

**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

ACTION SHEET

I. APPROVAL OF MINUTES

- A.** Approval of the August 4, 2026 Site Plan Review Technical Advisory Committee meeting minutes.
- B.** Approval of the August 11, 2026 Work Session meeting minutes.

The Committee voted to approve the August 4, 2026 and the August 11, 2026 minutes together as presented.

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

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 application was **postponed** to the October meeting without a vote.*

- 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 recommend **approval** 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.*

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

- 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)**

*The application was **postponed** to the October meeting without a vote.*

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)**

*The application was **postponed** to the October meeting without a vote.*

IV. ADJOURNMENT

The meeting was adjourned at 2:14 pm.