

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

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

2:00 PM

June 2, 2026

MEMBERS PRESENT:

Peter Stith, Chairperson, Assistant Planning Director; David Desfosses, Project Manager – Engineering & Operations; Chad Putney, Acting Deputy Fire Chief; Peter Britz, Director of Planning & Sustainability; Shanti Wolph, Chief Building Inspector; Zachary Cronin, Assistant City Engineer, Eric Eby, Parking and Transportation Engineer; Mike Maloney, Deputy Police Chief; Vincent Hayes; Planner II – Development Compliance

MEMBERS ABSENT:

ADDITIONAL

STAFF PRESENT: Kate Homet, Environmental Planner and Sustainability Coordinator;
Jennifer Crockett, Administrative Assistant I

MINUTES

I. APPROVAL OF MINUTES

A. Approval of the April 7, 2026 meeting minutes.

P. Britz moved to approve the April 7, 2026 meeting minutes as presented, seconded by S. Wolph.

II. OLD BUSINESS

A. REQUEST TO POSTPONE 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. **REQUEST TO POSTPONE (LU-26-36)**

DISCUSSION AND DECISION OF THE BOARD

P. Britz made a motion to postpone the request to the July meeting. Z. Cronin seconded the motion. The motion passed unanimously.

- B.** The request of **RIGZ Enterprises LLC (Owner)**, for property located at **806 US Route 1 Bypass** requesting a fourth 1-Year Extension to the Site Plan approval originally granted on June 23, 2022. The third extension will expire on June 23, 2026.

[Timestamp 1:06] *M. Maloney arrived at the meeting.*

SPEAKING TO THE APPLICATION

[Timestamp 1:20] Engineer Alex Ross from Ross Engineering and General Contractor Dave Grzybowski came to present the project. Mr. Ross reviewed the history of the project. Chair Stith asked if any changes have been made to the project and about the back fence. Mr. Ross explained that over the winter snow had damaged the chain-link fence. They received feedback from the neighbors to change the material of the fence, so they used vinyl and matched the fence to the one installed at 822 US Route 1 Bypass. Mr. Ross noted that most of the heavy lifting for the project was completed with the work done for 822 US Route 1 Bypass. P. Britz asked if the use will be the same for the addition. Mr. Grzybowski explained that the addition will be used as storage. P. Britz asked if they had identified a user yet. Mr. Grzybowski said that they had not and would keep it listed as the same until the owner decides, as the owner will use the space as storage for 822 US Route 1 Bypass. He said that if they change the use they will have to come back for that change. P. Britz asked about a sewer line that had to be run underneath. Mr. Grzybowski confirmed that a sewer line was run at the bridge along with a drainage tie-in.

DISCUSSION AND DECISION OF THE BOARD

P. Britz made a motion to recommend approval to the Planning Board to continue the 1-year extension process and add one more year extension to the approval that was originally granted on June 23, 2022 with the changes as described with the fence. D. Desfosses seconded the motion. The motion passed unanimously.

[Timestamp 5:18] Mr. Ross and Mr. Grzybowski also noted that the front landscaping had to change due to some of the proposed plantings being in the NHDOT ROW. P. Britz asked if the previous plantings were in the approved plan. Mr. Ross confirmed that they were. Chair Stith confirmed that the submitted plans were updated with the plantings removed. It was determined that this did not impact open space calculations as the plantings were not on the property.

III. ADJOURNMENT

The meeting adjourned at 2:06 PM.