

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

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

**2:00 PM**

**May 6, 2025**

**ACTION SHEET**

**I. APPROVAL OF MINUTES**

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

*The Committee voted to approve the March meeting minutes as presented.*

**Motion:** D. Desfosses; **Second:** P. Britz

*Motion passed with all in favor*

**II. OLD BUSINESS**

- A.** The request of **RIGZ Enterprises LLC (Owner)** for the property located at **806 US Route 1 Bypass**. The existing Site Plan approval was granted a second extension by the Planning Board on June 20, 2024 that will expire on June 23, 2025. The purpose of this submission is to request an additional 1-year extension. No changes to the existing plan set are proposed. Said property is located on Assessor Map 161 Lot 43 and lies within the Business (B) District. (LU-22-81)

*The Committee voted to **recommend approval** of an additional 1-year extension as presented.*

**Motion:** S. Wolph; **Second:** D. Desfosses

*Motion passed with all in favor*

- B. REQUEST TO POSTPONE:** 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)

*No action was taken as the applicant had requested postponement until the June meeting.*

- C. The request of **361 Hanover Steam Factory LLC (Owner)**, for property located at **361 Hanover Street** requesting Site Plan Review Approval and Preliminary and Final Subdivision Approval for the addition of three new residential structures and the renovation of the existing commercial building at 361 Hanover Street with the associated and required site improvements. Said property is located on Assessor Map 138 Lot 63 and lies within the Character District 5 (CD-5) and Downtown Overlay District. (LU-24-196)

*The committee voted to **postpone** the application to the June meeting.*

**Motion:** D. Desfosses; **Second:** P. Britz

*Motion passed with all in favor*

### III. NEW BUSINESS

- A. The request of **Strawberry Banke INC (Owner)**, for properties located at **65 Washington Street** requesting an amended Site Plan approval for drainage and site improvements to an existing fully developed site. Said property is located on Assessor Map 104 Lot 7 and lies within the Mixed Residential Office (MRO) and Historic Districts. (LU-25-63)

*The committee voted to **recommend approval** of the application to the Planning Board with the following **condition** precedent:*

1. *The applicant will work with DPW to ensure proper grading of the proposed rain gardens prior to submission to the Planning Board.*

**Motion:** P. Britz; **Second:** Z. Cronin

*Motion passed with all in favor*

- B. The request of **Sea Level LLC (Owner)**, for the property located at **187 Wentworth House Road** requesting consideration that the proposed stormwater alterations and the installation of a concrete cap at the existing commercial site be exempted from requiring Site Review approval. Said property is located on Assessor Map 201 Lot 12 and lies within the Waterfront Business (WB) district (LU-25-2).

*The committee voted to **postpone** the application to the June meeting.*

**Motion:** D. Desfosses; **Second:** Z. Cronin

*Motion passed with all in favor*

### IV. ADJOURNMENT

*The meeting was adjourned at 3:58 p.m.*