

**6:00 PM WORK SESSION ON THE MASTER PLAN**

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

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

**7:00 PM**

**APRIL 21, 2016**

**AGENDA**

**I. APPROVAL OF MINUTES**

1. Approval of Minutes from the March 17, 2016 Planning Board Meeting;
2. Approval of Minutes from the March 31, 2016 Planning Board Work Session;

**II. DETERMINATIONS OF COMPLETENESS**

**A. Subdivision:**

1) The application of **Borthwick Forest, LLC, KS Borthwick, LLC, Atlantic Star Communications, HCA Realty, Inc., and Jackson Gray Condominium Association, Owners**, for property located off ~~Islington~~ **Borthwick Avenue**, requesting Preliminary and Final Subdivision Approval.

**B. Site Plan Review:**

1) The application of **HCA Realty, Inc., Owner**, for property located off **Borthwick Avenue**, and **Jackson Gray Condominium Association**, for property located at **330 Borthwick Avenue**, requesting Site Plan Approval.

2) The application of **2422 Lafayette Road Associates, LLC, Owner**, for property located at **2454 Lafayette Road (Southgate Plaza)**, requesting a Gateway Planned Development Conditional Use Permit

3) The application of **2422 Lafayette Road Associates, LLC, Owner**, for property located at **2454 Lafayette Road (Southgate Plaza)**, requesting Site Plan Approval

**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 proposal to amend the Zoning Ordinance to implement Character-Based Zoning in the West End and Islington Street corridor, and to make various related amendments to the Zoning Ordinance and Zoning Map, as follows:
- (1) Delete the existing Article 5A – Character Districts in its entirety and insert in its place the new Article 5A – Character Districts dated 1/11/2016.
  - (2) Amend Articles 4, 5 11, 12 & 15 of the Zoning Ordinance as set forth in the document titled “Conforming Amendments to Zoning Ordinance” dated 1/11/2016.
  - (3) Amend the Zoning Map as set forth in the following maps dated 1/11/2016:
    - (a) Map 10.5A21A – Character Districts and Civic Districts;
    - (b) Map 10.5A21B – Building Height Standards;
    - (c) Map 10.5A21C – Special Requirements for Façade Types, Front Lot Line Buildout & Uses.
  - (4) Amend the Zoning Map by changing the zoning designation of 52 parcels as set forth in the document titled “Proposed Additional West End Zoning Changes” dated 1/11/2016 and as shown on the map titled “Additional West End Zoning Changes – First Reading – January 11, 2016”.

(This item was continued from the March 17, 2016 Planning Board Meeting.)

B. The application of the **Scott Mitchell, Owner**, and **Meredith Village Savings Bank, Applicant**, for property located at **2839 Lafayette Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for the demolition of two existing buildings and the construction of a proposed 70’ x 46’ bank building with drive-thru, with 4,010 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 286 as Lots 18 & 19 and lie within the Gateway (G) District. (This application was continued from the March 17, 2016 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 Maplewood Ridge, LLC, to re-zone 678 Maplewood Avenue and the adjacent vacant parcel from the Single Residence B (SRB) District to the Business (B) District.

B. Proposed Amendment to the Zoning Ordinance establishing a new Transportation Corridor District and amending the Zoning Map to rezone existing railroad right-of-ways to the new district.

C. The application of **Borthwick Forest, LLC, KS Borthwick, LLC, Atlantic Star Communications, HCA Realty, Inc., and Jackson Gray Condominium Association, Owners**, for property located **off Islington Street and Borthwick Avenue**, requesting Preliminary and Final Subdivision Approval as follows:

1. To consolidate the following four lots:
  - a. Lot 25 as shown on Assessor Map 241 having an area of 22.807 ± acres,
  - b. Lot 26 as shown on Assessor Map 241 having an area of 4.927 ± acres,
  - c. Lot 113 as shown on Assessor Map 233 having an area of 13.815 ± acres,
  - d. Lot 112 as shown on Assessor Map 233 having an area of 0.732 ± acre;
 and to re-subdivide the consolidated lot into two new lots and a public right-of-way as follows:
  - a. Proposed Lot “25/26” having an area of 25.572 ± acres and 970.58 ± feet of continuous frontage on a proposed street,
  - b. Proposed Lot “112/113” having an area of 15.262 ± acres and 889.92 ± feet of continuous frontage on a proposed street,
  - c. Proposed municipal land parcel having an area of 0.089 ± acres and 89.93 ± feet of continuous frontage on a proposed street,
  - d. Proposed City right-of-way having an area of 0.225 ± acre.
2. For a Lot Line Revision, to create a public right-of-way as follows:
  - a. Lot 2-2 as shown on Assessor Map 240 decreasing in area from 4.596± acres with 571.58 feet of continuous frontage on Borthwick Avenue,
  - b. Lot 7-4A as shown on Assessor Map 234 decreasing in area from 9.085 ± acres to 8.583 ± acres with 1,127.14 ± feet of continuous frontage on Borthwick Avenue,
  - c. Proposed City right-of-way having an area of 0.833 ± acre.
3. For a Lot Line Revision, to create a public right-of-way, as follows:
  - a. Lot 114 as shown on Assessor Map 233 decreasing in area from .404 ± acres to 0.179 ± acre, with 84.64 ± feet of continuous frontage on Islington Street,
  - b. Proposed City right-of-way having an area of 0.225 ± acre.

Request to Postpone

The application also proposes to relocate and dedicate to the City as public rights-of-way two separate 60-foot rights-of-way across land owned by the Boston & Maine Railroad, which in conjunction with the above subdivision and lot line revisions will result in a new City street between Borthwick Avenue and Islington Street with a total length of 1,826 ± lf and a total right-of-way area of 2.764 ± acres. Said properties are located in the Office Research (OR) District which requires a minimum lot size of 3 acres and 300’ of continuous street frontage and Lot 114 as shown on Assessor Map 233 is in the Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100’ of continuous street frontage.

D. The application of **HCA Realty, Inc., Owner**, for property located **off Borthwick Avenue**, and **Jackson Gray Condominium Association**, for property located at **330 Borthwick Avenue**,, requesting Site Plan Approval for reconfiguration of an existing parking area and construction of a roadway, with related paving, lighting, utility, and drainage improvements and associated site improvements. Said properties are shown on Assessor Map 234 as Lot 7-4-A and Assessor Map 240 as Lot 2-2 and lie within the Office Research (OR) District

Request to Postpone

E. The application of **2422 Lafayette Road Associates, LLC, Owner**, for property located at **2454 Lafayette Road (Southgate Plaza)**, requesting a Gateway Planned Development Conditional Use Permit for the partial demolition of two existing retail buildings, the construction of a proposed 4-story, 94-unit residential building with a footprint of 28,700 ± s.f. and gross floor area of 112,550 ± s.f., the construction of two 1-story 2,000 ± s.f. restaurants and a 1-story 4,000 ± s.f. restaurant, and reconfiguration of the existing parking area, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 273 as Lot 3 and lies within the Gateway (G) District.

F. The application of **2422 Lafayette Road Associates, LLC, Owner**, for property located at **2454 Lafayette Road (Southgate Plaza)**, requesting Site Plan Approval for the partial demolition of two existing retail buildings, the construction of a proposed 4-story, 94-unit residential building with a footprint of 28,700 ± s.f. and gross floor area of 112,550 ± s.f., the construction of two 1-story 2,000 ± s.f. restaurants and a 1-story 4,000 ± s.f. restaurant, and reconfiguration of the existing parking area, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 273 as Lot 3 and lies within the Gateway (G) District.

**V. OTHER BUSINESS**

- A. Rockingham Planning Commission Membership.
- B. Waterline Easement – Nimble Hill Road, Newington.

**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.**