

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

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

2:00 PM

March 5, 2024

ACTION SHEET

I. APPROVAL OF MINUTES

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

*The committee voted to **approve** the February 6, 2024 minutes.*

II. OLD BUSINESS

- A. The request of **Atlas Commons LLC (Owner)**, for property located on **581 Lafayette Road** requesting Site Plan review approval for two 4-story additions to the existing building that will total 72 residential units with associated site improvements including lighting, utilities, landscaping, and stormwater treatment/management. Said property is located on Assessor Map 229 Lot 8B and lies within the Gateway Corridor (G1) District. (LU-23-189)

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

To be satisfied prior to submission to the Planning Board submission:

1. *The public realm improvements must be reviewed and approved by all relevant parties.*
2. *All updates as discussed during the 3/5/2024 TAC meeting will be made to final set of plans, including:*
 - a. *A complete list of previous staff comments and responses.*
 - b. *Please provide a complete list of changes that were made to the plan set between the dates of 2/6/2024 and 3/5/2024.*
 - c. *Place labels on the shelf pipe profile and on Sheet C5 that indicate the size of the pipe (8").*
 - d. *Final sewer pipe design to be reviewed and approved by DPW.*

- e. *The 4" PVC pipe coming from the manhole for the vent should be changed to a gasketed pipe as it will be underground, this should be changed from the Scheduled 40 to an SDR 35.*
- f. *A sidewalk detail will be included for Ledgewood Drive.*
- g. *Fire hydrant to be added to the final set of plans with proposed location reviewed and approved by Fire Dept.*
- h. *Sliders for bicycle parking must have fire rating confirmed in the final building design.*

To be satisfied subsequent to Planning Board approval:

- 1. *Landscape license with adequate insurance for maintenance on City property.*

III. NEW BUSINESS

- A.** The request of **Jewell Court Properties LLC (Owner)**, for property located on **33 Jewell Court, Suite 1** requesting a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance to provide 205 parking spaces where 242 are required. Said property is located on Assessor Map 155 Lot 5-S1 and lies within the Character District 4-W (CD4-W) and Historic District. (LU-23-205)

*The committee voted to find the parking demand analysis **acceptable** and requested the following items be included in the final application to the Planning Board:*

- 1. *Please provide documentation that authorizes the use of any off-site parking including easements and deeded parking spaces.*
- 2. *Please provide the letter of support from Eric Chinburg.*

- B.** The request of **RIGZ Enterprises LLC (Owner)**, for property located at **822 Rt 1 Bypass** requesting Site Plan review approval to demolish the existing building and construct a new commercial building as well as associated paving, stormwater management, lighting, utilities and landscaping. Said property is located on Assessor Map 160 Lot 29 and lies within the Business (B) District. (LU-23-209)

*The committee voted to **postpone** this application until the April meeting.*

IV. ADJOURNMENT

The meeting adjourned at 3:18 p.m.