

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

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

**7:00 PM**

**JANUARY 16, 2014  
to be reconvened on  
JANUARY 23, 2014**

**AGENDA**

<b>ITEMS I THROUGH III WILL BE HEARD ON THURSDAY, JANUARY 16, 2014</b>
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**I. APPROVAL OF MINUTES**

- A. Approval of Minutes from the May 16, 2013 Planning Board Meeting;
- B. Approval of Minutes from the May 23, 2013 Planning Board Meeting;
- C. Approval of Minutes from the June 20, 2013 Planning Board Meeting;

**II. NEW BUSINESS**

- A. Election of Officers
- B. Amendment to Planning Board Rules and Procedures re: Public Hearings

**III. 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 **Ertugrul Yurtseven, Owner**, for property located at **292 Lang Road**, requesting 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. (4.07 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. (This application was postponed at the December 19, 2013 Planning Board meeting.)

- 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 125, Lot 14 decreasing in area from 38,305 s.f. to 16,127 s.f. with no change in street frontage; and
  - b. Assessor Map 138, Lot 62 increasing in area from 20,574 s.f. to 42,752 s.f. with no change in street frontage.

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. (This application was postponed at the December 19, 2013 Planning Board Meeting and was referred to TAC at the request of the applicant.)

- C. 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 ± s.f. and gross floor area of 390,831 ± 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. . (This hearing was postponed at the December 19, 2013 Planning Board meeting.)

<p><b>ITEMS IV THROUGH VI WILL BE HEARD ON THURSDAY, JANUARY 23, 2014</b></p>
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**IV. 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 **North Mill Realty Trust, Owner, and 3S Artspace, Applicant**, for property located at **319 Vaughan Street**, for a second one-year extension of Conditional Use Permit Approval under Section 10.1017 of the Zoning Ordinance, where approval was originally granted by the Planning Board on February 16, 2012 and a one year extension was granted by the Planning Board on January 24, 2013, for 919 s.f. of impact within a tidal wetland buffer, including the construction of a patio, a seating wall and a walkway. Said property is shown on Assessor Map 124 as Lot 9 and lies within the Central Business (CB), Downtown Overlay District (DOD) and the Historic District.

- B. The application of **Pine Siskin, LLC, Owner**, for property located at **219 Gosport Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a wetland buffer, to construct a 35' x 16' in-ground pool and associated patio, with 1,242 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 224 as Lot 10-11 and lies within the Single Residence A (SRA) District.

C. The application of **Ertugrul Yurtseven, Owner**, for property located at **292 Lang Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a wetland buffer, to construct a 15' wide paved driveway, with 4,885 s.f. of impact to the wetland buffer. Said lot is shown on Assessor Plan 287 as Lot 4 and lies within the Single Residence B (SRB) District.

D. The application of **Strawbery Banke, Inc., Owner**, for property located off **Washington Street**, requesting Site Plan Approval to construct a 12,500 s.f. seasonal ice skating rink with an 8' x 10' transformer, a 25' x 60' concession pavilion, with related paving, lighting, utilities, landscaping, drainage and site restoration. Said property is shown on Assessor Map 104 as Lot 7 and lies within the Mixed Residential (M-2) District and the Historic District.

**Request to Postpone**

**V. PLANNING DIRECTOR'S REPORT**

**VI. 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.**