

**REGULAR MEETING  
PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS  
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

**7:00 PM**

**JULY 18, 2013**

**AGENDA**

**I. APPROVAL OF MINUTES**

1. Approval of Minutes from the March 21, 2013 Planning Board Meeting
2. Approval of Minutes from the March 28, 2013 Planning Board Work Session
3. Approval of Minutes from the April 18, 2013 Planning Board Meeting
4. Approval of Minutes from the May 2, 2013 Joint Planning Board and HDC Work Session

**II. PUBLIC HEARINGS – OLD BUSINESS**

*The Board's action in these matters has been deemed to be quasi-judicial in nature.  
If any person believes any member of the Board has a conflict of interest,  
that issue should be raised at this point or it will be deemed waived.*

A. The application of **Jean R. Johnson, Owner, and Thomas Johnson, Applicant**, for property located at **50 Martine Cottage Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for a driveway within an inland wetland and a wetland buffer, to construct a 850' ± pervious driveway. The application is for a driveway with 247 s.f. of impact to the inland wetland and 7,900 s.f. of impact to the wetland buffer. The property is located on Assessor Map 202 as Lot 16 and lies within the Rural Residential (R) District. (This application was postponed at the June 20, 2013 Planning Board meeting.)

B. The application of **Hillcrest of Portsmouth, LLC, Owner and Applicant**, and **The RLD Revocable Trust and The AMD Revocable Trust, Co-Applicants**, for property located at **3201 and 3203 Lafayette Road and abutting vacant lot located on Lang Road**, requesting Preliminary and Final Subdivision approval to subdivide one lot into four lots as follows:

- a. Proposed Lot 1 consisting of 6.02 acres and 561' of continuous street frontage.
- b. Proposed Lot 2 consisting of 67.11 acres and 200' of continuous street frontage.
- c. Proposed Lot 3 consisting of 11.38 acres and 1084' of continuous street frontage.
- d. Proposed Lot 4 consisting of 15.9 acres and 156.87' of continuous street frontage on Lang Road.

Said properties are shown on Assessor Map 289 as Lot 1 and lie within the Gateway District where a minimum lot area of 43,560 s.f. and 200' of continuous street frontage is required, the Rural (R) District where a minimum lot area of 5 acres and no continuous street frontage is required and the Garden Apartment/Mobile Home (GA/MH) district where a minimum lot area of 15,000 s.f. and no continuous street frontage is required. (This application was postponed at the June 20, 2013 Planning Board meeting)

C. The application of **Olde Port Development Group, LLC, Owner**, and **Tod O’Dowd, Applicant**, for property located at **141 Mill Pond Way**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a tidal wetland buffer, to construct a 794 s.f. patio behind the existing 4-unit residential building, with 1,450 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 140 as Lot 24 and lies within the General Residence A (GRA) District. (This application was postponed at the June 20, 2013 Planning Board meeting)

D. The application of **Seacoast Trust, LLP, Owner**, for property located at **150 Route One Bypass**, requesting Site Request to replace a 10’ x 50’ mobile diagnostic coach on a concrete pad in front of the existing building with related utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 105 as Lot 58 and lies within the Single Residence B (SRB) District. (This application was postponed at the June 20, 2013 Planning Board meeting)

**III. PUBLIC HEARINGS – NEW BUSINESS**

*The Board’s action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.*

A. A public hearing to consider amending the Zoning Ordinance, Section 10.531 and 10.535, regarding Maximum Structure Height in the Central Business A District and Central Business B District to 45’ or 3 stories, whichever is less.

B. The application of **KHP Properties, LLC, Owner**, for property located at **428 Pleasant Street**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a wetland buffer, to construct a 550 s.f. of impact to the tidal wetland buffer. Said property is shown on Assessor Map 105 as Lot 55 and lies within the General Residence B (GRB) District and the Historic District.

C. The application of **John Gens, Owner**, for property located at **8 Regina Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a wetland buffer, for remediation to restore functional value to the wetlands where trees were removed, with 2,493 s.f. of impact to the inland wetland. Said property is shown on Assessor Map 225 as Lot 27 and lies within the Rural Residential District.

D. The application of **Eport Properties 1, LLC** and **The Aland Realty Group, Owners**, for property located at **173 & 175 Market Street**, requesting Design Review to construct a 5-story 3,981 s.f. (footprint) addition to an existing building which will include three new dwelling units, office and commercial space and 10 parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 118 as Lots 3 & 4 and lies within the Central Business A (CBA) District, the Historic District and the Downtown Overlay District (DOD).

E. The application of **Eport Properties 1, LLC** and **The Aland Realty Group, Owners**, for property located at **173 & 175 Market Street**, requesting Site Plan Approval to construct a 5-story 3,981 s.f. (footprint) addition to an existing building which will include three new dwelling units, office and commercial space and 10 parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 118 as Lots 3 & 4 and lies within the Central Business A (CBA) District, the Historic District and the Downtown Overlay District (DOD).

F. The application of **Portsmouth Ford Lincoln Mercury and SLF Realty Group, LLC, Owners**, for property located at **400 & 450 Spaulding Turnpike**, requesting Amended Site Plan Approval to construct a 400 s.f. addition to an existing sales & service building and vehicles display areas along the Spaulding Turnpike, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 238 as Lots 1A and 2 and lie within the General Business (GB) District.

*Request to Postpone*

G. The application of **Parade Residence Hotel, LLC, Owner**, for property located at **100 Deer Street**, **Portwalk Residential, LLC, Owner**, for property located at **99 Hanover Street**, and **Parade Office, LLC, Owner**, for property located at **195 Hanover Street** (aka Portwalk I, II & III), requesting Amended Site Plan Approval for streetscape improvements along Portwalk Place, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lots 1, 22 & 23 and lie within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District.

**IV. CITY COUNCIL REFERRALS/REQUESTS**

*The Board's action in these matters has been deemed to be legislative in nature.  
If any person believes any member of the Board has a conflict of interest,  
that issue should be raised at this point or it will be deemed waived.*

A. Request to rezone property located at 1900 Lafayette Road.

**VI. PLANNING DIRECTOR'S REPORT**

**VII. ADJOURNMENT**

**NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED**

**If you wish to attend a Planning Board meeting and need assistance, please contact the Human Resources Office at 610-7270 one week prior to the meeting.**