

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

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

2:00 PM

September 2, 2025

ACTION SHEET

I. NEW BUSINESS

- A.** The request of **Robert M. Snover Revocable Trust (Owner)**, for property located at **58 Humphrey's Court** requesting the Subdivision of an existing parcel into two new residential lots with the associated and required site improvements. The proposed "Lot 1" is 5,003 square feet with 80 feet of frontage and the proposed "Lot 2" is 5,002 square feet with 104.81 feet of frontage. The creation of the proposed lots would require the removal of the existing structure. Said property is located on Assessor Map 101 Lot 47 and lies within the General Residence B (GRB) and Historic Districts. (LU-25-108)

*The Committee voted to **continue** to the October meeting.*

- B.** The request of **PWED2 LLC (Owner)**, for property located at **921 Islington Street** requesting Site Plan Review approval for the reconstruction of the existing building for a restaurant use with associated site improvements. Said property is located on Assessor Map 172 Lot 10 and lies within the Character District 4 (CD4-W). (LU-25-96)

*The Committee voted to **recommend approval** to the Planning Board with the following **conditions**:*

- 1. A new directional sign be proposed, reviewed, approved and installed prior to the removal of any existing signage.*
- 2. The proposed handicap parking space must run the whole length of the adjacent striped zone.*
- 3. The tree well detail needs to be updated to a raised tree planter, not a well.*
- 4. All improvements within the City's right-of-way will require final review, approval and inspection by DPW.*
- 5. A third-party oversight review is required.*

- C.** The request of **Martin Husslage (Owner)**, for property located at **48-50 Langdon Street**, requesting preliminary and final Subdivision and Site Plan Review approval for the subdivision of one lot into two lots with a single-family dwelling and accessory dwelling

proposed on each lot and associated site improvements. Proposed “Lot A” will have 70.62 feet of continuous street frontage and 5,664 square feet of lot area and proposed “Lot B” will have 132.5 feet of frontage and 4,264 square feet of lot area. Said property is located on Assessor Map 138 Lot 47 and lies within the General Residence C (GRC) District. (LU-25-124)

*The Committee voted to **recommend approval** to the Planning Board with the following conditions:*

- 1. Please coordinate with assessing for proposed map/lot numbers.*
- 2. Please coordinate with Jamie McCarty for ADU addressing.*
- 3. Before a CO is issued, the ADU affidavit must be filed and the ownership must be verified.*
- 4. Structure will be required to be demolished prior to subdivision recording. This shall be added as a note on the plan set as well.*
- 5. Maximum allowed driveway opening width is 24 feet. Confirm driveway width.*
- 6. Parking and Traffic Safety Committee will need to review driveway location for Lot B due to proximity to McDonough Street.*
- 7. Extend drainage connections to the City drainage system for both lots. Current plan sheet flows stormwater over City sidewalks and can result in hazardous winter conditions.*
- 8. Add a cleanout on sewer service to Lot B where it connects to existing sewer service.*
- 9. Mill and pave Langdon Street curb to curb for entire length of disturbed areas.*
- 10. Update sidewalk detail to City Standard 5.5' wide sidewalks.*
- 11. Applicant shall change the proposed red maple trees to be planted with a species more suitable to the site constraints.*
- 12. City requires a sidewalk easement for the extra foot of encroachment into the City right-of-way.*
- 13. The final utility plan shall overlay the proposed landscaping on top of the existing and proposed utilities.*
- 14. A stormwater connection permit will be required from DPW.*
- 15. A surety bond will be required as part of this project for the sidewalk and milling and paving of the road.*

II. ADJOURNMENT

The meeting adjourned at 3:36 p.m.