

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

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

**7:00 PM**

**FEBRUARY 19, 2015**

**AGENDA**

**I. APPROVAL OF MINUTES**

1. Approval of Minutes from the January 15, 2015 Planning Board Meeting;

**II. NORTH END CHARACTER BASED ZONING PRESENTATION**

**III. DETERMINATIONS OF COMPLETENESS**

A. Subdivision:

1. The application of **Doaks, LLC, Owner**, for property located at **100 Portsmouth Boulevard** and **Brora, LLC, Owner**, for property located on **Dunlin Way**, for Preliminary and Final Subdivision Approval for a lot line revision.

B. Site Plan Review:

1. The application of **Merton Alan Investments, LLC, Owner** and **Robert Graham, Applicant**, for property located at **30 Cate Street (corner of Bartlett Street and Cate Street)**, requesting Site Plan approval to construct a 3-story office building.

**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. The application of **Borthwick Forest, LLC, Owner**, for property located **between Islington Street and Borthwick Avenue**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for **Park** within an inland wetland buffer to construct a road from Borthwick Avenue to Islington Street in a proposed subdivision, with 10,700 s.f. of impact to the wetland buffer and 5,800 s.f. of wetland buffer restoration. Properties are 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 September 18, 2014 Planning Board meeting.)

B. The application of **New England Marine & Industrial, Inc., Owner**, and **Subaru of New England, Inc., Applicant**, for property located at **200 Spaulding Turnpike**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to construct a building which includes a  $19,150 \pm$  s.f. building and various vehicle display areas totaling  $32,000 \pm$  s.f., with 119,451 sq. ft. of continuous street frontage to the wetland buffer. Said property is shown on Assessor Map 237 as Lot 56 and lies within the General Business (GB) and Single Residence B (SRB) Districts. (This application was postponed at the January 15, 2015 Planning Board Meeting.)

C. The application of **New England Marine & Industrial, Inc., Owner**, and **Subaru of New England, Inc., Applicant**, for property located at **200 Spaulding Turnpike**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed Lot 1 having an area of 517,987 sq. ft. (11.8913 acres), 1264.38 feet of continuous frontage on Spaulding Turnpike and 183.40 feet of continuous frontage on Echo Avenue; and
2. Proposed Lot 2 having an area of 410,236 sq. ft. (9.4177 acres), 381.97 feet of continuous frontage on Spaulding Turnpike and 97 feet of continuous frontage on Farm Lane.

Said property is shown on Assessor's Map 237 as Lot 56 and lies within the General Business (GB) district which requires a minimum lot size of 43,560 sq. ft. and 200 ft. of continuous street frontage, and 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 January 15, 2015 Planning Board Meeting.)

D. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, and **215 Commerce Way, LLC, Owner**, for property located at **215 Commerce Way**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots which are currently shown on Assessor Map 216 as Lots 1-8A and 1-8B and Assessor Map 213 as Lot 11. The applicant proposes to merge Map 216 Lot 1-8A and Lot 1-8B into Map 216 Lot 1-8A, and to revise the lot line between Map 216 Lot 1-8A and Map 213 Lot 11 as follows:

- a. Map 216 Lot 1-8A (136,490 s.f.) merged with Map 216 Lot 1-8B (196,876 s.f.) increasing in area from a total of 333,366 s.f. to 384,402 s.f. with continuous street frontage on Portsmouth Boulevard and Commerce Way.
- b. Map 213 Lot 11 decreasing in area from 290,077 s.f. to 239,040 s.f. with continuous street frontage on Portsmouth Boulevard and Dunlin Way.

Said lots lie within an Office Research (OR) District which requires a minimum lot size of 3 acres and 300 ft. of continuous street frontage. (This application was postponed at the January 15, 2015 Planning Board Meeting.)

E. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, and **215 Commerce Way, LLC, Owner**, for property located at **215 Commerce Way**, requesting Site Plan Approval for a proposed 4-story office building with a footprint of  $28,125 \pm$  s.f. and gross floor area of  $112,500 \pm$  s.f., and 640 parking spaces serving the proposed building and an adjacent existing office building (including a parking lot) with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 216 as Lots 1-8A and 1-8B and lies within the Office Research (OR) District. (This application was postponed at the January 15, 2015 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. The application of the **City of Portsmouth, Owner**, for property located at **Junkins Avenue**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a tidal wetland buffer to reconstruct existing tennis and basketball courts, with 5,660± s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 114 as Lot 1 and lies within the Municipal (M) District.

B. The application of **Rye Port Properties, Owner, Charter Foods North, LLC, Applicant**, for property located at **2299 Lafayette Road**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to construct a 50-seat 2,500 s.f. Taco Bell Restaurant with drive-thru, with 5,000± s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 272 as Lot 10 and lies within the Gateway (G) District.

C. The application of **Loughlin Revocable Trust, Owner, and Peter J. Loughlin, Applicant**, for property located off Thaxter Road, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer and inland wetland to widen an existing trail to provide a 10' access path and to install an 18" culvert in the existing drainage swale, with 2,500 ± s.f. of impact. Said property is shown on Assessor Plan 167 as Lot 5 and lies within the Single Residence B (SRB) District.

D. The application of **John G. Pappas Revocable Trust 2004, Owner**, for property located at **6 Vine Street** (vacant lot), requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a wetland buffer to construct a 42' x 29' single family home, with 1,516± s.f. of impact to the wetland buffer and 871 s.f. of impact for the structure and 871 s.f. for temporary construction). Said property is shown on Assessor Plan 233 as Lot 107 and lies within the Single Residence B (SRB) District.

E. The application of **Doaks, LLC, Owner**, for property located at **100 Portsmouth Boulevard** and **Brora, LLC, Owner**, for property located on **Dunlin Way**, requesting Preliminary and Final Subdivision (Lot Line Revision) approval as follows:

- a. Assessor Map 213 Lot 2 decreasing in area from 10.043± acres to 5.004± acres and continuous street frontage decreasing from 885' to 759'.
- b. Assessor Map 213, Lot 12 increasing in area from 5.313± acres to 10.351± acres and 126' of street frontage added on Portsmouth Boulevard;

Said properties lie in the Office Research (OR) District.

F. The application of **Merton Alan Investments, LLC, Owner and Robert Graham, Applicant**, for property located at **30 Cate Street (corner of Bartlett Street and Cate Street)**, requesting Site Plan Approval for a proposed 3-story office building with a footprint of 10,000 ± s.f. and gross floor area of 30,000 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 165 as Lot 1 and lies within the Industrial (I) District.

G. The application of **Dale W. and Sharyn W. Smith, Owners**, and **Richard Green, Green & Company Real Estate, Applicant**, for property located at **275 Islington Street**, requesting Site Plan Approval for a proposed re-development consisting of 14 dwelling units in 5 buildings with a total footprint of 10,874 ± s.f., including 27 parking spaces. The application includes paved paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 144 as Lot 8 and lies within the Central Business B (CBB) district and the Historic District.

**VI. OTHER BUSINESS**

A. Proposal to rename the portion of Central Avenue between Maplewood Avenue and Myrtle Avenue.

**VII. PLANNING DIRECTOR'S REPORT**

**VIII. 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.**