

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

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

2:00 PM

September 1, 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; Mike Maloney, Deputy Police Chief; Vincent Hayes, Planner II – Development Compliance

MEMBERS ABSENT: Eric Eby, Parking and Transportation Engineer

ADDITIONAL

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

MINUTES

I. APPROVAL OF MINUTES

A. Approval of the **August 4, 2026** meeting minutes.

P. Britz moved to approve the August 4, 2026 meeting minutes as presented, seconded by D. Desfosses. The motion passed unanimously.

B. Approval of the **August 11, 2026** Work Session meeting minutes.

P. Britz moved to approve the August 11, 2026 Work Session meeting minutes as presented, seconded by D. Desfosses. The motion passed unanimously.

Chair Stith announced the applications that had been postponed. He noted that if 64 Bridge Street and 833 Islington Street do not come to next month's meeting, then they should be withdrawn and come back when they are ready.

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)**
- 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)

SPEAKING TO THE APPLICATION

[Timestamp 6:45] Engineer Drew Olehowski from Haley Ward came to present the application. Mr. Olehowski went over the discussion points and changes made from the last TAC meeting. He then reviewed staff comments and noted that they would iron out the easement details before going to the Planning Board. Z. Cronin stated that on lot 3 water and sewer services were running directly through the stormwater ponds and that they recommended moving them out of the ponds. Mr. Olehowski stated they would update the plans with the services completely out of the ponds. C. Putney said he would recommend to the Planning Board that each driveway should be 16 feet. TAC members and Mr. Olehowski discussed the fences regarding landscaping, height, placement, and ownership. D. Desfosses stated that DPW wants to see the plans after revisions have been made and sign off on it before submittal to the Planning Board.

PUBLIC HEARING

[Timestamp 13:14] The public hearing was opened, no one spoke, the public hearing was then closed.

DISCUSSION AND DECISION OF THE BOARD

D. Desfosses made a motion to recommend approval of this application to the Planning Board with the following conditions:

- 1. DPW shall review and approve final plan set before submission to the Planning Board*
- 2. The 3 new lots will each require new driveway permits*
- 3. City drainage easement language will need to be amended and approved by the City Council to allow driveway use.*
- 4. Please demonstrate the proposed impact to the State easement is permissible under the easement language.*

5. *Please provide details for the proposed fence.*
6. *Confirm location of guy wire for utility pole is correctly positioned.*
7. *Show location of water service to Lot 1 on property.*
8. *State size of water and sewer services.*
9. *City advises moving water and sewer services outside of stormwater ponds (Lot 3). If not moved then ensure adequate cover of utilities installed.*
10. *Water, sewer, and stormwater connection permits required for each lot.*
11. *Submit a final easement plan and written statement from NHDOT*

P. Britz seconded the motion. The motion passed unanimously.

C. 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)

III. NEW BUSINESS

A. REQUEST TO POSTPONE The request of **St. Nicholas Greek Orthodox Church** (Owner), for property located at **0 Lafayette Road (Ledgewood Drive)** requesting Site Plan Review approval for the construction of a 15 unit, 3-story apartment building with associated site improvements. Said property is located on Assessor Map 229 Lot 6A and lies within the Gateway Corridor (G1) District. **REQUEST TO POSTPONE** (LU-26-112)

IV. ADJOURNMENT

The meeting adjourned at 2:14 PM.