

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

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

2:00 PM

January 6, 2026

ACTION SHEET

I. APPROVAL OF MINUTES

A. Approval of the December 2, 2025 Site Plan Review Technical Advisory Committee meeting minutes.

The December 2, 2025 minutes were approved as presented.

Motion: P. Britz; Second: D. Desfosses

II. OLD BUSINESS

A. POSTPONED 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 (LU-25-108)**

The committee voted to postpone the application indefinitely.

Motion: D. Desfosses; Second: P. Britz

B. 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. (LU-25-114)

The Committee voted to postpone the application to the February 3, 2026 meeting.

Motion: D. Desfosses; Second: Z. Cronin

C. REQUEST TO WITHDRAW 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) **REQUEST TO WITHDRAW**

The application was withdrawn.

III. NEW BUSINESS

A. The request of **Sagamore Avenue CBC LLC (Owner)**, for property located at **1151 Sagamore Avenue** requesting Site Plan Review approval for the demolition of the existing structure and construction of four (4) standalone condominium single family structures with associated site improvements. Said property is located on Assessor Map 224 Lot 19 and lies within the Mixed Residential Office (MRO) District. (LU-25-178)

The Committee voted to postpone the application to the February 3, 2026 meeting.

Motion: *D. Desfosses*; **Second:** *Z. Cronin*

B. The request of **Nicole and William Douglas (Owners)**, for property located at **409 Lafayette Road** requesting Preliminary and Final Subdivision approval to subdivide the existing residential lot into two residential lots with associated site improvements. Said property is located on Assessor Map 230 Lot 22 and lies within the Single Residence B (SRB) District. (LU-25-126)

The Committee voted to recommend approval of this application to the Planning Board with the following conditions:

- 1) *Install address placard before the back building is built.*
- 2) *Work with the Assessing Department for map and lot number and add to plan before submittal to the Planning Board.*
- 3) *Fix the note about the 4" pvc sewer lateral.*
- 4) *Show the proposed power hook up for the new lot and review with DPW prior to Planning Board submittal.*
- 5) *That relevant waivers are requested from the Subdivision Ordinance.*

Motion: *D. Desfosses*; **Second:** *P. Britz*

C. The request of **Double MC LLC (Owner)**, for property located at **134 Pleasant Street** requesting Site Plan Review approval for redevelopment of the site to include reuse and expansion of the existing structure, and construction of a new structure, for residential and commercial uses with associated site improvements. Said property is located on Assessor Map 116 Lot 30 and lies within the Character District 4 (CD4). (LU-25-138)

*The Committee voted to **postpone** the application to the February 3, 2026 meeting.*

Motion: *D. Desfosses*; **Second:** *Z. Cronin*

IV. ADJOURNMENT

The meeting was adjourned at 3:06 PM