

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

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

2:00 PM

August 1, 2023

ACTION SHEET

I. APPROVAL OF MINUTES

- A.** Approval of minutes from the July 5, 2023 Site Plan Review Technical Advisory Committee Meeting.

The July 15, 2023 minutes were approved as presented.

II. NEW BUSINESS

- A.** The request of **Clyde Logue (Owner)**, for property located at **27 Shaw Road** requesting Lot line Relocation and Subdivision as follows: Tax Map 223 Lot 18 decreasing from 34,205 square feet and 230 feet of frontage to 20, 1999 square feet and 129 feet of frontage; Map 223 Lot 18-1 decreasing from 23,149 square feet and 127 feet of frontage to 21, 241 square feet and 101 feet of frontage; and creation of a new lot with a lot area of 15,812 square feet and 101 feet of frontage. Said property is located on Assessor Map 223 Lot 18 and lies within the Single Residence B (SRB) District. (LU-23-102)

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

- 1) The lot lines and setbacks need to be adjusted based on the frontage.*
 - 2) The applicant will provide a stormwater management note on plans describing the location and requirements of the rain garden prior to Planning Board approval.*
 - 3) The applicant will provide a note on plans indicating that regular maintenance reports for infiltration ponds will be submitted to DPW.*
 - 4) A stormwater maintenance management plan shall be updated and provided prior to Planning Board approval.*
 - 5) Correct the size and location of the utilities and drain on plans.*
- B.** The request of **Lonza Biologics (Owner)**, for property located at **101 International Drive** requesting to amend the Master Plan to reduce the overall square footage to 800,000 square feet in three buildings and reduce the height of building #1 from 3 stories to 1 story. Amended site plan approval for Phase 2 which includes fit-up of Building #1 and the utility building, construction of a temporary surface parking lot and gravel area for construction

trailers, parking, and laydown area. Said property is located on Assessor Map 305 Lot 6 and lies within the Airport Business Commercial (ABC) District. (LU-23-108)

*The Committee voted to recommend **approval** to the Planning Board.*

- C.** The request of **Banfield Realty LLC (Owner)**, for property located at **375 Banfield Road** Preliminary and Final Subdivision approval to subdivide one lot into two lots to create the following: Proposed Lot 1 with 6.65 acres of lot area and 354 feet of street frontage and Proposed Lot 2 with 7.96 acres of lot area and 200 feet of street frontage. Said property is located on Assessor Map 266 Lot 7 and lies within the Industrial (I) District. (LU-23-107)

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

- 1) The necessary waivers are requested prior to Planning Board approval.*
- 2) Proof of clean up responsibility required prior to Planning Board approval.*

- D.** The request of **JKM Realty LLC (Owner)**, for property located at **700 Peverly Hill Road** requesting Site Plan Approval for construction of a 3,385 square foot addition to an existing commercial building with associated site improvements. Said property is located on Assessor Map 252 Lot 2-10 and lies within the Industrial (I) District. (LU-23-109)

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

- 1) Ownership and maintenance responsibility for drainage infrastructure to be detailed on plans and in easements.*

III. OTHER BUSINESS

There was no other business.

IV. ADJOURNMENT

The meeting was adjourned at 3:52 PM

