

ACTION SHEET

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

7:00 P.M.

APRIL 16, 2015

MEMBERS PRESENT: John Ricci, Chairman; Elizabeth Moreau, Vice Chairman; Jack Thorsen, City Council Representative; David Allen, Deputy City Manager; Robert Marsilia, Building Inspector; William Gladhill, Colby Gamester, Michael Barker, and Justin Finn, Alternate

MEMBERS EXCUSED: Jay Leduc

ALSO PRESENT: Rick Taintor, Planning Director; Jessa Berna, Associate Planner; Peter Britz, Environmental Planner; Nicholas Cracknell, Principal Planner; Juliet Walker, Transportation Planner

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I. APPROVAL OF MINUTES

- A. Approval of Minutes from the March 12, 2015 Planning Board Work Session – Unanimously approved.
- B. Approval of Minutes from the March 19, 2015 Planning Board Meeting – Unanimously approved.
- C. Approval of Minutes from the March 26, 2015 Planning Board Meeting – Unanimously approved.

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II. PUBLIC HEARINGS – OLD BUSINESS

A. The application of **North End Properties, LLC, Owner, and Deer Street Development Company, Inc., doing business in NH as Harborcorp of Portsmouth, Applicant**, for property located on **Russell Street, Deer Street and Maplewood Avenue**, requesting Site Plan Approval for a proposed 5-story mixed use development with a footprint of 72,600 ± s.f. and gross floor area of 352,736 ± s.f., including a hotel/event center with 24,000 s.f. of event center space and 97 hotel rooms, 23 residential condominiums, a 44,169 s.f. of retail, and 523 parking spaces (382 spaces in a garage structure and 141 below-grade spaces serving the retail use); with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 21, Assessor Map 118 as Lot 28 and Assessor Map 124 as Lot 12, Assessor Map 119 as Lot 1-1A, Assessor Map 119 as Lot 1-1C and Assessor Map 119 as Lot 4 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District. (This application was postponed at the March 26, 2015 Planning Board Meeting.)

Voted to **postpone** to the May 21, 2015 Planning Board Meeting.
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III. OTHER BUSINESS

A. Request from **William and Michelle Marconi** for property located at **501, 517, and 529 New Castle Avenue** for a second six-month extension of Preliminary and Final Subdivision approval (Lot Line Revisions) which was granted by the Planning Board on March 20, 2014.

Voted to **grant** an additional six month extension of Subdivision Approval.

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B. The application of **North End Properties, LLC, owner, and Deer Street Development Company, Inc., doing business in NH as Harborcorp of Portsmouth, applicant,** for property located on **Russell Street, Deer Street, and Maplewood Avenue,** for a Conditional Use Permit under Section 10.535.12 of the Zoning Ordinance to allow an increase in building height above the maximum height specified in Section 10.531. Said property is shown on Assessor Plan 125 as Lot 21, Assessor Plan 118 as Lot 28, Assessor Plan 124 as Lot 12, Assessor Plan 119 as Lot 1-1A, and Assessor Plan 119 as Lot 1-1C, and lies within the Central Business B, Historic, and Downtown Overlay Districts. (This matter was referred to the Planning Board by the Historic District Commission at its meeting on April 1, 2015.)

Voted to **postpone** to the May 21, 2015 Planning Board Meeting.

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IV. PLANNING DIRECTOR’S REPORT

None.

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V. ADJOURNMENT

A motion to adjourn at 11:50 pm was made and seconded and passed unanimously.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary for the Planning Board