

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

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

2:00 PM

July 1, 2025

ACTION SHEET

Chairman Stith opened the meeting at 2:00 p.m.

I. APPROVAL OF MINUTES

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

*The Committee voted to **postpone** the review of minutes. The motion passed unanimously.*

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 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 **recommend approval** of this application unanimously to the Planning Board with the following **conditions** to be satisfied prior to submission to the Planning Board:*

- 1. The proposed electrical service must come off of a pole that is not within the City sidewalk.*
- 2. The radii of the curb in the entrance driveway needs to be five feet.*
- 3. The back corner of Building E needs to be chamfered or relocate last garage door.*
- 4. The final grade needs to be shown on the plans and it cannot inhibit vehicular access across the property.*
- 5. The final proposed connections to the water and sewer system needs to be approved by DPW.*
- 6. Applicant will be required to obtain a stormwater connection permit.*

7. *An updated traffic study is needed and shall be reviewed by DPW.*
8. *The proposed sidewalks on Hanover Street will be reconstructed to City standards.*
9. *Proposed disturbed areas on Hanover Street will be milled and paved as approved by DPW.*
10. *A CMMP is required.*

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)

*The Committee voted to **recommend approval** of this application unanimously to the Planning Board with the following **conditions** to be satisfied prior to submission to the Planning Board:*

1. *The 3" line needs to be upgraded to a 4" line.*
2. *A test of the actual speeds on Sherburne Road needs to be performed.*
3. *The hydrant in the accessway needs to be relocated and the hydrant locations need to be included in the landscape plans.*
4. *Fire Department must review and approve the landscaping plans prior to Planning Board submission.*

- 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)

The Committee voted to recommend this application to the Planning Board for a final recommendation of approval to the Pease Development Authority. The motion passed unanimously.

- 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)

*Chairman Stith announced that the applicant had **withdrawn** their application. No further action is required.*

- 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 $\pm 2,847$ 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)

*The Committee voted to **recommend approval** of this application unanimously to the Planning Board with the following **conditions** to be satisfied prior to submission to the Planning Board:*

- 1. The hydrant valve should be placed next to the hydrant, not at the split.*
- 2. The hydrant connection needs to face the entrance.*
- 3. Existing and proposed hydrants must be shown on the landscaping plans.*

- 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)

No Committee action was taken and the Planning & Sustainability Director and the Planning Manager will review the proposal as an administrative approval.

IV. ADJOURNMENT

The meeting adjourned at 4:39 p.m.