

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

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

**2:00 PM**

**September 3, 2024**

**ACTION SHEET**

**I. APPROVAL OF MINUTES**

- A. Approval of minutes from the August 6, 2024 Site Plan Review Technical Advisory Committee Meeting.

*The Committee voted to **approve** the August minutes.*

**II. OLD BUSINESS**

- A. The request of **635 Sagamore Development LLC (Owner)**, For property located at **635 Sagamore Avenue** requesting Site Plan approval for the removal of the existing structures and construction of 4 single-family dwellings on one lot with associated site improvements. Said property is located on Assessor Map 222 Lot 19 and lies within the Single Residence A (SRA) District. LU-22-209)

*The Committee voted to **hear** this application after the New Business item A. Once heard, the Committee voted to **continue** the application to the October TAC meeting.*

- B. **REQUEST TO POSTPONE** The request of **Oak Street Real Estate Capital (Owner), 100 Durgin Lane Owner, LLC (Applicant)**, for property located at **100 Durgin Lane** requesting Subdivision approval of a lot line adjustment and Site Plan Review approval for the demolition of the existing buildings and the construction of 360 rental housing units in a mix of 3-story and 4-story buildings with associated site improvements including parking, pedestrian access, community spaces, utilities, stormwater management, lighting, and landscaping. Said property is located on Assessor Map 239 Lot 18 and lies within the Gateway Corridor (G1) District. **REQUEST TO POSTPONE** (LU-24-62)

*Chairman Stith announced that the applicant had requested **postponement** of this application until the October TAC meeting.*

### III. NEW BUSINESS

- A. The request of **Northeast Credit Union (Owner)**, and **Liberty Mutual Insurance (Owner)**, for properties located at **100 Borthwick Avenue** and **0 Borthwick Avenue** requesting a lot line adjustment to add approximately 4.80 Acres to Map 240 Lot 3. Said properties are located on Assessor Map 259 Lot 15 and Map 240 Lot 3 and lie within the Office Research (OR) District. (LU-24-151)

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

- 1. The application will only move forward if the Zoning Board of Adjustment grants approval for the current proposal.*
- 2. Improve sidewalk to Borthwick Ave and crossing to an ADA compliant and concrete sidewalk.*
- 3. Drainage on site must be functioning as originally designed. If deficient make improvements.*
- 4. The existing system should be completely cleaned (basins & pipes) and all of the outlet pipes should be found, located and dredged out as needed to confirm their adequacy and ability to continue to function for the next 20 years. I agree regarding salt pollution, change of use etc. but the major pollutant that I think is a concern here is sediment and the heavy metals present on the sediments. The catch basins sumps are the first line of defense regarding sediments and system clogging.*
- 5. That detention pond no longer meets standards but as a minimum I would like to see that it can handle a 50 year storm without overtopping so please run a drainage calculation on that and provide me with the results.*
- 6. A yearly drainage maintenance plan will be necessary to confirm that the basins are being cleaned annually.*
- 7. Boundary survey showing extent of all lots is required.*
- 8. Variance from BOA is needed to expand the use of parking as a primary use*
- 9. Proposed dimensions for new lots must be included in lot line adjustment plan.*
- 10. Existing and proposed site plans must be provided.*
- 11. Please provide the wetland delineation from June 2024.*

### IV. ADJOURNMENT

The meeting was adjourned at 2:56 p.m.