

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

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

2:00 PM

February 3, 2026

ACTION SHEET

I. APPROVAL OF MINUTES

- A.** Approval of the January 6, 2026 Site Plan Review Technical Advisory Committee meeting minutes.

The January 6, 2026 meeting minutes were approved as presented.

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

II. OLD BUSINESS

- A. 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)**

*The committee voted to **postpone** the request to the March meeting.*

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

- B. REQUEST TO POSTPONE** 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. **REQUEST TO POSTPONE (LU-25-178)**

*The committee voted to **postpone** the request to the March meeting.*

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

- 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 recommend approval of this application to the Planning Board with the following **conditions**:*

- 1) *City Council approval is needed for the proposed reconfiguration of traffic flow and parking spaces with easements.*
- 2) *Third party inspection required for utility work and work in the right-of-way and on City property.*
- 3) *Drainage system will require final approval from DPW before Planning Board submission.*
- 4) *Applicant must provide a license and easement plan.*
- 5) *Details of the foundation design will require DPW approval before a foundation permit can be issued.*
- 6) *Applicant must provide an updated truck turning template showing firetruck circulation layout and alternate circulation layout.*
- 7) *CMMP will be required.*

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

III. ADJOURNMENT

The meeting was adjourned at 2:42 PM.