

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

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

2:00 PM

October 3, 2023

MINUTES

MEMBERS PRESENT:

Peter Stith, Chairperson, Planning Manager; David Desfosses, Construction Technician Supervisor; Patrick Howe, Deputy Fire Chief; Shanti Wolph, Chief Building Inspector; Peter Britz, Director of Planning & Sustainability Department; Zachary Cronin, Assistant City Engineer, Eric Eby, Parking and Transportation Engineer; Mike Maloney; Deputy Police Chief

MEMBERS ABSENT:

ADDITIONAL

STAFF PRESENT:

Stefanie Casella, Planner II; Kate Homet, Associate Environmental Planner

*Items in brackets [] denote timestamp of recording.

[3:20] The meeting began at 2:01 p.m.

I. APPROVAL OF MINUTES

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

[3:35] P. Howe made a motion to approve the September minutes. D. Desfosses seconded the motion. The motion passed unanimously.

II. OLD BUSINESS

- A. **REQUEST TO POSTPONE** The request of **Pease Development Authority (Owner)**, for property located at **360 Corporate Drive** requesting Construction of a three-story Healthcare Complex with approximately 52,000 GSF. to allow space for up to 10 tenants which include an Ambulatory Surgical Center, Imaging Center and Plastic Surgery

Center. The project includes (125) vehicle parking spaces, (2) loading docks as well as associated paving, stormwater management, lighting, utilities and landscaping. Said property is located on Assessor Map 315 Lot 5 and lies within the Airport Business Commercial (ABC) District. **REQUEST TO POSTPONE (LU-23-135)**

[3:40] Chairman Stith announced that this application was still working on their revisions and had requested to postpone until the November meeting.

- B.** The request of **Coventry Realty LLC (Owner)**, for property located at **111 State Street** requesting A Parking Conditional Use Permit under Section 10.1112.14 to allow zero (0) parking spaces where 46 are required. Said property is located on Assessor Map 107 Lot 50 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-125)

SPEAKING TO THE APPLICATION

[4:28] John Chagnon of Ambit Engineering & Haley Ward, Mark McNabb and Marie Bodi of McNabb Properties, and Tracy Kozak of Arcove Architects came to speak to this application. Mr. Chagnon gave a brief summary of the last TAC meeting that they had attended where they decided to revise the plans to add an additional dwelling unit and reconfigure the residences. They had since redone the parking calculations which were being presented today.

[6:25] Ms. Kozak addressed the following staff comments:

- What happens in the “Prep Area” in the basement?

[8:06] Mr. McNabb noted that the prep area is an existing use and it would continue to stay as prep area, but at a reduced size from what exists today.

- Please correct the parking calculations to include the basement prep and support areas.

Most of the basement will be utility space such as storage, mechanical and electrical, but the dishwashing area will require parking. It is approx. 170 sf. Which would require 1.7 parking spaces.

- Please correct the parking calculations table to reflect a required parking space sum that adds fully computed uses.

These will be updated.

- Please show compliance with Section 10.1116.10 including bike parking in parking calculation table and site plan.

Per the calculations, they will need two bicycle spaces. They currently are planning for six spots outside near where the bulkhead currently exists, but they are also planning to put six spaces in the lower storage room inside the building. This will allow them to remove one required parking space as they are going beyond the minimum required bicycle parking.

[13:38] Chairman Stith noted that they were not rounding correctly in their parking calculations. They should be rounding up for each individual use calculation before adding them together, instead of rounding up the final sum.

PUBLIC HEARING

[15:53] Chairman Stith opened the public hearing. No one spoke. The hearing was closed.

DISCUSSION AND DECISION OF THE BOARD

[16:16] D. Desfosses made a motion to recommend approval of the parking conditional use permit with the updated calculations to the Planning Board. P. Britz seconded the motion. The motion passed unanimously.

II. ADJOURNMENT

[17:03] Z. Cronin made a motion to adjourn the meeting. P. Howe seconded the motion.

The meeting adjourned at 2:15 p.m.

Respectfully submitted,

Kate E. Homet
Secretary for the Technical Advisory Committee