

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

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

*Members of the public also have the option to join the meeting over Zoom  
(See below for more details)\**

**2:00 PM**

**July 1, 2025**

**AGENDA**

**I. APPROVAL OF MINUTES**

- A. Approval of minutes from June 3, 2025 Site Plan Review Technical Advisory Committee Meeting.

**II. OLD BUSINESS**

- A. 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)

**III. NEW BUSINESS**

- A. The request of **the City of Portsmouth (Owner)**, for property located at **35 Sherburne Road** requesting Site Plan Review Approval for construction of 127-workforce housing units in three buildings including demolition of the rear gym of the school and converting the remaining structure into 8 units, construction of a 4-story 90 unit building, construction of a 3-story 29 unit building and associated site improvements including utilities, lighting, landscaping, stormwater, parking and access. Said property is located on Assessor Map 259 Lot 10 and lies within the Municipal (M) District. (LU-25-94)
- B. The request of **the City of Portsmouth Department of Public Works (Applicant)**, and **Pease Development Authority Wastewater Treatment Plant (Owner)**, for property located at **135 Corporate Drive** requesting Site Plan Review Approval from the Pease Development Authority (PDA) for the construction of four new buildings and demolition

- of the existing Control Operations Building and associated site improvements including utilities, parking, electrical, and stormwater infrastructure. Said property is located on Assessor Map 303 Lot 6 and lies within the Airport Business Commercial (ABC) and Natural Resources Protection (NRP) Districts. (LU-25-90)
- C. The request of **Service Credit Union (Owner)**, for property located at **126 Lang Road** requesting Site Plan Review Approval for construction of a 42-unit workforce housing development and associated site improvements. Said property is located on Assessor Map 291 Lot 1-1 and lies within the Gateway Corridor (G1) District. (LU-25-91)
- D. The request of **Bromley Portsmouth LLC (Owner)**, for property located at **1465 Woodbury Avenue** requesting Site Plan Review Approval for the construction of a ±2,847 square-foot, single-story banking facility with drive-through and associated site improvements including parking, pedestrian access, utility infrastructure, stormwater management systems, lighting and landscaping. Said property is located on Assessor Map 216 Lot 3 and lies within the Gateway Corridor (G1) District. (LU-25-93)
- E. The request of **AAM Portsmouth Residence LLC, C/O Amm 15 Management LLC (Owner)**, for property located at **263 Rockland Street** requesting amended Site Plan approval to add 20 parking spaces with associated site improvements. Said property is located on Assessor Map 129 Lot 14 and lies within the General Residence A (GRA) District. (LU-25-84)

#### IV. ADJOURNMENT

*\*Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

[https://us06web.zoom.us/webinar/register/WN\\_7JHORIopSiaqmlc7v-x8kg](https://us06web.zoom.us/webinar/register/WN_7JHORIopSiaqmlc7v-x8kg)