

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

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

2:00 PM

March 3, 2026

ACTION SHEET

I. APPROVAL OF MINUTES

- A. Approval of the February 3, 2026 Site Plan Review Technical Advisory Committee meeting minutes.

The February 3, 2026 meeting minutes were approved as presented.

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

II. OLD BUSINESS

- A. 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 **recommend approval** to the Planning Board with the following **conditions**:*

- 1) Pocket Park does not meet the definition of the Community Space type, either place it in a location that meets the definition or remove from the Community Space plan.*
- 2) Confirm the rim of PTD1 is above the HGL of the main drain pipe as it runs through PDMH3 to confirm it doesn't need a check valve to avoid backflow and flooding of the garage during design storm events.*
- 3) Shift PDMH103 north a bit to ease the flow path of the main flow.*
- 4) Remove all portions of the drainage headwall from GSP property not encumbered by the easement. Use a 30" FES directly next to PDMH101 and rotate the assembly east so the plunge pool is within the easement.*
- 5) Confirm in writing that the entire run of sanitary sewer from existing SMH 1398 to PSMH1 is currently 8" PVC with proper slope and no visible defects.*

- 6) *The proposed fire hydrant on the south end of building C should be located about 40'-50' south on the opposite side of the road about 10' past the end of the asphalt sidewalk so that it doesn't block the available parking or the access trail yet to be constructed.*
- 7) *Full width pavement repairs (mill and repave) need to extend up and completely repair the roadway in the area of the power extension.*
- 8) *CMMP required.*
- 9) *Third party oversight of all work in the ROW and all utility work required.*
- 10) *City arborist to inspect and approve of all plants installed in the ROW.*
- 11) *Drain manhole covers in the ROW should be ordered without locks. All covers in the ROW shall be ERGO XL.*
- 12) *Change note on emergency access road plan to show a 14' access road with 2' gravel shoulders either side. Easement is not 'proposed', it exists so note should read: proposed 14' wide access road with shoulders centered in existing easement.*
- 13) *There seems to be contour lines missing in the wetland crossing area.*
- 14) *Remove temporary easement lines and confirm the road is buildable using normal slopes or if retaining walls is necessary.*
- 15) *Add sidewalk to south side of building C to allow access from the road to the parking field.*
- 16) *The three southernmost street parking spots should be eliminated due to sight line constraints.*
- 17) *W16-7P sign must be 21"x15".*
- 18) *Install stop signs and stop lines as needed at three-way angled intersections within parking lot.*
- 19) *Slope detail is not included in plan. Include slope profile and detail in plan.*
- 20) *Existing to remain fire hydrant on Portsmouth Blvd, north side, closest to the Homewood Suites northern driveway did not make it on to C-501.*
- 21) *Atlantic Heights Emergency gate shall be secured by a Knox Brand Padlock.*

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

- B.** 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 **recommend approval** to the Planning Board as presented.*

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

- C.** The request of **Atlas Commons LLC (Owner)**, for property located at **581 Lafayette Road** requesting a second extension for Site Plan approval. Said property is located on Assessor Map 229 Lot 8B and lies within the Gateway Corridor (G1) District. (LU-23-189)

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

- 1) Applicant will move the Basketball pole out of the pavement;*
- 2) Round the corners of the sidewalks to accommodate a natural walking path in the cul-de-sac area.*
- 3) Applicant must obtain final approval of the catch basin from DPW.*

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

III. NEW BUSINESS

- A.** The request of **304 Maplewood LLC (Owner)**, for property located at **304 Maplewood Avenue** requesting amended Site Plan approval for a 1,011 square foot addition to the existing office building. Said property is located on Assessor Map 140 Lot 7 and lies within the Character District 4-L2 (CD4-L2) Historic Districts. (LU-26-5)

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

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

- B.** The request of **Jeannette MacDonald (Owner)**, for property located at **86 Farm Lane** requesting Preliminary and Final Subdivision approval and Site Plan Review approval to subdivide one lot into three lots with associated site improvements. Said property is located on Assessor Map 236 Lot 74 and lies within the Single Residence B (SRB) District. (LU-26-16)

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

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

- C. The request of **Hope for Tomorrow Foundation (Owner)**, for property located at **315 Banfield Road** requesting amended Site Plan approval for the construction of a 2,115 s.f. Library addition to the existing 24,150 s.f. St. Patrick Academy School building with associated site improvements. Said property is located on Assessor Map 266 Lot 5 and lies within the Industrial (I) District. (LU-26-18)

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

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

- D. The request of **Paul J. Griffin Family Trust (Owner)**, for property located at **0 South Street** and **Richards Avenue** requesting Preliminary and Final Subdivision approval to subdivide one lot into two conforming lots with associated improvements. Said property is located on Assessor Map 112 Lot 24A and lies within the General Residence A (GRA) District. (LU-26-19)

*The Committee voted to **recommend approval** to the Planning Board as presented.*

***Motion:** P. Britz; **Second:** Z. Cronin*

IV. ADJOURNMENT

The meeting was adjourned at 4:10 PM