

**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

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 (virtual); Mike Maloney; Deputy Police Chief; Vincent Hayes; Planner II – Development Compliance

MEMBERS ABSENT:

ADDITIONAL

STAFF PRESENT: Kate Homet; Environmental Planner, Stefanie Casella; Planner II

MINUTES

I. APPROVAL OF MINUTES

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

P. Howe made a motion to accept the minutes as presented. D. Desfosses 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)

SPEAKING TO THE APPLICATION

John Chagnon (Ambit Engineering) and Jon Whitten (Chinburg Development) came to present this application along with other representatives in the audience from Chinburg Development and Gove Realty. The application is for a five-lot subdivision and site plan approval on an existing parcel that

is not yet owned by the applicant (under agreement). It was also noted that the proposed lot developments are not yet set in stone. Mr. Chagnon proceeded to hand out a response to staff comments that both he and Mr. Whitten went through and reviewed what had been updated since the previous TAC meeting. TAC members provided clarity on some of the comments and advised on changes. D. Desfosses noted that the big hurdle with this project was the potential for crossing into the wetland buffer zone with the driveways, which still needed approval with a wetland conditional use permit. P. Britz noted that final approvals from that permit could change how the design is done and impact final site plan review. A discussion continued about the wetland buffer impacts, driveway alignments and making the lots serviceable. D. Desfosses made it clear to the applicant that the only path forward if they wanted to continue would be to seek their site plan and subdivision approvals, and if the wetland permitting changes anything, they would have to return for amended approval. It was noted that the final site plan/subdivision approval would be going to the Planning Board at the same time as the final wetland permit approval. If changes are significant, then it could come back before TAC for another review.

Chairman Stith noted the applicant checked N/A on multiple checklist items that will require a waiver from site plan regulations. These waiver requests should be included in the next submission.

PUBLIC HEARING

The public hearing was opened, no one spoke, the public hearing was then closed.

DISCUSSION AND DECISION OF THE BOARD

P. Britz mentioned that when the applicant submits their wetland conditional sue permit application, they should be clear about the concerns about moving the driveway closer to the street due to sight distances.

D. Desfosses went over the staff comments that are required changes to be done prior to submission to the Planning Board. TAC members discussed proposed conditions and additional comments on the application.

P. Britz made a motion 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.

S. Wolph seconded the motion. The motion passed unanimously.

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

Chairman Stith announced that the applicants had requested to postpone this application and would be back in the following month.

- 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 from Aries Engineering and Carol Riley from Sea Level LLC came to present this application and request for an exemption from site plan approval. Mr. Graham went over the changes that had occurred since their previous meeting with TAC and pointed out the revised engineering sheets showing the existing pipeline on site.

P. Britz stated that the biggest concern of the Committee previously was making sure that the stormwater pipe would still be accessible under the proposed concrete cap, which they confirmed today. This was his only major concern. D. Desfosses noted that his concern was just that the pipe remain viable, which this plan agrees with.

P. Britz noted that this application was already on the June 18th Planning Board agenda for a wetland permit approval and this approval could be rolled into that meeting as well for an amended site plan. A discussion continued on the application materials and what had already been submitted.

PUBLIC HEARING

The public hearing was opened, no one spoke, the public hearing was then closed.

DISCUSSION AND DECISION OF THE BOARD

D. Desfosses made a motion to move this application on to the Planning Board as it does not need site plan review, just an amendment. Z. Cronin seconded the motion. The motion passed unanimously.

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)

SPEAKING TO THE APPLICATION

Rebecca Mauser-Hoye and Marissa Sewell from Weston & Sampson came to present this application with Tony Morreale (Zoom) from LIG Consultants. Ms. Mauser-Hoye proceeded to give an overview of the proposed EV charging project and noted that they also would be heading to the Zoning Board of Adjustment for a variance request and the Conservation Commission and Planning Board for a Wetland Conditional Use Permit. She then addressed the staff comments that had been sent out previously.

A discussion started between members of TAC and the applicants on the existing utility wires, public use of the parking spaces, the removal of existing asphalt, additional plantings and their application for a wetland permit.

PUBLIC HEARING

The public hearing was opened, no one spoke, the public hearing was then closed.

DISCUSSION AND DECISION OF THE BOARD

Committee members asked further questions about the existing and proposed parking spaces.

D. Desfosses made a motion to recommend approval of this application as presented to the Planning Board. Z. Cronin seconded the motion, the motion passed unanimously.

- 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)

SPEAKING TO THE APPLICATION

Gary Dodds, property owner, and Eric Weinrieb of Altus Engineering came to present this application. Mr. Weinrieb presented the project proposal and then addressed the staff comments that had been received.

TAC members then clarified some of their comments, including the regrading, utility, easement needs and ADA comments. The applicants then discussed the existing fence, sight lines, landscaping, setbacks, sidewalks, garage use and liability.

PUBLIC HEARING

The public hearing was opened.

The property owner at 229 Miller Avenue, Elizabeth Pesce, came to speak to this application and wanted to know how tall the garage would be built in relation to the existing structure on site and the proposed office and storage size.

David Hudlan, property owner at 260 Miller Avenue, came to speak to this application and noted past discussions with the applicant over his driveway, sight lines and the existing fence.

The public hearing was closed.

DISCUSSION AND DECISION OF THE BOARD

The applicant noted that they were hoping the site plan was simple enough not to need recordation or to require a third-party stormwater review.

P. Britz responded that the only item that needs to be recorded would be the sidewalk easement and a waiver will need to be requested from the Planning Board for the recorded mylar. Mr. Weinrieb noted that they had requested a waiver already for the inspection and maintenance plan requirement. A discussion continued amongst Committee members about the required items, waivers needed and staff certifications that will be performed during inspections.

D. Desfosses made a motion 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 adjourned at 3:10 p.m.