

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

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

6:30 PM

DECEMBER 19, 2013

AGENDA

I. OTHER BUSINESS

A. Presentation and adoption of **Capital Improvement Plan**

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 **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 wetland and wetland buffer to construct a road from Borthwick Avenue to Islington Street in connection with a subdivision. Said property is zoned R-1 with 10,700 s.f. of impact to the wetland buffer and 5,800 s.f. of wetland-buffer restoration. 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)

B. 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 \pm s.f. (2 acres) and 201.36' \pm of continuous street frontage on Lang Road.
- b. Proposed Lot 4-1 having 405,342 \pm s.f. (9.31 acres) and 384.05' \pm of continuous street frontage on Lang Road.
- c. Proposed Lot 4-2 having 177,434 \pm s.f. (4.07 acres) and 100' \pm of continuous street frontage on Lang Road.
- d. Proposed Lot 4-3 having 140,181 \pm s.f. (3.22 acres) and 310.87' \pm 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. (This application was postponed at the November 21, 2013 Planning Board Meeting).

C. 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 1st floor and 70 residential units on the 2nd – 4th 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). (This application was postponed at the November 21, 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. The application of **Craig Welch and Stefany Shaheen, Owners**, for property located at **77 South Street**, requesting Amended Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a tidal wetland buffer, to provide a foundation drain to release sub-surface water pressures in the area of the previously approved house addition, resulting in an additional 350 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 102 as Lot 48 and lies within the General Residence B (GRB) District.

B. The application of the **Hill Hanover Group, LLC, Owner and G. L. Rogers and Company, Inc., Applicant**, for properties located at **181 Hill Street and 317-339 Hanover Street**, requesting Preliminary and Final Subdivision (Lot Line Revision) approval as follows:

- a. Assessor Map 114 decreasing in area from 38,305 s.f. to 16,127 s.f. with no change in street frontage,
- b. Assessor Map 138, Lot 62 increasing in area from 7,552 s.f. with no change in street frontage.

Request to Postpone

Said properties lie within the Mixed Residential Office (MRO) and Mixed Residential Business (MRB) Districts where the minimum lot area is 7,500 s.f.

C. The amended application of **143 Daniel Street, LLC, Owner, and Steven Wilson, Applicant**, for property located at **143 Daniel Street**, requesting Site Plan Approval to demolish the “gymnasium” portion of the existing “Army Navy building” and construct two new connected buildings, with the “Daniel Street building” being a 3 ½ story mixed-use building with a footprint of 4,033 ± s.f. and gross floor area of 14,060 ± s.f., and the “Chapel Street building” being a 2 ½ story residential building with a footprint of 2,580 ± s.f. and gross floor area of 7,138 ± s.f., for a total of 15 residential units and 19 lower level parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 105 as Lot 19 and lies within the Central Business B (CBB) District, the Historic District and the Downtown Overlay District (DOD).

D. The application of **1st Colebrook Bank, Owner**, for property located at **2400 Lafayette Road**, requesting Site Plan Approval to construct a 30’ x 40’, one-story, 1,200 s.f. addition to an existing bank building and expansion and reconfiguration of the parking lot, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 273 as Lot 6 and lies within the Gateway (GW) District.

E. The application of **Harborcorp, LLC, Owner**, for property located on **Russell Street, Deer Street and Maplewood Avenue**, requesting Design Review for a proposed 5-story mixed use development with a footprint of 72,680 \pm s.f. and gross floor area of 390,831 \pm s.f., including a hotel/event center with 141,781 s.f. of event center space and 98 hotel rooms, 14 residential condominiums, a 40,000 s.f. retail supermarket, and 660 parking spaces (490 spaces in a garage structure and 170 below-grade spaces serving the retail use); with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 21, Assessor Map 118 as Lot 28 and Assessor Map 124 as Lot 126 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District.

F. The application of **30 Maplewood Avenue, LLC, Owner**, for property located at **30 Maplewood Avenue**, requesting Design Review for a proposed 3 ½ story mixed use building with a footprint of 14,370 \pm s.f. and gross floor area of 46,535 \pm s.f., consisting of first floor office space and 16 covered parking spaces and 20 residential units on the 2nd, 3rd and top half stories, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 2 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District.

IV. PLANNING DIRECTOR'S REPORT

V. 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.