

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

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

2:00 PM

June 3, 2025

ACTION SHEET

I. APPROVAL OF MINUTES

- A.** Approval of minutes from May 6, 2025 Site Plan Review Technical Advisory Committee Meeting.

The May 6, 2025 meeting minutes were accepted as presented.

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)

*The Committee voted to recommend approval of this application to the Planning Board with the following **condition**:*

- 1. All changes discussed go through DPW for final review and approval prior to submission to the Planning Board. If major changes occur as a result of Conservation Commission review, the applicant will need to come back before TAC prior to continuing on to the Planning Board.*

- B. REQUEST TO POSTPONE** 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. **REQUEST TO POSTPONE** (LU-24-196)

The application was previously postponed to June. No action was taken.

- 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).

The Committee voted to recommend that this application be exempt from Site Plan Review approval.

III. NEW BUSINESS

- A. The request of **Giri Portsmouth 505 Inc (Owner)**, for property located at **505 US Route 1 Bypass** requesting Amended Site Plan approval for the addition of EV charging spaces and associated support infrastructure. Said property is located on Assessor Map 234 Lot 5 and lies within the Gateway Corridor (G1) District. (LU-25-66)

*The Commission voted to recommend **approval** of this application as presented to the Planning Board.*

- B. The request of **Gary B. Dodds Revocable Trust (Owner)**, for property located at **294 Lincoln Avenue** requesting Site Plan Review approval for the demolition of an existing garage and construction of a new attached 4-bay garage with associated site improvements. Said property is located on Assessor Map 130 Lot 24 and lies within the General Residence A (GRA) District. (LU-24-225)

*The Commission voted to recommend **approval** of this application to the Planning Board with the following **conditions**:*

- 1. Prior to submission to the Planning Board, applicant shall share the test pit results with DPW to confirm that the drainage study is accurate.*
- 2. An easement be provided to the City for the sidewalk on Lincoln Avenue prior to issuance of a Certificate of Completion.*

IV. ADJOURNMENT

The meeting was adjourned at 3:10 p.m.