

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

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

*Members of the public also have the option to join the meeting over Zoom  
(See below for more details)\**

**2:00 PM**

**July 7, 2026**

**AGENDA**

**I. APPROVAL OF MINUTES**

- A.** Approval of the June 2, 2026 Site Plan Review Technical Advisory Committee meeting minutes.

**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)**

**III. NEW BUSINESS**

- A.** The request of **Marissa Valverde (Owner)**, for property located at **20 Central Avenue** requesting Preliminary and Final Subdivision approval and Site Plan Review approval for the subdivision of one lot into three lots, each with a single-family dwelling and associated site improvements. Said property is located on **Assessor Map 209 Lot 30** and lies within the General Residence A (GRA) and Highway Noise Overlay Districts. (LU-26-84)
- B.** The request of **Alea LLC (Owner)**, for property located at **238 Austin Street** requesting Preliminary and Final Subdivision approval to subdivide one lot into two lots and demolition of the existing structures to construct a single-family dwelling on each lot. Said property is located on **Assessor Map 135 Lot 61** and lies within the General Residence C (GRC) District. (LU-25-177)
- C.** The request of **124 Group Inc (Owner)**, for property located at **124 Heritage Avenue** requesting amended Site Plan approval for minor site improvements including a garden, ADA accessible ramp, parking lot re-striping, stormwater conveyance modifications, lighting and landscaping. Said property is located on Assessor Map 284 Lot 8 and lies within the Industrial (I) District. (LU-26-61)

- D.** The request of **Colonial Properties LLC (Owner)**, for property located at **833 Islington Street** requesting a Parking Conditional Use Permit to allow 9 parking spaces where 21 are required. Said property is located on Assessor Map 165 Lot 6 and lies within the Character District 4-W (CD4-W). (LU-26-85)

#### **IV. ADJOURNMENT**

*\*Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

[https://us06web.zoom.us/webinar/register/WN\\_7J6p95zZTgq4pXl1RRJeug](https://us06web.zoom.us/webinar/register/WN_7J6p95zZTgq4pXl1RRJeug)