

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

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

**2:00 PM**

**April 7, 2026**

**ACTION SHEET**

**I. APPROVAL OF MINUTES**

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

*The March 3, 2026 minutes were approved as presented.*

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

**II. OLD BUSINESS**

- A.** The request of **304 Maplewood LLC (Owner)**, and **Planet Fitness (Applicant)**, 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 Board voted to **recommend approval** of this application to the Planning Board with the following **conditions**:*

- 1) Show new fence within property line on plans.*
- 2) Handicapped parking spots and access aisle will be switched.*
- 3) Confirm active waterline and remove inactive one from plans.*

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

*The motion passed unanimously.*

- 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 Board voted to **recommend approval** of this application to the Planning Board as presented.*

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

*The motion passed unanimously.*

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

- 1) *Variance must be granted prior to application to Planning Board.*
- 2) *Applicant must construct the bike path on the east side of the site.*
- 3) *E. Eby will develop conditions for traffic control measures which will potentially include a Bond for shoulder widening of Banfield Road, an Easement to the City, and monitoring timeframe for traffic flow improvement.*

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

*The motion passed unanimously.*

### **III. NEW BUSINESS**

- A.** The request of **Regan Electric CO INC (Owner)**, and **Chinburg Development (Applicant)**, for property located at **94 Langdon Street** and **98 Cornwall Street** requesting Site Plan Review approval to merge the two lots, demolish the existing buildings, and construct three (3) single-family dwellings with associated site improvements. Said property is located on Assessor Map 139 Lots 1, 8 and lies within the Mixed Residential Business (MRB) District. (LU-25-175)

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

- 1) *An easement to the City is required for water metering, valve control, and leak detection. This easement shall have a provision to allow the City to upsize and/or connect the line to Cornwall Street in the future if determined to be necessary.*

- 2) *Show existing 10-12" sewer main crossing lot on Cornwall Street and consider sewer connection there. An easement to the City is required for the sewer main pipe crossing the lot on Cornwall Street.*
- 3) *Revise the landscaping plan.*
- 4) *The driveway will need to be named and approved by City Council.*
- 5) *A fire access turning template is required.*
- 6) *A 1" water line is insufficient for three single family dwellings, so a common line should be at least 2" in size and that size should be confirmed as large enough by the MEP engineer. All lines to homes must be 1" minimum. If fire suppression is required by the Fire Department, additional or larger water lines will be required.*
- 7) *Need air gap between stormwater system and foundation drains. Homes need to be mechanically drained via sumps. Watertight construction required.*
- 8) *City suggests slab on grade construction but in no case should there be more than a crawl space with no mechanicals due to high groundwater possible during storms in that area.*
- 9) *Sidewalk must be 5.5' in width, excluding curb.*
- 10) *Curb must be granite.*
- 11) *Brick inverts in sewer manholes are required.*

**Motion:** P. Britz; **Second:** D. Desfosses  
*The motion passed unanimously.*

- B.** The request of **Rafferty Investment Group LLC (Owner)**, for property located at **64 Bridge Street** requesting Site Plan Review approval for demolition of the existing structure and construction of a ten (10) room three-story Inn with associated site improvements. Said property is located on Assessor Map 126 Lot 55 and lies within the Mixed Residential Business (MRB) District, Character District 4 (CD4) and Downtown Overlay District. (LU-26-36)

*The Board voted to **postpone** the application to the May meeting.*

**Motion:** D. Desfosses; **Second:** Z. Cronin  
*The motion passed unanimously.*

- C. The request of **The City of Portsmouth – New Franklin School (Owner)**, for property located at **1 Franklin Drive** requesting Site Plan Review for the construction of three (3) additions to the existing New Franklin Elementary School with associated site, grading, drainage, and utilities improvements. Said property is located on Assessor Map 220 Lot 2 and lies within the Municipal (M) District. (LU-26-37)

*No action was taken as this is a City project.*

#### **IV. ADJOURNMENT**

*The meeting adjourned at 4:09 PM.*