

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

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

**2:00 PM**

**April 4, 2023**

**MINUTES**

**MEMBERS PRESENT:**

Peter Stith, Chairperson, Principle Planner; David Desfosses, Construction Technician Supervisor; Patrick Howe, Deputy Fire Chief; Shanti Wolph, Chief Building Inspector; Peter Britz, Environmental Planner; Zachary Cronin, Assistant City Engineer

**MEMBERS ABSENT:**

Mike Maloney; Deputy Police Chief, Nicholas Cracknell; Principal Planner, Eric Eby, Parking and Transportation Engineer

**ADDITIONAL  
STAFF PRESENT:**

Stefanie Casella; Planner, Kate Homet; Associate Environmental Planner

[4:47] The meeting began at 2:00 p.m.

**I. APPROVAL OF MINUTES**

- A. Approval of minutes from the March 7, 2023 Site Plan Review Technical Advisory Committee Meeting.

[5:02] P. Britz made a motion to approve the minutes as presented. D. Desfosses seconded the motion. The motion passed unanimously.

**II. OLD BUSINESS**

- A. **POSTPONED** 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) **POSTPONED**

## DISCUSSION AND DECISION OF THE BOARD

[5:10] P. Stith inquired whether the Committee should make a motion to remove the application for 375 Banfield Road from the agenda due to their continued postponement and need for readvertisement.

[5:21] D. Desfosses made a motion to remove the applicant from the agenda. P. Britz seconded the motion. The motion passed unanimously.

- B.** The request of **Thomas E, Marybeth B, James B, and Meegan C. Reis (Owners)**, for property located at **305 Peverly Hill Road** requesting redevelopment of the property including the addition of two new dwelling units for a total of three units with associated site improvements. Said property is shown on Assessor Map 255 Lot 5 and lies within the Single Residence A (SRA), Single Residence B (SRB) and Natural Resources Protection (NRP) Districts. (LU-23-18 and LU-22-25)

[5:30] P. Stith introduced this application.

## SPEAKING TO THE APPLICATION

[6:00] Erik Sari (Altus Engineering), Charlie Hoyt (architect) and Jim Reis (property owner) came to present this application.

Mr. Sari noted that there were a few changes noted to the plan including a sign that discourages truck access on one side of the road, a revision to the water line, a fire truck turning template and changes to the septic which will result in new septic tie-ins connected to a new field. Additionally, Mr. Sari received a new comment requesting the addition of a second tank so that each unit has its own tank. This update will be included in the new application being sent to NHDES. The new addresses will be 305, 307 and 309 Peverly Hill Road. The State confirmed that the new utilities in the conservation easement are not prohibited.

[8:52] P. Howe mentioned that he was still not satisfied with the driveway access, noting it still seemed too tight. He noted that it should be at least 20 feet wide and should meet the turnaround requirements in Appendix D of the 2018 IFC Access Code Requirements. A discussion ensued about the ability of trucks to turn around on the property and what was needed to show this.

[12:51] D. Desfosses asked that the applicant add the second septic tank to the plans and he would be satisfied.

[13:11] P. Stith mentioned that he would like the applicant to remove the label of "ADU" from the plans because it was approved as three dwelling units, not an ADU.

[13:25] Mr. Sari explained that having the ADU label was easier for septic permitting purposes. P. Stith responded that the Planning Board would not allow that label to pass.

[13:46] S. Wolph asked why the septic would not be rated for a two-family unit. Mr. Sari responded that it would have 50% more loading which captures a one-bedroom additional unit, which makes it below a 300-gallon threshold which makes it applicable to an ADU size. S. Wolph responded that this would not be acceptable by the Planning Board.

[15:40] Mr. Hoyt noted that he had a conversation with P. Howe about how the new separation from the barn will be a fire-rated wall, although it is currently not detailed on the plan. That will be updated. He will double check the regulations to ensure it is needed.

### **PUBLIC HEARING**

[17:22] P. Stith opened up the public hearing. No one spoke. The public hearing was closed.

### **DISCUSSION AND DECISION OF THE BOARD**

[17:42] P. Britz noticed that the turning template had shown fire trucks having to go over abutting properties. Mr. Sari mentioned that it was according to GIS which may be inaccurate. Mr. Reis noted that it is likely incorrect due to the location of an old rock wall which is around the perimeter which reveals the true property line.

[18:43] D. Desfosses made a motion to approve the application with the following stipulations:

1. A second septic tank shall be added to the plans for the other building.
2. New turning templates will be reviewed and approved by the Fire Department prior to going to the Planning Board.

[19:22] P. Britz seconded the motion.

[19:33] S. Casella inquired whether there would need to be additional review by the State LCIP program if the driveway is widened for the trucks to turn around in the conservation easement area. P. Britz noted that they would need additional approval if it impacts the easement area.

[21:04] The motion passed unanimously.

### **III. ADJOURNMENT**

[21:20] D. Desfosses made a motion to adjourn.

The meeting adjourned at 2:16 p.m.

Respectfully submitted,

Kate E. Homet  
Secretary for the Technical Advisory Committee