

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

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

2:00 PM

October 4, 2022

ACTION SHEET

I. APPROVAL OF MINUTES

- A.** Approval of minutes from the September 6, 2022 Site Plan Review Technical Advisory Committee Meeting.

*The minutes from the September 6, 2022 were **approved** as presented.*

II. OLD BUSINESS

- A. 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. (LU-20-259)
REQUEST TO POSTPONE

*The Committee **postponed** consideration to the November TAC meeting.*

- B.** The request of **Port Harbor Land, LLC (Owner and Applicant)**, for property located at **2 Russell Street** requesting Lot Line Revision Approval to adjust the boundary lines on three lots to create one lot with 18,237 square feet (0.418 acres) of lot area, one lot with 52,651 square feet (1.209 acres) of lot area, and one lot with 19,141 square feet (0.429 acres) of lot area. Said properties are located on Assessor Map 118 Lot 28, Map 124 Lot 12, and Map 125 Lot 21 and lie within the Character District 5 (CD5), North End Incentive Overlay District, Historic District, and the Downtown Overlay District. (LU-22-111)

*The Committee voted to **continue** to the November TAC meeting.*

Motion: N. Cracknell, Second: D. Desfosses.

- C.** The request of **Port Harbor Land, LLC (Owner and Applicant)**, for property located at **2 Russell Street** requesting Site Plan Approval for the construction of 84 residential

units, commercial space, and parking in three buildings with associated community space, paving, utilizes, landscaping, and other site improvements including three proposed land transfers to allow for the realignment of the Russell Street & Deer Street intersection and for the City's future construction of a roundabout at Russell Street and Market Street (Land transfer area 1 is proposed from Map 119 Lot 4 to the City of Portsmouth. Land transfer areas 2 and 3 are from Map 119 Lot 1-1C to the City of Portsmouth); Conditional Use Permit Approval to provide 334 parking spaces on separate lots where 341 spaces are required as permitted under Section 10.1112.62 of the Zoning Ordinance; and Conditional Use Permit Approval to allow a 40,000 square foot building footprint within the CD5 as permitted under 10.5A43.43 of the Zoning Ordinance. Said properties are located on Assessor Map 118 Lot 28, Map 124 Lot 12, Map 125 Lot 21, Map 119 Lot 4, and Map 119 Lot 1-1C and lie within the Character District 5 (CD5), North End Incentive Overlay District, Historic District, and the Downtown Overlay District. (LU-22-111)

*The Committee voted to **continue** to the November TAC meeting.*

Motion: N. Cracknell, Second: D. Desfosses.

- D. REQUEST TO POSTPONE** The request of **Frederick J. Bailey III & Joyce Nelson (Owners)**, and **Tuck Realty Corporation (Applicant)**, for properties located at **212, 214, and 216 Woodbury Avenue** requesting Preliminary and Final Subdivision Approval for a Lot Line Relocation to create the following lots: Proposed Lot 1 to be 60,025 square feet of lot area where 26,012 square feet are existing, Proposed Lot 2 to be 12,477 square feet of lot area where 29,571 square feet are existing, and Proposed Lot 3 to be 7,917 square feet of lot area where 24,836 square feet are existing. No changes in street frontage are proposed. Said properties are located on Assessor Map 175 Lots 1, 2, and 3 and lie within the General Residence A (GRA) District. (LU-22-129) **REQUEST TO POSTPONE**

*The Committee **postponed** consideration to the November TAC meeting.*

- E. REQUEST TO POSTPONE** The request of **Frederick J. Bailey III & Joyce Nelson (Owners)**, and **Tuck Realty Corporation (Owner and Applicant)**, for properties located at **212 Woodbury Avenue** requesting Site Plan Approval for the construction of an eight-unit condominium development consisting of four (4) single living-unit structures, two (2) two-unit structures, 18 parking spaces where are 13 required, and associated stormwater, utility and site improvements with access to the development from Boyd Street. Said properties are located on Assessor Map 175 Lot 1 and lies within the General Residence A (GRA) District. (LU-22-129) **REQUEST TO POSTPONE**

*The Committee **postponed** consideration to the November TAC meeting.*

- F.** The request of **Randi and Jeff Collins (Owners and Applicants)**, for property located at **77 Meredith Way** requesting Preliminary and Final Subdivision Approval to subdivide one (1) existing lot with 22,463 square feet of lot area and 31.7 feet of street frontage into two (2) lots with associated 73.3 foot road extension as follows: Proposed Lot 1 with 11,198 square feet of lot area with 73.79 feet of street frontage, and Proposed Lot 2 with

11,265 square feet of lot area and 31.61 feet of street frontage. Said property is located on Assessor Map 162 Lots 16 and lies within the General Residence A (GRA) District. (LU-22-61)

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

- 1. POI-3 of Sheet C-04 will be corrected and amended to DPW satisfaction.*
- 2. A note will be added to sheet C-07 detailing easement turnaround area will be constructed with Heavy Duty Pavement.*
- 3. Applicant will add an Easement Plan to the plan set (indicated as S3).*
- 4. Prior to recordation the proposed easements in which the City is a party will be approved by the City Council.*
- 5. A note to sheet C-03 will be added to the plans stating that the proposed principal structures will be located in substantial compliance with siting depicted in the plan set.*
- 6. Raingarden detail shall reflect direction provided by Public Works at the 10-4-2022 Technical Advisory Committee meeting and be updated and resubmitted for approval by Public Works prior to consideration by the Planning Board.*
- 7. All runoff from the structures is to be directed towards the appropriate rain gardens.*
- 8. A letter detailing plan changes and updates will be submitted with the plan resubmission.*

Motion: N. Cracknell, Seconded: D. Desfosses

Resubmission due by Friday 10/7

G. REQUEST TO POSTPONE The request of **Tom Balon** and **EightKPH, LLC (Owner and Applicant)**, for property located at **161 Deer Street** requesting Site Plan Review approval for the construction of a four (4) story building to include a penthouse, commercial space, 19 dwelling units, and associated site improvements. Said property is shown on Assessor Map 125 Lot 17-3 and lies within the Character District 5 (CD5), Downtown Overlay, North End Incentive, and Historic Districts. (LU-22-173)
REQUEST TO POSTPONE

*The Committee **postponed** consideration to the November TAC meeting.*

III. NEW BUSINESS

A. The application of **Richard Fusegni (Owner)**, for property located at **201 Kearsarge Way** requesting Preliminary and Final Subdivision approval to subdivide a lot with an area of 52,253 s.f. and 205' of continuous street frontage into three (3) lots as follows: proposed Lot 1 with an area of 17,125 s.f. and 100' of continuous street frontage; proposed Lot 2 with an area of 17,406 s.f. and 100.2' of continuous street frontage; and Proposed Lot 3 with an area of 17,723 s.f. and 82.84' of continuous street frontage. Said property is shown on Assessor Map 218 Lot 5 and lies within the Single Residence B (SRB) District. (LU-22-150)

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

1. Applicant will confirm with Assessing Department that previously assigned addresses and Map and Lot numbers are still valid.
2. A declarative covenant or some other mechanism shall be developed and recorded to preserve areas noted for conservation on proposed lots.
3. Water service will use existing 2" water main
4. Utility plan will be updated to depict the conduit feeding electric and communications will be no closer than 8 feet from the existing manhole and will be reviewed by DPW.
5. A letter detailing plan changes and updates will be submitted with the plan resubmission.

Motion: P. Howe, Seconded: D. Desfosses

Resubmission due by Friday 10/7

- B.** The request of **Seaport Realty LLC (Owner)**, for property located at **85 Daniel Street** requesting Site Plan Approval to add a two-story rear addition and convert the existing structure into a four unit building consisting 2 apartments and 2 live/work units with associated stormwater, utility and site improvements. Said property is shown on Assessor Map 107 as Lot 8 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-75)

The Committee voted to **continue** to the November TAC meeting.

Motion: D. Desfosses, Second: Z. Cronin.

IV. OTHER BUSINESS

V. ADJOURNMENT

The meeting was adjourned at 3:45pm.