

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

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

**7:00 PM**

**OCTOBER 15, 2015**

**AGENDA**

**I. APPROVAL OF MINUTES**

1. Approval of Minutes from the September 17, 2015 Planning Board Meeting;
2. Approval of Minutes from the September 24, 2015 Planning Board Master Plan Work Session;

**II. DETERMINATIONS OF COMPLETENESS**

**A. Site Plan Review**

- 1) The application of Tanner Bridge Development, LLC, Owner, for property located at 40 Bridge Street.
- 2) The application of One Way Realty, LLC, Owner, and 406 Highway 1 ByPass, LLC, Applicant, for property located at 406 Route 1 By-Pass.
- 3) The application of Hillcrest at Portsmouth, LLC, Owner, for property located at 3201 Lafayette Road.
- 4) The application of Eport Properties 1, LLC, and The National Society of Colonial Dames, Owners, and Aland Realty Group, Applicant, for property located at 173-175 Market Street and 165 Ceres Street.

**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 955 Sagamore Realty Trust, Owner, for property located at 955 Sagamore Avenue, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:**

1. Proposed lot #1 having an area of 64,600  $\pm$  s.f. (1.48 acres) and 141.82' of continuous street frontage on Sagamore Avenue and 171.49' of continuous frontage on Sagamore Grove; and
2. Proposed lot #2 having an area of 22,500  $\pm$  s.f. (.5163 acres) and 107' of continuous street frontage on Sagamore Grove.

Said property is shown on Assessors Map 201 as Lot 1 and is located in the Waterfront Business (WB) district which requires a minimum lot size of 20,000 s.f. and 100' of continuous street frontage. (This application was postponed at the August 20, 2015 Planning Board Meeting.)

B. The application of **Chinburg Developers, LLC, Owner**, for property located at **1163 Sagamore Avenue**, and the **City of Portsmouth, Owner**, for property located **off Sagamore Avenue**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer for demolition of an existing clubhouse and construction of 11 residential units including a private accessdrive, stormwater/drainage structures and sewer upgrade along Sagamore Avenue, with 9,682 ± s.f. of total impact to the wetland buffer (7,295 ± of impact for on-site improvements, 649 ± for off-site stormwater/drainage structures and 1,738 ± for off-site sewer improvements along Sagamore Avenue). Said properties are shown on Assessor Plan 224 as Lot 17 and Assessor Plan 223-0025-000B, and lie within the Mixed Residential Office (MRO) District and the Municipal (M) District. (This application was postponed at the September 17, 2015 Planning Board Meeting.)

C. The application of **Chinburg Development, LLC, Owner**, for property located at **1163 Sagamore Avenue**, requesting Site Plan Approval for the demolition of existing building and the construction of 11 single family dwellings and a private roadway, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 224 as Lot 17 and lies within the Mixed Residential Office (MRO) District. (This application was postponed at the September 17, 2015 Planning Board Meeting.)

D. Proposed amendments to Site Plan Review Regulations, Section 2.5 (Application Requirements), relative to site development within a Character District. (This matter was postponed at the September 17, 2015 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 of 955 Sagamore Realty Trust to rezone 22,500 s.f. of property at 955 Sagamore Avenue from Waterfront Business (WB) to Single Residence B (SRB).

B. The request of Nathan Aviezri Revocable Trust to restore involuntarily merged lots located at 75 Munroe Street (Map 168, Lot 27) to their pre-merger status.

C. The request of Gerald Zelin to amend the Zoning Ordinance to prohibit casino gambling, keno, or other games of chance, in hotels and motels.

D. The application of **270 West Condominium Association, Owner**, for property located at **270 West Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland and wetland buffer for the restoration of wetlands that were altered by the removal of trees, saplings and stumps, with 12,932 ± s.f. of impact to the wetlands and 11,088 ± s.f.

of impact to the wetland buffer. Said property is shown on Assessor Map 267 as Lot 19 and lies within the Industrial (I) District.

E. The application of **Margaret Coate, Owner**, for property located at **110 Clinton Street**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for the construction of a 24' x 24' garage with attached breezeway to house, with 2,250 ± s.f. of total impact to the wetland buffer. Said property is shown on Assessor Map 158 as Lot 4 and lies within the General Residence A (GRA) District.

F. The application of **Portsmouth Submarine Memorial Association, Owner**, for property located at **600 Market Street**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer, for proposed rehabilitation of the existing submarine dry basin, with 250 ± s.f. of total impact to the wetland buffer. Said property is shown on Assessor Map 209 as Lot 87 and lies within the Single Residence B (SRB) District.

G. The application of **Tanner Bridge Development, LLC, Owner**, for property located at **40 Bridge Street**, requesting Site Plan approval to demolish the existing building and construct a three-story, 5,590 s.f. mixed-use building with 10 below grade parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 126 as Lot 52 and lies within Character District 4 and 4-L1 (CD4 & CD4-L1), Downtown Overlay District (DOD), and Historic District.

H. The application of **One Way Realty, LLC, Owner, and 406 Highway 1 By-Pass, LLC, Applicant**, for property located at **406 Route 1 By-Pass**, requesting a Conditional Use Permit for a Gateway Planned Development consisting of a new 3-story building containing a brewery, pub and office. Said property is shown on Assessor Map 172 as Lot 2 and lies within the Gateway (GW) District.

I. The application of **One Way Realty, LLC, Owner, and 406 Highway 1 ByPass, LLC, Applicant**, for property located at **406 Route 1 By-Pass**, requesting Site Plan Approval to demolish the existing building and construct a new 3-story building (brewery, pub and office) with a footprint of 5,857 ± s.f. and gross floor area of 20,033 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 172 as Lot 2 and lies within the Gateway (GW) District.

J. The application of **Hillcrest at Portsmouth, LLC, Owner**, for property located at **3201 Lafayette Road**, requesting Site Plan approval to replace up to 80 manufactured homes over the next 10 years, to create a 20' x 20' yard waste compost site, and to create 5 new pad sites for future homes, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 291 as Lot 7 and lies within the Gateway (GW) District, Garden Apartment/Mobile Home (GA/MH) District and Rural (R) District.

K. The application of **Dilorenzo Lafayette Ledgewood Real Estate, LLC, Owner, and Tuscan Brands, LLC, Applicant**, for property located at **581 Lafayette Road**, requesting Site Plan approval to renovate an existing 14,366 s.f. building with two additions to the front (one 8' x 10' addition and one 8' x 36' addition), one addition to the rear (10' x 80' addition), and two outdoor seating areas ( one 1,277 s.f. area in the front and one 1,261 s.f. seating area to the side), with related paving, lighting,

utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 229 as Lot 8B and lies within the Gateway (GW) District.

L. The application of **Eport Properties 1, LLC, and The National Society of Colonial Dames, Owners, and Aland Realty Group, Applicant**, for property located at **173-175 Market Street and 165 Ceres Street**, requesting Amended Site Plan approval to construct a 5-story, 3,616 ± s.f. (footprint) addition to an existing building which will include three new dwelling units, office and commercial space and 6 parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 118, as Lots 3, 4 & 5, and lies within Character District 5 (CD5), the Downtown Overlay District (DOD) and the Historic District.

**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.**