

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

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

**2:00 PM**

**September 5, 2023**

**ACTION SHEET**

**AGENDA**

**I. APPROVAL OF MINUTES**

- A.** Approval of minutes from the August 1, 2023 Site Plan Review Technical Advisory Committee Meeting.

*The Committee voted to approve the August 1, 2023 meeting minutes as presented.*

**II. NEW BUSINESS**

- A.** 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. (LU-23-135)

*The Committee voted to **postpone** to the October meeting.*

- B.** The request of **Bantry Bay Associates LLC (Owner)**, for property located at **0 Shearwater Drive** requesting Preliminary and Final Subdivision approval for the subdivision of the 2.23 acre lot into nine (9) conforming Single-Family lots. Said property is located on Assessor Map 217 Lot 2-1900 and lies within the General Residence B (GRB) District. (LU-23-138)

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

- C.** The request of **Bantry Bay Associates LLC (Owner)**, for property located at **0 Shearwater Drive** requesting Site Plan Review approval for the construction of nine (9) single-family dwellings with associated paving, stormwater management, lighting, utilities and

landscaping. Said property is located on Assessor Map 217 Lot 2-1900 and lies within General Residence B (GRB) District. (LU-23-138)

*The Committee voted to recommend **approval** to the Planning Board with the following **conditions** to be completed prior to submission to Planning Board:*

- 1) *Sidewalk along frontage must be concrete, 5.5' wide with grass strip between curb and sidewalk.*
- 2) *Old water service taps shall have corp closed and capped at main.*
- 3) *Applicant will coordinate with DPW to abandon or replace all existing cross country drains with HDPE to Market Street.*
- 4) *Applicant will replace CMP drain in Shearwater near Blue Heron Drive with HDPE.*
- 5) *City standards will be used for planting and loam and seed details.*
- 6) *Drainage easements will extend over cross country pipes to Market Street right of way.*
- 7) *Drain detail will be corrected to show mortar in annular space around boot connection.*
- 8) *Applicant will work with City staff to coordinate offsite improvements including sidewalk to Granite Street crossing Market Street and installing pedestrian signals as part of crosswalk.*
- 9) *Hydrant will be relocated to be 10' from driveways.*
- 10) *Brick under curb stop will be shown in water service detail.*
- 11) *Details will be updated to show thrust blocks for hydrant will be 2'x2'x2'x precast.*
- 12) *Applicant will work with the legal department to overcome the doctrine of merger.*
- 13) *Waiver will be requested for a maintenance bond if needed.*

**D. REQUEST TO POSTPONE** 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 43 are required. Said property is located on Assessor Map 107 Lot 50 and lies within the Character District 4 (CD4) and Historic Districts. **REQUEST TO POSTPONE (LU-22-125)**

*The Committee voted to **postpone** to the October meeting.*

### **III. OTHER BUSINESS**

*There was no other business.*

### **IV. ADJOURNMENT**

*The meeting was adjourned at 3:12 PM*