

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

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

7:00 PM

FEBRUARY 20, 2014

AGENDA

I. APPROVAL OF MINUTES

- A. Approval of Minutes from the July 18, 2013 Planning Board Meeting;
- B. Approval of Minutes from the August 15, 2013 Planning Board Meeting;
- C. Approval of Minutes from the September 12, 2013 Planning Board Work Session;
- D. Approval of Minutes from the September 19, 2013 Planning Board Meeting;
- E. Approval of Minutes from the October 10, 2013 Planning Board 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 **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, **Request to Postpone** with 4,885 s.f. of impact to the wetland buffer. Said lot is shown on Assessor Plan 87 as a lot in the Single Residence B (SRB) District.

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

F. 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 conjunction with a driveway 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 December 19, 2013 Planning Board meeting) **Request to Postpone**

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. Proposed amendments to the Zoning Ordinance to implement Character-Based Zoning (also referred to as “form-based zoning”) in the downtown area. The proposed amendments include inserting a new Article 5A – Character Districts, consisting of proposed ordinance text, illustrations, maps and tables; and making conforming amendments to other sections of the Zoning Ordinance, including Sections 10.410, 10.420, 10.640, 10.1230 and 10.1520. (The City Council has voted to schedule first reading on these amendments at its meeting on March 3, 2014.)
- B. Proposed amendment to the Zoning Ordinance deleting Section 10.535.13 – Increased Building Height by Conditional Use Permit (Central Business A and B districts). (The City Council has voted to establish a public hearing and second reading on this amendment at its meeting on March 17, 2014.)
- C. Request by the City Council that the Planning Board evaluate the design review provisions established in Section 2.4 of the Site Plan Review Regulations.
- D. Proposed amendments to the Subdivision Rules and Regulations to clarify when an approval becomes final, to establish time limits for satisfying conditions of approval and for recording approved plans, and to provide for notification to the Assessor of final approvals.

IV. OTHER BUSINESS

- A. Nominations of representatives to the Rockingham Planning Commission.

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.