

**6:00 PM WORK SESSION WITH PORTSMOUTH LISTENS 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**

**JUNE 16, 2016**

**AGENDA**

**I. APPROVAL OF MINUTES**

1. Approval of Minutes from the May 19, 2016 Planning Board Meeting;

**II. DETERMINATIONS OF COMPLETENESS**

**A. Subdivision:**

- 1) The application of **Natan Aviezri Revocable Trust, Owner, and Debra Klein and Natan Aviezri, Trustees, Applicants**, for property located at **75 Monroe Street**, and **Kathleen M. Toivanen Revocable Trust, Owner, and Kathleen Toivanen, Trustee, Applicant**, for property located at **190 Middle Road**, wherein Preliminary and Final Subdivision (Lot Line Revision) is requested.
- 2) The application of **Richard P. Fusegni, Owner**, for property located at **201 Kearsarge Way**, requesting Preliminary and Final Subdivision Approval.

**B. Site Plan Review:**

- 1) The application of **Alden Properties, LLC, Owner**, for property located at **33 Columbia Street and abutting vacant lot**, requesting Site Plan Approval.
- 2) The application of **Terry Bennett, Owner, and 211 Union Street, LLC, Applicant**, for property located at **211 Union Street**, requesting Site Plan Approval.
- 3) The application of **Strawbery Banke, Inc., Owner**, for property located on **Washington Street (aka 14 Hancock Street)**, requesting Amended 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 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 May 16, 2016 Planning Board Meeting.)

B. The application of **599 Lafayette, LLC, Owner**, for property located at **599 Lafayette Road**, requesting Site Plan Approval for the construction of a 772 s.f. 1-story drive-thru Aroma Joe's coffee shop, revision of the existing parking and circulation layout, and relocation of dumpsters, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 229 as Lot 8 and lies within the Gateway (G) District. (This application was continued from the May 16, 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 application of **Christian Shore Condominium Association, Owner, and Brian Blanchette, President, Applicant**, for property located at **250 Northwest Street**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer for the restoration of three sections of an existing retaining wall, with 450 ± s.f. of impact to the tidal wetland buffer. Said property is shown on Assessor Map 122 as Lot 4 and lies within the General Residence A (GRA) District.

B. The application of **Natan Aviezri Revocable Trust, Owner, and Debra Klein and Natan Aviezri, Trustees, Applicants**, for property located at **75 Monroe Street**, and **Kathleen M. Toivanen Revocable Trust, Owner, and Kathleen Toivanen, Trustee, Applicant**, for property located at **190 Middle Road**, wherein Preliminary and Final Subdivision (Lot Line Revision) is requested between two lots as follows:

- a. Map 168, Lot 27 decreasing in area from 22,986 ± s.f. to 22,918 ± s.f. with 85.69' of continuous street frontage along Middle Road.
- b. Map 168, Lot 21 increasing in area by 68 ± s.f., with 114.8' of continuous street frontage along Middle Road.

(A variance was granted by the Board of Adjustment on May 17, 2016 for street frontage). Said lots lie within a General Residence A (GRA) District which requires a minimum lot size of 7,500 s.f. and 100' of continuous street frontage.

C. The application of **Richard P. Fusegni, Owner**, for property located at **201 Kearsarge Way**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into three lots as follows:

1. Proposed lot #1 having an area of 18,654  $\pm$  s.f. (0.4282 acres) and 152' of continuous street frontage on Birch Street;
2. Proposed lot #2 having an area of 18,882  $\pm$  s.f. (0.4335 acres) and 106' of continuous street frontage on Kearsarge Way; and
3. Proposed lot #3 having an area of 17,365  $\pm$  s.f. (0.3987 acres) and 100' of continuous street frontage on Kearsarge Way.

Said property is shown on Assessors Map 218 as Lot 5 and is located in the Single Residence B (SRB) District where the minimum lot area is 15,000 s.f. and minimum continuous street frontage is 100'.

D. The application of **Alden Properties, LLC, Owner**, for property located at **33 Columbia Street and abutting vacant lot**, requesting Site Plan Approval to construct a two unit 35' high residential building with a footprint of 1,921  $\pm$  s.f. and gross floor area of 4,620  $\pm$  s.f. and a detached 3 bay 25' high garage with a footprint of 952  $\pm$  s.f. and gross floor area of 1,904  $\pm$  s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 145 as Lots 41 and 42 and lies within the General Residence C (GRC) District.

E. The application of **Terry Bennett, Owner, and 211 Union Street, LLC, Applicant**, for property located at **211 Union Street**, requesting Site Plan Approval to demolish the existing building and construct an eight unit 32' high residential building with a footprint of 8,575  $\pm$  s.f. and gross floor area of 25,245  $\pm$  s.f., including 16 underground parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 135 as Lot 70 and lies within the General Residence C (GRC) District.

F. The application of **Strawbery Banke, Inc., Owner**, for property located on **Washington Street (aka 14 Hancock Street)**, requesting Amended Site Plan Approval to construct a 49' x 16', 784 s.f. porch over an existing patio attached to the "Tyco Visitor Center" building, a 49' x 16' brick patio, a 33'4" x 10' wood deck and a new brick walkway, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. This new structure is to replace a previously approved temporary structure that was removed after the skating season which was used for ticket sales, skate sharpening and a changing area. Said property is shown on Assessor Map 104 as Lot 7 and lies within the Mixed Residential Office (MRO) District and the Historic District.

## 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. Consideration of rezoning options for 678 Maplewood Avenue and the adjacent vacant parcel to allow for the development of affordable housing.

B. Request to accept water line easements from Thurken IV, LLC and Sarnia Properties, LLC to serve a minor commercial subdivision off of Route 33.

**VI. OTHER BUSINESS**

A. Proposed amendments to the Zoning Ordinance, Articles 2, 3, 4, 5, 6, 8, 10, 11, 12 and 15, relating to variances, nonconforming buildings and structures, accessory dwelling units, building coverage and yards, residential bulk control and building heights, Historic District exemptions, wetlands protection, off-street parking setbacks, signs and definitions.

**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.**