

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

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

7:00 PM

AUGUST 21, 2014

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the March 20, 2014 Planning Board Meeting;
2. Approval of Minutes from the April 2, 2014 Planning Board Meeting;

II. CAPITAL IMPROVEMENT PLAN – INFORMATIONAL PRESENTATION

III. DETERMINATIONS OF COMPLETENESS

A. Site Plan Review

1. 333 Borthwick Avenue

IV. 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. Proposed City of Portsmouth Bicycle and Pedestrian Master Plan.

B. The amended application of **2422 Lafayette Road Associates, LLC**, for property located at **2454 Lafayette Road (Southgate Plaza)**, requesting Amended Site Plan Approval to demolish 21,022 ± s.f. of existing retail space, add 11,000 ± s.f. footprint of new retail space to the existing retail/restaurant strip building, add a rain garden at the rear of the site, to replace the previously approved porous pavement in the rear of the site with a gravel pad for a garden center, and make related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 273, Lot 3 and lies within the Gateway District. (This application was postponed at the June 19, 2014 Planning Board meeting.)

V. 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 rezoning of the following lots from Industrial (I), Office Research (OR) or Municipal (M) to Character District 4 (CD4):

- Assessors Map 163, Lots 33, 34 and 37.
- Assessors Map 165, Lots 1, 2 and 14.
- Assessors Map 172, Lots 1 and 2.
- Assessors Map 173, Lots 2 and 10.

and including Cate Street between Hodgson's Brook and Bartlett Street.

B. The application of **John P. and Amy L. Sheehan, Owners**, for property located at **130 Aldrich Road**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to remove an existing garage and to construct a 24' x 26' garage, with 478 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 153 as Lot 4 and lies within the Single Residence B (SRB) District.

C. The application of **Martha Stolzer, Owner**, for property located at **5 Pleasant Point Drive**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a tidal wetland buffer to remove the front steps and asphalt walkway and construct a 6' x 20' covered porch, 25' long landscape retaining wall and porous walkway, with 845 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 207 as Lot 32 and lies within the Single Residence B (SRB) District.

D. The application of **Scott and Alexis Lang, Owners**, for property located at **400 F.W. Hartford Drive**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to add landscaping to the front and rear of the lot; replace the existing walkway with paving stones; and construct a two tier patio in the rear using paving stones, with 904 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 249 as Lot 24 and lies within the Single Residence B (SRB) District.

E. The application of **Carol S. and Joseph G. McGinty, Owners, David P. Cavaretta, Owner**, and the **Frances T. Sanderson Revocable Trust and Lynn J. Sanderson Revocable Trust, Paul G. Sanderson, Trustee, Owners**, for property located at **300 Spinney Road, 342 Spinney Road and off Spinney Road**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between three lots as follows:

- a. Lot 6 on Assessor Map 169 decreasing in area from 29,969 s.f. to 28,313 s.f. and with continuous street frontage on Spinney Road decreasing from 150 ft. to 132.54 ft.
- b. Lot 5 on Assessor Map 169 increasing in area from 23,535+ s.f. to 24,734+ s.f. with 171.60 ft of continuous street frontage on Spinney Road.
- c. Lot 24 on Assessor Map 170 increasing in area from 180,500+ s.f. to 180,957+ s.f. with 139.06 ft. of continuous street frontage on Middle Road.

Said properties are located in the Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100 ft. of continuous street frontage.

F. The application of the **Frances T. Sanderson Revocable Trust and Lynn J. Sanderson Revocable Trust, Paul G. Sanderson, Trustee, Owners, and Spinney Road Land Holdings, LLC, Applicant**, for property located **off Spinney Road and Middle Road**, for Preliminary and Final Subdivision Approval to subdivide two lots into five lots with a new public right-of-way, with the following: Lot 5 on Assessor Map 167 having 263,937 s.f. (6.06 acres) and Lot 24 on Assessor Map 170 having 183,362 s.f. (4.21 acres), to be consolidated and subdivided into seven separate lots, including a public right-of-way, as follows:

- a. Proposed Lot #1 consisting of 15,121 \pm s.f. (0.35 acres) and 114.71' of frontage on the proposed right-of-way.
- b. Proposed Lot #2 consisting of 15,432 \pm s.f. (0.35 acres) and 103.10' of frontage on Middle Road.
- c. Proposed Lot #3 consisting of 29,511 \pm s.f. (0.68 acres) and 100' of frontage on the proposed right of way.
- d. Proposed Lot #4 consisting of 29,475 \pm s.f. (0.68 acres) and 100' of frontage on the proposed right of way.
- e. Proposed Lot #5 consisting of 16,075 \pm s.f. (0.37 acres) and 100' of frontage on the proposed right of way.
- f. Proposed Lot #6 (non buildable) consisting of 209,762 \pm s.f. (4.82 acres) and 66.30' of frontage on Thaxter Road.
- g. Proposed Lot #7 (non buildable) consisting of 106,549 \pm s.f. (2.44 acres) and 82.11' of frontage on the proposed right of way.

Said properties are located in the Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100 ft. of continuous street frontage.

G. The application of **HCA Health Services of NH, Inc., Owner**, for property located at **333 Borthwick Avenue**, requesting Site Plan approval to construct a ground level 50' x 50' concrete emergency helicopter helipad in a portion of the emergency room parking lot, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 240 as Lot 2-1 and lies within the Office Research (OR) District.

VI. 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. Proposed amendment to the Zoning Ordinance to require conference centers, convention centers and event centers to provide one off-street parking space per 2 persons of rated capacity. (This item was referred to the Planning Board by the City Council at its January 13, 2014 meeting, and postponed at the July 17, 2014 Planning Board Meeting.)

B. Proposed amendment to the Zoning Ordinance, Section 10.440, Table of Uses – Residential, Mixed Residential, Business and Industrial Districts, to change use #1.41 (Multifamily dwelling, 3 or 4 dwelling units) from “P” (permitted) to “S” (special exception in the General Residence A and B (GRA and GRB) districts.

- C. Acceptance of easement at 7 Andrew Jarvis Drive.

VII. OTHER BUSINESS

- A. Requests for Waivers from Development Plan Submission Requirements in Character Districts
 - 1. 143 Pleasant Street – Remove chain link fence
 - 2. 36 Market Street – Install ground-mounted condenser
 - 3. 6-8 Market Square – Replace windows
 - 4. 92-94 Pleasant Street – Install solar panels
 - 5. 1 Harbor Place – Replace front doors and entry windows

- B. Designation of Planning Director to waive submission requirements in Character Districts under Section 10.5A32.20 of the Zoning Ordinance

- C. Request by Jeffrey T. Bell, Owner, for property located at 183 Austin Street, requesting a waiver of the requirement for Site Plan Review and approval. Said property is shown on Assessor Plan 145 as Lot 91 and lies within the General Residence C (GRC) district.

- D. The application of Eport Properties 1, LLC, Owner, for property located at 173-175 Market Street, requesting a Conditional Use Permit under former Section 10.535.13 of the Zoning Ordinance (Increased Building Height by Conditional Use Permit) to permit a four-story building where three stories is the maximum allowed. Said property is shown on Assessor Plan 118 as Lots 3 and 4, and lies within Character District 4 (CD4) (previously the Central Business A (CBA) district), the Downtown Overlay District and the Historic District. (This item was referred to the Planning Board by the Historic District Commission at its August 6, 2014, meeting. RSA 674:21,II requires that the Planning Board provide its comments prior to a vote by the Historic District Commission.)

VIII. PLANNING DIRECTOR’S REPORT

- A. Status of Conditionally Approved Applications for Site Plan Approval

- B. Status of Conditionally Approved Applications for Subdivision Approval

IX. 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.