

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

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

**2:00 PM**

**November 2, 2021**

**ACTION SHEET**

**I. APPROVAL OF MINUTES**

- A.** Approval of minutes from the October 5, 2021 Site Plan Review Technical Advisory Committee Meeting.

*The Minutes from the October 5, 2021 meeting were approved.*

**II. OLD BUSINESS**

- A.** 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 to recommend approval to the Planning Board with the following stipulations:*

- 1) The Community space plan is to include all the public space types.*

- 2) *Dock, kayak launch, and pier are included as public spaces.*
- 3) *Parking spaces are reduced to 138 with specific space reduction on Maplewood Ave.*
- 4) *Lights will include full cut off feature with a shield to prevent light pollution across the water.*
- 5) *Mountable curb is included on pedestrian walkway between proposed hotel and 3S Art Space.*
- 6) *Grease traps will be designed to meet code requirements.*
- 7) *Sewer connection permit will be obtained from DES.*
- 8) *Applicant and City will enter into a Community Space Agreement.*
- 9) *Fertilizing within the buffer zone will follow city guidance.*
- 10) *Third party inspection serves are required during construction.*
- 11) *Square footage will be added to the public space plan, matrix and exhibits.*
- 12) *Wide pedestrian sidewalks and alleyways, including seating, are to be included as Community Space.*
- 13) *Exposed parking shall be screened from view.*
- 14) *Proposed greenway trail along the abutting property is shown on the site and landscape plan.*

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

*The Committee voted to postpone to the December TAC meeting.*

**C. REQUEST TO POSTPONE** The application of **Monarch Village, LLC (Applicant)**, on behalf of **Neveesha Hospitality, LLC (Owner)** for property located at **3548 Lafayette Road** requesting Site Plan Review and a Conditional Use Permit as permitted under 10.5B41.10 of the Zoning Ordinance to allow for the demolition of 6 structures; the redevelopment of 6 existing structures to create 6 units in building 8, 15 units in building 2, 5 units in building 4, 2 units in building 5, 9 units in building 7; the construction of 4 new structures to create 12 units in building 3 with a 4,303 square foot footprint, 24 units in building 6 with a 7,048 square foot footprint, a 250 square foot storage structure and an 825 square foot storage structure; creating a total of seventy-five (75) residential units with 123 parking spaces where 113 spaces are required. Said property is shown on

Assessor Map 297 Lot 6 and lies within the Gateway Corridor (G1) District. (LU-21-90)  
**REQUEST TO POSTPONE**

*The Committee voted to postpone to the December TAC meeting.*

**D. REQUEST TO POSTPONE** The request of **The Sagamore Group, LLC, (Owner)** for properties located at **1169 Sagamore Avenue and 1171 Sagamore Avenue** requesting Site Plan Review approval for the demolition of 3 existing principal structures (3 single family units) and 3 existing accessory structures to be replaced with 6 single family structures and 2 2 family structures to total 10 living units and 22 parking spaces where 15 is required. Said properties are shown on Assessor Map 224 Lot 14 and Assessor Map 224 Lot 15 and lie within the Mixed Residential Office (MRO) District. (LU-21-167)  
**REQUEST TO POSTPONE**

*The Committee voted to postpone to the December TAC meeting.*

**E.** The request of **Dagny Taggart, LLC, (Owner)**, for property located at **93 Pleasant Street** requesting a 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 18 off-street parking spaces where 35 are required. Said property is shown on Assessor Map 107 Lot 74 and lies within the Historic, Downtown Overlay, and CD4 Districts. (LU-21-183)

*The Committee voted to postpone to the December TAC meeting.*

**F.** The request of **Dagny Taggart, LLC, (Owner)**, for property located at **93 Pleasant Street** requesting Site Plan Review approval for the redevelopment of the existing 4 story structure and the construction of a new structure totaling 52 living units and 18 parking spaces. Said property is shown on Assessor Map 107 Lot 74 and lies within the Historic, Downtown Overlay, and CD4 Districts. (LU-21-183)

*The Committee voted to postpone to the December TAC meeting.*

### **III. NEW BUSINESS**

**A.** The request of **Martingale, LLC, (Owner)**, for property located at **99 Bow Street**, requesting site plan approval to allow the expansion of the existing deck to include expanded seating for the business as well as public access to the Piscataqua River. Said

property is shown on Assessor Map 106 as Lot 54 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts. (LU-21-181)

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

- 1) Public access along the waterfront is increased to 20 feet.*
- 2) Public access signage will be displayed.*
- 3) Owner reserves the right to close gate after hours for public safety.*

**B.** The request of **238 Deer Street, LLC, (Owner)**, for property located at **238 Deer Street**, requesting Site Plan Review approval for demolition of the existing structure and the construction of a new 3-4 story mixed-use building with 21 residential units with a footprint of 5,286 s.f. and 19,190 s.f. gross floor area with associated site improvements. Said property is shown on Assessor Map 125 as Lot 3 and lies within the Character District 4 (CD4), Downtown Overlay, and Historic Districts. (LU-20-238)

*The Committee voted to postpone to the December TAC meeting.*

**C.** The request of **Torrington Properties Inc. (applicant)**, on behalf of **2422 Lafayette Road Associates, LLC (Owner)**, for property located at **2454 Lafayette Road** requesting to amend a previously granted Conditional Use Permit to provide less than required parking in accordance with Section 10.1112.14 of the Zoning Ordinance and Conditional Use Permits for increased housing density and for increased building height as allowed by Section 10.5B72.10 and Section 10.5B72.20 of the Zoning Ordinance, and development within the Gateway Neighborhood Mixed Use District in accordance with Section 10.5B40 of the Zoning Ordinance; and for Site Plan Review to demolish the existing structure and construct a five (5) story structure with 95 condominium units with 20% designated as workforce housing units and provide 21,896 square feet of community space. Said property is shown on Assessor Map 273 Lot 3 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District. (LU-21-192)

*The Committee voted to postpone to the December TAC meeting.*

## **V. ADJOURNMENT**

*The Meeting was adjourned at 4:30 PM*