

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

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

2:00 PM

May 2, 2023

ACTION SHEET

I. APPROVAL OF MINUTES

- A.** Approval of minutes from the April 4, 2023 Site Plan Review Technical Advisory Committee Meeting.

*The Committee voted to **approve** the minutes as drafted.*

Motion: P. Howe. Second P. Britz

II. NEW BUSINESS

- A.** The request of **238 Deer Street, LLC (Owner)**, for property located at **238 Deer Street** requesting a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance for provision of no on-site parking spaces where 11 spaces are required. Said property is shown on Assessor Map 125 Lot 3 and lies within the Character District 4 (CD4) District. (LU-20-238)

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

- 1) The parking demand analysis is updated to use LU-221 of the ITE manual for the residential portion and included the commercial use in the analysis.*

The following findings were found and were voted to be included as part of the motion:

1. Unlike all other properties in the North End, the lot size is extremely small at 6,000 SF with a width too narrow to support at-grade parking and no possibility to provide underground parking.

2. The Planning Board already approved this same project in 2021 which resulted in the applicant making a substantial investment in the design and permitting of this project with the and HDC. More recently, when an extension request was submitted the Planning Board discovered that they didn't have authorization to grant the extension for the CUP. Importantly however, several members suggested the applicant return with another application for a CUP and even consider removing the previous requirement to seek the 7 off-site spaces.

3. The HDC fully supports the proposed building and site design and would categorically not desire to see this project fail to gain the CUP for parking only to return with a sub-optimal design and reuse of the

existing non-contributing and decrepit building. This building is well past its life expectancy and the replacement building is consistent with the quality and character of the surrounding new buildings. 4. This project provides a critically absent housing type – small micro units less than 500 SF– in the heart of our downtown business district. These units are nearly non-existent and their construction within the project will serve as well-below market priced housing options in what is increasingly becoming millionaires’ row.

5. Future Development Potential – Only the Ferguson lot (which is nearly 30,000 SF (nearly 5x bigger) and Lot 4 on Deer Street (nearly 20,000 SF or 3.5x bigger) other property has on-site parking for their existing or proposed residential uses. Thus, this project will not unnecessarily overburden the existing public parking facilities for unit owners or tenants that reside in this project. In fact, the absence of on-site parking is a key driver and inconvenience to the owner or tenant which will have a negative effect on value or rent. To the benefit of our existing and future residents who don’t have or need cars. In supporting this request, the TAC acknowledges that the parking requirement analysis results in a deficit of 11 spaces whereas a “best fit” of the proposed use to the ITE manual generates a traffic demand analysis of 21 spaces (1 space per unit).

Motion: N. Cracknell. Second P. Brtiz

III. ADJOURNMENT

The meeting adjourned at 2:40 p.m.