

**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**

**December 2, 2025**

**AGENDA**

**I. APPROVAL OF MINUTES**

- A.** Approval of minutes from June 3, 2025 Site Plan Review Technical Advisory Committee Meeting.
- B.** Approval of minutes from July 1, 2025 Site Plan Review Technical Advisory Committee Meeting.
- C.** Approval of minutes from September 2 , 2025 Site Plan Review Technical Advisory Committee Meeting.
- D.** Approval of minutes from October 7, 2025 Site Plan Review Technical Advisory Committee Meeting.

**II. OLD BUSINESS**

- A. POSTPONED PENDING BOA APPROVALS** 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. **POSTPONED PENDING BOA APPROVALS (LU-25-108)**
- B. REQUEST TO POSTPONE** The request of **Brora LLC (Owner)**, for property located at **150 Portsmouth Boulevard** requesting Site Plan Review Approval for the construction of three (3), six (6) story multifamily residential buildings with associated site work including parking, driveway access, utility, drainage, landscaping, and lighting improvements and reconstruction of Portsmouth Boulevard in front of the development. Said property is located on Assessor Map 213 Lot 12 and lies within the Office Research (OR) and Gateway Neighborhood Overlay (GNOD) Districts. **REQUEST TO POSTPONE (LU-25-114)**

### III. NEW BUSINESS

- A. The request of **Rye Port Properties LLC (Owner)**, for property located **2299 Lafayette Road** requesting Site Plan Review Approval for the demolition of the existing structure and construction of a car wash facility with associated site improvements. Said property is located on Assessor Map 272 Lot 4 and lies within the Gateway Corridor (G1) District. (LU-25-141)
- B. The request of **Colbea Enterprises LLC (Owner)**, for property located at **1980 Woodbury Avenue** requesting Site Plan Review Approval for the redevelopment of the site to include a 5,500 s.f. convenience store with six fueling islands and associated site improvements. Said property is located on Assessor Map 239 Lot 11 and lies within the Gateway Corridor (G1) District. (LU-25-163)
- C. The request of **PNF Trust of 2013 and 282 Middle Street, LLC (Owners)**, for property located at **84 Pleasant Street and 266, 270, 278 State Street** requesting Site Plan Review approval that includes merging four lots and redevelopment of the site to include remodeling of existing structures and new construction to mimic the former Times Building and a new structure on the corner of State Street and Pleasant Street. The proposal includes 17 dwelling units, retail/commercial/restaurant space on the ground floor and 17 parking spaces in a car storage system and associated site improvements. Said property is located on Assessor Map 107 Lots 77-80 and lies within the Character District 4 (CD4), Historic and Downtown Overlay Districts. (LU-24-195)
- D. The request of **Ralph 1912 LLC (Owner)**, for property located at **175 Fleet Street** requesting Site Plan Review approval for the addition of two new food service structures with associated site improvements. Said property is located on Assessor Map 117 Lot 8 and lies within Character District 5 (CD5) and Historic District. (LU-25-152)
- E. The request of **John Galt LLC (Owner)**, for property located at **14 Market Square** requesting a Conditional Use Permit from Section 10.112.14 to allow 4 parking spaces where 8 are required. Said property is located on Assessor Map 107 Lot 29 and lies within the Character District 5 (CD5) and Historic District. (LU-25-142)

### 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\\_OHaAump5RQSx-92efZbO0g](https://us06web.zoom.us/webinar/register/WN_OHaAump5RQSx-92efZbO0g)