

**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**

**MEMBERS PRESENT:**

Peter Stith, Chairperson, Planning Manager; David Desfosses, Construction Technician Supervisor; Patrick Howe, Deputy Fire Chief; Peter Britz, Director of Planning & Sustainability; Shanti Wolph, Chief Building Inspector; Zachary Cronin, Assistant City Engineer, Eric Eby, Parking and Transportation Engineer; Mike Maloney; Deputy Police Chief; Vincent Hayes; Planner II – Development

**MEMBERS ABSENT:**

**ADDITIONAL**

**STAFF PRESENT:**

Kate Homet, Environmental Planner

**MINUTES**

**I. APPROVAL OF MINUTES**

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

D. Desfosses made a motion to approve the March minutes as presented. P. Britz seconded the motion. The motion passed unanimously.

**II. OLD 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)

**DISCUSSION AND DECISION OF THE BOARD**

Chairman Stith announced that the applicants had requested postponement of this application until the following month.

- B.** 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 dew 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)

## **SPEAKING TO THE APPLICATION**

John Chagnon (engineer), Terrence Parker (landscape architect), Shayne Forsley and Steve Wilson (developers) came to present this application. In addition to the in-person team, Jeffrey Dirk (traffic engineer) was also available via Zoom. Mr. Chagnon described the proposal and proceeded to go through the latest comments from staff and address them. Staff responded to questions on their original comments and provided feedback on best methods to address the current issues with this proposal. Issues that were discussed included access easements, fire truck and passenger car turning templates, traffic safety, pedestrian safety, impacts to the City-owned retaining wall, driveway alternatives, installation of structures and/or landscaping on City property, pending litigation, and a few others.

## **PUBLIC HEARING**

Liz Bratter of 159 McDonough Street came to comment on this application. Ms. Bratter noted her concerns over safety, current heavy vehicle traffic, the validity of the traffic impact study, blocked sight lines, impervious surfaces and potential increases to stormwater volumes.

Jeff Sateman, a representative of the Hill Hanover Group, came to comment on this application. Mr. Sateman noted that this property is under litigation that has not yet been resolved. This litigation could potentially impact fire truck and vehicular access and they would know more once the litigation was completed.

Robin Husslage of 27 Rock Street came to comment on this application. Ms. Husslage wanted TAC to request a new traffic study and mentioned that there seemed to be inaccuracies in the current study along with some omitted areas that should have been included. She noted her concerns about traffic and safety and stressed that an alternative driveway location should be looked into.

Mark DeLorenzo of 349 Hanover Street came to comment on this application. Mr. DeLorenzo noted his concerns over the existing and potential traffic through to Hill Street and was also concerned about the applicants not considering the traffic from the abutting property that cuts through from Hill Street as part of their study. Mr. DeLorenzo also noted concerns over snow storage, right-of-way easements and the review of this application during a pending lawsuit.

## **DISCUSSION AND DECISION OF THE BOARD**

Mr. Chagnon addressed some of the comments raised by the public and Mr. Dirk spoke to the traffic study. D. Desfosses made a motion to postpone the application and P. Britz seconded the motion. Staff explained their reasonings for seeking a postponement. The motion passed unanimously.

### III. NEW 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)

#### SPEAKING TO THE APPLICATION

Alex Ross (engineer) and Dave Grzybowski (builder) came to present this application. Mr. Ross explained the need for an extension and Chairman Stith asked if anything had changed from the original approved plans. Mr. Ross responded that nothing had changed.

#### PUBLIC HEARING

Nobody from the public spoke.

#### DISCUSSION AND DECISION OF THE BOARD

S. Wolph made a motion to grant the extension. D. Desfosses seconded the motion. The motion passed unanimously.

- B. 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)

#### SPEAKING TO THE APPLICATION

Alex Ross (engineer) and Rodney Rowland (owner representative) came to speak to this application. Mr. Ross went on to describe the project proposal and the need for drainage improvements on the Strawberry Banke site. He went through and addressed the staff comments and then answered questions from staff. DPW staff noted the proximity of an existing City drain pipe and the potential impacts that this project could cause. It was agreed that the applicants could work offline with DPW prior to submitting to the Planning Board to ensure the safety of the existing pipe.

#### PUBLIC HEARING

Nobody from the public spoke.

## **DISCUSSION AND DECISION OF THE BOARD**

P. Britz made a motion to recommend approval of this application with the stipulation that the applicant will work with DPW to ensure proper grading of the proposed rain gardens prior to submission to the Planning Board. Z. Cronin seconded the motion. The motion passed unanimously.

- C.** 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).

## **SPEAKING TO THE APPLICATION**

Steve Graham (engineer) and Carol Riley (Sea Level LLC) came to present this application. Mr. Graham described the project, including the mandated soil excavation project by the EPA, the requests made by the Conservation Commission, and the request for exemption from Site Plan Approval.

P. Britz explained to the Committee why this had been brought before them instead of as an administrative approval and noted some stormwater concerns that he felt required TAC input. D. Desfosses stated that the big issue involved the existing stormwater drain and whether or not the placement of the concrete cap would eliminate future access to the pipe for maintenance. This pipe drains part of a NHDOT road and drains directly to the creek.

It was requested that the applicants provide the exact location of this existing stormwater pipe so that it can be determined if the pipe will need to be relocated or not. If it will be under the proposed concrete cap, then NHDOT will want to relocate the stormwater pipe. A discussion ensued on the approximate location and history of the existing pipe as well as potential impacts from the contaminated soils and the proposed regrading and riprap installation.

## **PUBLIC HEARING**

No public hearing was opened.

## **DISCUSSION AND DECISION OF THE BOARD**

D. Desfosses made a motion to postpone this application. Z. Cronin seconded the motion. The motion passed unanimously.

## **IV. ADJOURNMENT**

The meeting adjourned at 3:58 p.m.