **Stone Creek Realty, LLC, Owner, and Boston & Maine Corporation, Owner**, for properties located at **53 Green Street** and at the **intersection of Market Street and Green Street** requesting Preliminary and Final Subdivision approval (Lot Line Revision) to transfer 4,852 sq. ft. from Assessor Map 119 Lot 3 to Assessor Map 119 Lot 2 which will increase the total lot area for the receiving lot from 72,200 sq. ft. to 76,670 sq. ft. and the street frontage from 86 ft. to 104 ft. Said properties lie within the Character District 5 (CD5) District, the Transportation Corridor District (TC), Downtown Overlay District (DOD), Historic District, and the North End Incentive Overlay District.

*The Committee voted to recommend approval to the Planning Board*

- C. The request of **Stone Creek Realty, LLC, Owner**, for property located at **53 Green Street** requesting Site Plan Review approval for the demolition of an existing building and construction of a 5-story mixed-use building with 121,544 sq. ft. of gross floor area and 29,374 sq. ft. building footprint that includes 1,898 sq. ft. of commercial space on the first floor, 48 upper floor residential units, 97 parking spaces and 22,095 sq. ft. of community space as well as paving, utilities, lighting, landscaping and associated site improvements. Said property is shown on Assessor Map 119 Lot 02 and lies within the Character District 5 (CD5) District, Downtown Overlay District (DOD), Historic District, and the North End Incentive Overlay District.

*The Committee voted to recommend approval to the Planning Board with the following stipulations to be completed prior to Planning Board Review:*

- 1) *The applicant shall evaluate the intersection of Vaughan Street and Green Street to confirm that larger trucks (including the City fire truck) can navigate to and from Vaughan Street onto Green Street.*
- 2) *The applicant shall update the landscaping plan to confirm the surface treatment for the pavement around the proposed loading zone.*
- 3) *The applicant shall update the landscaping plan to indicate that the landscape plants along the water are salt tolerant in case of inundation.*
- 4) *The community space easement shall reflect that the City shall not be responsible for maintenance of landscaping in the community space areas.*
- 5) *The applicant shall add signage and/or markings to delineate the fire lane area.*
- 6) *The applicant will reach out to the abutting property owner to discuss possible coordination related to allow for ongoing maintenance and access to the rain garden area on the abutting property.*

- D. The request of **North Mill Pond Holdings LLC (Applicant), and One Raynes Ave LLC, 31 Raynes Ave LLC, and 203 Maplewood Ave LLC (Owners)** for property located at **31 Raynes Avenue, 203 Maplewood Avenue, and 1 Raynes Avenue** requesting Conditional Use Permit as permitted by Section 10.1112.62 of the Zoning Ordinance and according to the requirements of Section 10.1112.14 to allow 111 off-street parking spaces to be provided on-site and 25 spaces to be provided on a separate lot where a total of 159 are required and Site Plan Review

approval for the demolition of three existing buildings and construction of the following: 1) a 5-story mixed use building with 65,650 gross floor area and 17,565 sq. ft. building footprint including 8,100 sq. ft. of commercial use on the ground story and 60 residential units on the upper stories; 2) a 5-story 128-room hotel with 63,400 gross floor area and 13,815 sq. ft. of building footprint; 3) 27,000 sq. ft. of community space as well as associated paving, lighting, utilities, landscaping and other site improvements. Said properties are shown on Assessor Map 123 Lot 14, Map 123 Lot 13, Map 123 Lot 12, Map 123 Lot 10 and lie within the Character District 4 (CD4) District, Downtown Overlay District (DOD), Historic District, and the North End Incentive Overlay District.

*The Committee voted unanimously to **postpone** this request to the next TAC meeting.*

- E. **REQUEST TO POSTPONE** The request of **Green & Company (Applicant) and Philip J. Stokel and Stella B. Stokel (Owners)** for property located at **83 Peverly Hill Road** requesting Conditional Use Permit approval for an Open Space Planned Unit Development according to the requirements of Section 10.725 of the Zoning Ordinance and Site Plan Review approval for the construction of 56 single-family homes and a new 2,950-foot public road with related utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 242 Lot 4 and lie within the Single Residence A (SRA) and Single Residence B (SRB) Districts. **REQUEST TO POSTPONE**

*The Committee voted unanimously to **postpone** this request to the next TAC meeting.*

- F. The request of **Hampshire Development Corp. (Applicant) and 64 Vaughan Mall, LLC (Owner)** for property located at **64 Vaughan Street** requesting Site Plan Review approval for the renovation of an existing building including a 2,475 sq. ft. expansion to the building footprint, a fourth-story addition to a portion of the existing building with retail space on the first floor and 14 residential units on the upper stories and an underground parking garage with related utilities, landscaping, and associated site improvements. Said property is shown on Assessor Map 126 Lot 1 and lies within the Character District 5 (CD5) District, the Historic District, and the Downtown Overlay District.

*The Committee voted unanimously to **postpone** this request to the next TAC meeting.*

### **III. NEW BUSINESS**

- A. The request of **Gregory J. Morneault and Amanda B. Morneault (Owners) and John Chagnon, (Applicant)** for property located at **137 Northwest Street** requesting Preliminary and Final Subdivision Approval to subdivide 1 existing lot with 18,134 square feet of lot area, 19 feet of lot depth, and 537 feet of street frontage into 2 lots as follows: Proposed Lot 1 with 7,500 square feet of lot area, 44 feet of lot depth, and 179 feet of street frontage; Proposed Lot 2 with 10,634 square feet of lot area, 25 feet of lot depth, and 357 feet of street frontage. The

existing residence will remain and be on Proposed Lot 1 and a new home will be constructed on Proposed Lot 2. Said property is shown on Assessor Map 122 Lot 2 and lies within the General Residence A (GRA) District and Historic District.

*The Committee voted unanimously to **postpone** this request to the next TAC meeting.*

- B. The request of **Ricci Construction Company INC, (Owner)** and **Joseph Coronati (Applicant)** for property located at **3400 Lafayette Rd** requesting Conditional Use Permit for a Development Site in accordance with Section 10.5B40 of the Zoning Ordinance and Site Plan Review approval for construction of a 50-unit multi-family residential development that includes community space and related landscaping, drainage, paving, utilities and other site improvements. Said property is shown on Assessor Map 297 Lot 11 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District and the Natural Resource Protection (NRP) District.

*The Committee voted unanimously to **postpone** this request to the next TAC meeting.*

#### **IV. ADJOURNMENT**

*The meeting adjourned at 5:07 pm.*