

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

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

**7:00 PM**

**NOVEMBER 21, 2013**

**REVISED AGENDA**

**I. 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 **Great Bay School Training Center, Owner, and David Lemieux, Applicant**, for property located at **417 Lafayette Road**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots with the following:
- a. Proposed Lot 1 having 15,000  $\pm$  s.f. and 149.35' of continuous street frontage on Lafayette Road;
  - b. Proposed Lot 2 having 16,620  $\pm$  s.f. and 100' of continuous street frontage on Lafayette Road.

Said lot is shown on Assessor Plan 230 as Lot 23 and lies within the Single Residence B (SRB) District where a minimum lot area of 15,000 s.f. and 100' of continuous street frontage is required. (This application was postponed at the October 17, 2013 Planning Board meeting)

- B. The application of **Borthwick Forest, LLC, Owner**, for property located **between Islington Street and Borthwick Avenue**, requesting Conditional Use Permit approval under the Zoning Ordinance for work within an inland wetland buffer to construct a road from Borthwick Avenue to Islington Street in connection with a subdivision, with 10,700 s.f. of impact to the wetland buffer and 5,800 s.f. of wetland impact. Said property is shown on Assessor Plan 233, as Lots 112 & 113 and Assessor Plan 241 as Lot 25 and lie within the Single Residence B (SRB) District and the Office Research (OR) District. (This application was postponed at the October 17, 2013 Planning Board meeting)

- C. The application of **Beth and Marco Gross-Santos, Owners, and JP Ventures, Applicant**, for property located on Marjorie Street, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to construct a single family home with driveway, drainage and landscaping, with 6,976 s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 232 as part of Lot 14 and lies within the Single Residence B (SRB) District. Said Lot 14 was restored to its pre-merger status by City Council vote on April 15, 2013, and three of the merged lots will be voluntarily merged by the owner to create a new building lot. (This application was postponed at the October 17, 2013 Planning Board meeting)

**II. 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 10.630 – Historic District by making the following changes:
- a. Provide for limited administrative approvals by City staff for very small projects such as field changes or minor changes to a previously approved Certificate of Approval;
  - b. Require electronic submission of electronic copies of plans, renderings and other applications materials;
  - c. Require submission of an electronic or physical model for all proposed projects greater than 10,000 sq. ft. GFA; and
  - d. Provide for a Consent Agenda approval process for small projects.

These proposed amendments were referred by the City Council to the Planning Board for a recommendation.

- B. A public hearing to consider amending the Subdivision Rules & Regulations by making the following changes:
- a. Establish requirements and procedures for review of certain applications for subdivision approval by the Technical Advisory Committee; and
  - b. Require that approved plans be recorded at the Registry within a specified time after approval.

- C. A public hearing to consider amending the Site Plan Review Regulations by increasing the required number of plan sets for submission to the Technical Advisory Committee from 9 to 10.

- D. The application of **Ertugrul Yurtseven, Owner**, for property located at **292 Lang Road**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into four lots with the following:

- a. Proposed Lot 4 having 87,153 ± s.f. (2 acres) and 201.36' ± of continuous street frontage on Lang Road.
- b. Proposed Lot 4-1 having 405,342 ± s.f. (9.31 acres) and 384.05' ± of continuous street frontage on Lang Road.
- c. Proposed Lot 4-2 having 177,434 ± s.f. (4.05 acres) and 100' ± of continuous street frontage on Lang Road.
- d. Proposed Lot 4-3 having 140,181 ± s.f. (3.22 acres) and 310.87' ± of continuous street frontage on Lang Road.

Said lot is shown on Assessor Plan 287 as Lot 4 and lies within the Single Residence B (SRB) District where a minimum lot area of 15,000 s.f. and 100' of continuous street frontage is required.

- E. The application of **Maplewood & Vaughan Holding Company, LLC, Owner**, for property located at **111 Maplewood Avenue**, requesting Site Plan Approval to construct a 4-story mixed-use building with 40,000± s.f. of building coverage; 94,320± s.f. of floor area, including 14,140 s.f. of commercial use on the 1<sup>st</sup> floor and 70 residential units on the 2<sup>nd</sup> – 4<sup>th</sup> floors; and 104 surface parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 8 and lies within the Central Business A (CBA) District, the Historic District and the Downtown Overlay District (DOD).

**III. CITY COUNCIL REFERRALS**

A. Letter from Steven Wilson, for property located at 143 Daniel Street, for exchange of easements.

**IV. OTHER BUSINESS**

A. Appointment of Capital Improvement Plan Sub-Committee.

**V. PLANNING DIRECTOR'S REPORT**

**VI. ADJOURNMENT**