

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

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

2:00 PM

March 4, 2025

MEMBERS PRESENT:

Peter Stith, Chairperson, Planning Manager; David Desfosses, Construction Technician Supervisor; Peter Britz, Director of Planning & Sustainability; Shanti Wolph, Chief Building Inspector (virtual); Eric Eby, Parking and Transportation Engineer (virtual); Mike Maloney; Deputy Police Chief; Vincent Hayes, Planner I

MEMBERS ABSENT:

Patrick Howe, Deputy Fire Chief; Zachary Cronin, Assistant City Engineer

**ADDITIONAL
STAFF PRESENT:**

Stefanie Casella, Planner II; Kate Homet, Environmental Planner; Chad Putney, Fire Prevention Officer

MINUTES

I. APPROVAL OF MINUTES

- A. Approval of minutes from February 4, 2025 Site Plan Review Technical Advisory Committee Meeting.

[5:42] P. Britz made a motion to recommend approval of the minutes as presented. V. Hayes seconded the motion. The motion passed unanimously.

II. NEW BUSINESS

- A. The request of **Walter D. Hett Trust (Owner)**, for property located at **0 Banfield Road** and **Peverly Hill Road** requesting Preliminary and Final Subdivision Approval and Site Plan Review Approval to subdivide one lot into 5 new residential lots with associated site improvements. Said property is located on Assessor Map 255 Lot 2 and lies within the Single Residence A (SRA) District. (LU-25-22)

SPEAKING TO THE APPLICATION

[7:24] Jon Whitten, civil engineer with Haley Ward, came to present this project along with two representatives of the applicant, Shauna and Colton from Chinburg Development. Mr. Whitten handed out paper copies of an updated plan set which were created in response to staff comments published a few days prior. He briefly described the project proposal for five single family lots, along with project constraints such as wetlands and transmission lines.

[8:53] Mr. Whitten then addressed the staff comments directly.

[10:55] Mr. Whitten asked if they needed to apply for site plan approval on top of their subdivision approval, to which Chairman Stith responded yes, due to the project creating three or more new dwellings.

[12:08] Mr. Whitten addressed a comment about wetland delineations for the structures across the street and asked if the City's wetland map could be used for this purpose to which P. Britz responded that a delineation would be required. Mr. Whitten then discussed the force main and potentially working with the Department of Public Works to get a better idea of its exact location. A discussion continued about working with the force main, potentially performing directional boring to prevent having to dig in Peverly Hill Road, and the proposed water and sewer lines.

[22:30] P. Britz noted that the wetland buffers not yet delineated may impact the proposed driveways on Banfield and the applicants should look into having one driveway with a shared drive to remove or limit buffer disturbance. Any wetland or wetland buffer work will require a wetland conditional use permit.

[25:42] K. Homet noted that if the applicant intends to go forward with boring of the sewer lateral underneath the wetland, a wetland conditional use permit would be needed regardless. D. Desfosses stated that it was his preference that the applicants do not go under the wetland because any maintenance needed would require even further wetland disturbance in the future. Mr. Whitten responded saying that any conversation for preference to have the driveway on Lot 3 closer to the intersection of Banfield Road and Peverly Hill Road is in direct opposition to what the Planning Board has suggested, which is to push it as far away from the intersection as possible. They would have to look into balancing the driveway needs with any proposed impacts and permitting needs.

[27:23] E. Eby asked the applicants if they could look into the feasibility of installing a sidewalk in front of the three lots on Banfield Road and up to the intersection so that it could tie into the upcoming City side path project which will construct side paths along Peverly Hill Road. The applicants suggested that it would be tough to do because of the impacts to wetlands and wetland buffers. A discussion continued about a multi-use path and potential hurdles.

PUBLIC HEARING

[31:01] Chairman Stith opened up the public hearing. No one spoke. The public hearing was closed.

DISCUSSION AND DECISION OF THE BOARD

[31:35] P. Britz noted that the applicants had a bit of work to get done before they could move forward to the Planning Board and he made a motion for postponement of the application. D. Desfosses seconded the application. The motion passed unanimously.

III. ADJOURNMENT

[32:13] The meeting was adjourned at 2:27 p.m.