

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

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

7:00 PM

OCTOBER 16, 2014

AGENDA

I. APPROVAL OF MINUTES

- A. Approval of Minutes from the September 18, 2014 Planning Board Meeting.
- B. Approval of Minutes from the June 19, 2014 Planning Board Meeting.

II. DETERMINATIONS OF COMPLETENESS

- A. Site Plan Review
 - 1. 430 West Road (DEH Ventures, LLC, and CHI Engineering Services)
 - 2. 361 Islington Street (Rye Atlantic Properties, LLC)

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 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 ± s.f. (0.35 acres) and 114.71' of frontage on the proposed right-of-way.
 - b. Proposed Lot #2 consisting of 15,432 ± s.f. (0.35 acres) and 103.10' of frontage on Middle Road.
 - c. Proposed Lot #3 consisting of 29,511 ± s.f. (0.68 acres) and 100' of frontage on the proposed right of way.
 - d. Proposed Lot #4 consisting of 29,475 ± s.f. (0.68 acres) and 100; of frontage on the proposed right of way.
 - e. Proposed Lot #5 consisting of 16,075 ± 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 ± s.f. (4.82 acres) and 66.30' of frontage on Thaxter Road.
- g. Proposed Lot #7 (non buildable) consisting of 106,549 ± 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. (This application was postponed at the September 18, 2014 Planning Board meeting.)

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 request by **Portsmouth Land Acquisition, LLC**, that the following lots be rezoned from Industrial (I), Office Research (OR) or Municipal (M) to Gateway (GW):

- 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, and that the Zoning Map be revised accordingly; and further that the Zoning Ordinance, Article 7, Section 10.730 – Gateway Planned Development, be amended by inserting a new Section 10.734.40 as follows:

10.734.40 Workforce Housing Incentives

If a GPD with a Residential Component contains 10% or greater Workforce Housing Units, the following shall apply:

- 10.734.41 The minimum lot area per dwelling unit shall be 1,000 square feet.
- 10.734.42 The maximum building length set forth in Article 5, Section 10.522 shall be increased to 350 feet.
- 10.734.43 Required off-street parking may be located in a required front yard or between a principal building and a street.

B. The application of **DEH Ventures, LLC, Owner**, and **CHI Engineering Services, Applicant**, for property located at **430 West Road**, requesting amended Site Plan approval to expand the existing parking area, provide adequate drainage, repair and/or replace curbing and provide appropriate signage, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 267 as Lot 28 and lies within the Gateway (GW) District.

C. The application of **Rye Atlantic Properties, LLC, Owner**, for property located at **361 Islington Street**, requesting Site Plan approval for the conversion of an abandoned gas station to an automobile detailing facility, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 144 as Lot 23 and lies within the Mixed Residential B (MRB) District.

D. The application of **Jane A. Shannon Revocable Trust, Owner, and Brian Shannon, Trustee, Applicant**, for property located at **194 Wibird Street**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between three lots which are currently shown on Assessor Map 148 as Lot 1, and which were restored to their premerger status by vote of the City Council on April 2, 2014, and have been designated by the applicant as Lots 1, 2 and 3. The applicant proposes to merge Lots 1 and 3 into a new Lot 2, and to revise the lot lines between Lots 1 and 2 as follows:

- a. Lot 1 increasing in area from 5,943 s.f. to 8,997 s.f. with 57.52' of continuous street frontage on Wibird Street.
- b. Lot 2 decreasing in area from 11,335 ± s.f. to 8,287 ± with 57.52' of continuous street frontage on Wibird Street.

Said properties are located in the General Residence B (GRB) District which requires a minimum lot size of 7,500 s.f. and 100 ft. of continuous street frontage.

E. The application of **Jessica Paskalis, Owner**, for property located at **74 Wentworth House Road**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to re-locate the septic system out of the 100' wetland buffer, demolish the existing 19'10" x 26'7" garage and construct a new 2-story 21' x 28' garage, add a roof overhang over the rear door and construct a new 8' x 16' block foundation on the eastern side of the house which is currently supported by timber piers, with 110 ± s.f. of impact to the inland wetland and 75 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 201 as Lot 20 and lies within the Waterfront Business (WB) District.

F. The application of **Public Service Company of New Hampshire, Owner**, for property located on **Borthwick Avenue, 445 Route 1 By-Pass, and Barberry Lane**; **Northern Utilities, Inc., Owner**, for property located at **139 Barberry Lane**; **HCA Health Services of NH, Inc., Owner**, for property located on **Borthwick Avenue**; and **the City of Portsmouth, Owner**, for property located on **Borthwick Avenue**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to (1) construct a 10,000 ± s.f., 10' x 10', gravel switch yard with a 10' x 10' steel structure, 8' chain-link fence, gravel access way, retaining wall and paved driveway apron and (2) install a 115 kV transmission line with a 90' wide path, with 17,140 ± s.f. of temporary disturbance and 4,140 ± s.f. of permanent disturbance to the inland wetland and 37,397 ± s.f. of temporary disturbance and 10,361 ± s.f. of permanent disturbance to the wetland buffer. Said properties are shown on Assessor Plan 234 as Lots 1, 2, 3, 7-4A, 7-7, and 7-3 and lie within the Office Research (OR) District and Municipal (M) District.

G. The proposal to name the connector road between Market Street and the U.S. Route One Bypass as "Submarine Way."

V. 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 August 21, 2014 Planning Board Meeting.)

VI. PLANNING DIRECTOR'S REPORT

- A. Master Plan
- B. Upcoming Planning Meetings
- C. Status of Conditionally Approved Applications for Site Plan Approval
- D. Status of Conditionally Approved Applications for Subdivision Approval

VII. 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.