

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

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

*Members of the public also have the option to join the meeting over Zoom
(See below for more details)**

2:00 PM

April 5, 2022

AGENDA

I. APPROVAL OF MINUTES

- A. Approval of minutes from the March 1, 2022 Site Plan Review Technical Advisory Committee Meeting.

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
- B. 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)
- C. The request of **Elizabeth B. Larsen Trust of 2012 (Owner)**, for property located at **668 Middle Street** requesting Site Plan Review approval for the construction of two two-unit structures and improvement to the existing structures to create a total of eight units on three lots with associated utilities, connections and site improvements. Said property is shown on Assessor Map 147 Lot 18 and lies within the Historic and General Residence A (GRA) Districts. (LU-21-23)

- D. Request of Mastoran Restaurants Inc. (Owner) and Granite State Convenience (Applicant),** for property located at **2255 Lafayette Road** requesting Site Plan review and Conditional Use Approval for use 19.40 under Section 10.440 to allow a drive-thru facility as an accessory use to a permitted principal use in the Gateway Corridor Zone. Said property is shown on Assessor Map 272 Lot 3 and lies within the Gateway Corridor (G1) District.
- E. Request of ADL 325 Little Harbor Road Trust (Owner),** for property located at **325 Little Harbor Rd** requesting Wetland Conditional Use Permit under Section 10.1017 of the Zoning Ordinance to replace the existing single family structure, carriage house, shed, barn, and paddock; construct a garage, pool, pool cabana playground; and renovate the existing barn and shed with all associated electric, gas, water, and sewer updates as required on private property and within the public right of way. Said property is shown on Assessor Map 205 Lot 2 and is located within the Rural (R) and Single Residence A (SRA) Districts.

III. NEW BUSINESS

- A. Request of HCA Realty Inc. (Owner), and Portsmouth Regional Hospital (Applicant),** for property located at **0 Borthwick Avenue** requesting Site Plan Review Approval for the construction of a satellite parking lot consisting of 520 spaces and associated sit improvements to support the existing hospital facilities currently serviced by 783 parking spaces. Said property is shown on Assessor Map 234 Lot7-4A and is located in the Office Research (OR) District. (LU-22-47)
- B. The application of 2422 Lafayette Road Associates, LLC (Owner), and Waterstone Properties Group Inc. (Applicant),** for property located at **2454 Lafayette Road** requesting Amended Site Plan Review Approval for the alteration of the commercial pad and sidewalk, rerouting the existing sewer line, relocation of bicycle racks, and the expansion of Unit 9 from an existing footprint of 1,833 s.f. to 3,650 s.f +/- and to then divide the space into two units equaling 1,155 s.f. +/- and 2,400 s.f. +/- . Said property is shown on Assessor Map 273 Lot 3 and lies within the Gateway Corridor (G1) District. (LU-22-46)

IV. OTHER BUSINESS

V. ADJOURNMENT

https://us06web.zoom.us/webinar/register/WN_EsAUUTr0RV6Ce8FQILtswA