

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

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

**2:00 PM**

**July 6, 2021**

**ACTION SHEET**

**I. APPROVAL OF MINUTES**

- A. Approval of minutes from the June 1, 2021 Site Plan Review Technical Advisory Committee Meeting.

*The June minutes were approved.*

**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 to **postpone** this request to the next TAC meeting.*

- B. **REQUEST TO POSTPONE** 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. **REQUEST TO POSTPONE**

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

- B. 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.

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

- C. 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 to **recommend approval** of this request to the August Planning Board meeting with the following stipulations:*

- 1) Perpendicular parking spaces along the median island to the west of the access driveway to Hanover Street shall be widened to 9'. The parallel parking stalls along the building edge should be 9' wide as well.
- 2) The street lights on Hanover Street shall be shown in the correct locations as stipulated by DPW.
- 3) The existing water service shall be abandoned at the main and shall be shown on the demolition plan.
- 4) All catch basins on City property or in City ROW's are to have catch basin liners.
- 5) The plan details shall be updated to show 2" of pavement under the new brick sidewalks
- 6) Tree planting details shall be updated to City standards, specifically, no burlap or cages allowed and the root ball flare must be at finished grade
- 7) Waivers shall be requested for the lighting and landscaping plans.
- 8) The applicant will be responsible for milling and repaving of ½ the Worth Lot as shown on the plans.
- 9) Applicant shall provide a turning template to confirm the turning radius is adequate for right-turns out of the parking garage.
- 10) The front of the proposed mixed-use building shall be dedicated as community space (as a wide pedestrian sidewalk) in order to meet the setback and front lot-line buildout requirements

- E. **REQUEST TO POSTPONE** 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. **REQUEST TO POSTPONE**

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

- F. 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 to **postpone** this request to the next TAC meeting.*

### III. NEW BUSINESS

- A. The application of **Pease Development Authority, Owner, and Lonza Biologics, Applicant,** for property located at **55 and 101 International Drive,** requesting Subdivision (Lot Line Adjustment) Approval under Chapter 500 of the Pease Land Use Controls, Subdivision Regulations, to revise the lot line between the two lots increasing Map 305 Lot 6 by 2.66 acres from 43.37 acres to 46.02 acres. Said properties are shown on Assessor Map 305 Lot 6 and Lot 7 and lie within the Airport Business Commercial (ABC) District.

*The Committee voted to **recommend approval** of this request to the Planning Board.*

- B. The application of **Pease Development Authority, Owner, and Lonza Biologics, Applicant,** for property located at **101 International Drive** requesting Site Plan Review Approval, under Chapter 400 of the Pease Land Use Controls, Site Review Regulations for the construction of a new 200 space parking lot along with associated site improvements including lighting, landscaping, and

stormwater management. Said property is shown on Assessor Map 305 Lot 6 and lies within the Airport Business Commercial (ABC) District.

*The Committee voted to **recommend approval** of this request to the Planning Board with the following stipulations:*

- 1) Add an underdrain system at the proposed wall and account for groundwater at this location in the drainage calculations.
- 2) HW1 shall be corrected to read "Inv. Out".
- 3) Add Knox key switch in parking gate.
- 4) Confirm that the parking gate measures at least 20' when open.
- 5) Run truck turning templates to verify truck access through the parking lot aisles to be reviewed by the Fire Department prior to Planning Board review.

#### **IV. OTHER BUSINESS**

- A. The application of **Bow St Brew LLC, Owner and Applicant**, for property located at **121 Bow St Unit C1**, requesting Conditional Use Permit Approval in accordance with Section 10.1112.14 of the Zoning Ordinance, for the provision on no on-site parking spaces where three (3) are required. Said property is shown on Assessor Map 105 Lot 1-1 and lies within the Character District 4 (CD4), Historic District, and Downtown Overlay District (DOD).

*The Committee had no comments on the CUP application.*

#### **V. ADJOURNMENT**

*The meeting adjourned at 4:33pm*