

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

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

2:00 PM

August 4, 2026

ACTION SHEET

I. APPROVAL OF MINUTES

- A.** Approval of the July 7, 2026 Site Plan Review Technical Advisory Committee meeting minutes.

*The Board voted to **approve** the July minutes as presented.*

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

- B.** Approval of the July 14, 2026 Work Session meeting minutes.

*The Board voted to **approve** the July Work Session minutes as presented.*

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

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)**

*The Board voted to **postpone** the request to the September meeting.*

***Motion:** P. Britz; **Second:** C. Putney*

- B.** 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)

*The Committee voted to **postpone** the request to the September meeting.*

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

- C.** 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)

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

- 1) Clarify existing and proposed utilities.*
- 2) Show all existing utility connections and clearly call them out for abandonment if applicable.*
- 3) Show water and sewer service separation, with 5' between water and sewer services. All utilities entering structures shall be no closer than 3' from each other.*
- 4) Show whether gas connections are proposed for the structures and show the gas main location on both streets.*
- 5) Show spot grades in the gutter line and for the sidewalk crossing of Austin Street to ensure compliance with ADA rules.*
- 6) Confirm whether the 24" tree in the driveway will be removed.*
- 7) Show on path to the front door on the plans for Austin Street.*
- 8) Tie the Austin Street house gutters directly to the storm drain.*
- 9) Identify the two objects on the driveway side that are 9.1' from the property line.*
- 10) Show the total width of the driveways at the property line for permitting, with a maximum width of 24' unless a zoning variance is approved.*
- 11) Barn must be removed prior to recordation of the subdivision plan.*

- 12) CMMP is required.
- 13) Pre-construction survey and vibration monitoring required during demolition and foundation stage of construction.
- 14) No primary power or transformer shall be located on Coffins Court, and service shall be limited to no more than 200 amps.
- 15) Show landscaping features on the plan.
- 16) Comply with applicable roadway restoration per DPW and surety requirements for any disturbance of Coffins Court.

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

- D.** 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)

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

- 1) Add a light at the east entrance drive.
- 2) Provide a bypass apron downstream of the rain guardian to allow runoff to continue to the swale/detention area in the event the rain guardian becomes clogged and prevent stormwater from flowing down the driveway and into the roadway.
- 3) Ensure water from the east driveway finds its way into the catch basin by providing a paved apron to the drain.
- 4) The front monument sign needs to be certified by the surveyor after construction to be completely out of the ROW.
- 5) Verify that all the CMP pipes shown are still in good condition and don't need replacement.
- 6) Provide additional striping for dumpsters.

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

- E. REQUEST TO POSTPONE** 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). **REQUEST TO POSTPONE** (LU-26-85)

*The Committee voted to **postpone** the request to the September meeting.*

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

III. ADJOURNMENT

The meeting was adjourned at 3:15 PM