

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

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

2:00 PM

June 6, 2023

ACTION SHEET

I. APPROVAL OF MINUTES

- A.** Approval of minutes from the May 2, 2023 Site Plan Review Technical Advisory Committee Meeting.

*The Committee voted to **approve** the minutes as presented.
Motion: P. Howe; Second N. Cracknell
The motion passed unanimously.*

II. NEW BUSINESS

- A.** The request of **CP Management Inc (Applicant)** and **Sarnia Properties INC, (Owner)**, for property located at **933 US Route 1 BYP** requesting a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance to provide 83 parking spaces where 114 are required. Said property is located on Assessor Map 142 Lot 37 and lies within the Business (B) District. (LU-23-76)

*The Committee voted to recommend **approval** to the Planning Board.
Motion: D. Desfosses; Second E. Eby
The motion passed unanimously.*

- B.** The request of **Murdock Living Trust (Owner), 15 Lafayette Road** requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots to create the following: Proposed Lot 1 to be 9,129 square feet of lot area and 73.8 feet of frontage and Proposed Lot 2 to be 8,172 square feet of lot area and 102 feet of frontage. Said property is located on Assessor Map 152 Lot 2 and lies within the General Residence A (GRA) and Historic Districts. (LU-23-26)

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

1) Note #15 should be corrected on the plan.

*Motion: D. Desfosses; Second S. Wolph
The motion passed unanimously.*

- C. 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)

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

- 1) *Subject to written assurance and any required surety for performance provided to the Planning Board, the applicant shall conduct work in accordance with all requirements of the NHDES letter dated April 26, 2023, which includes investigation work in the proposed upland development areas, approval of an Activities and Use limitation and the completion of a remedial action implementation plan for the upland development area. In addition, as presented by the applicant, they shall continue their investigation of the lowland area, including full characterization of any reportable site contaminants in compliance with any and all remedial action plans or other permits from NHDES or the EPA.*
- 2) *Fire service shall be at least 8" in diameter to where it meets the two 6" lines.*

*Motion: N. Cracknell; Second S. Wolph
The motion passed unanimously.*

III. OTHER BUSINESS

There was no other business.

IV. ADJOURNMENT

The meeting was adjourned at 3:18pm