

6:00 PM WORK SESSION – PROPOSED ZONING ORDINANCE AMENDMENTS

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

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

7:00 PM

JULY 21, 2016

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the June 16, 2016 Planning Board Meeting;

II. DETERMINATIONS OF COMPLETENESS

A. Site Plan Review:

1) The application of **Scott Mitchell, Owner**, for property located at **2839 Lafayette Road and abutting vacant lot**, requesting Site Plan Approval

III. PUBLIC HEARING – ZONING AMENDMENTS

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 and design guidelines, wetlands protection, off-street parking setbacks, digital signs, and definitions. The proposed amendments are available for review in the Planning Department during normal City Hall business hours, and are also posted on the Planning Department website, planportsmouth.com.

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 **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 lies within the Gateway (GW) District. (This application was continued from the June 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 (GW) District. (This application was continued from the June 16, 2016 Planning Board Meeting.)

C. 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. (This application was continued from the June 16, 2016 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 **Portsmouth Housing Authority, Owner**, for property located on **Gosling Road**; **YDNIC, LLC, Owner**, for property located at **1840 Woodbury Avenue**; and **the City of Portsmouth, Applicant**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to construct a sidewalk along the south side of Gosling Road, with 200 ± s.f. of impact to the inland wetland buffer. Said properties are shown on Assessor Map 239 as Lots 8 and 12 and lie within the Single Residence A (SRA) and Garden Apartment/Mobile Home (GA/MH) districts.

B. The application of **Errol Hebert, Owner**, for property located at **901 Banfield Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to remove 1,837 ± s.f. of concrete and replace it with 1,500 ± s.f. of crushed stone and a 14' x 24' (336 s.f.) concrete pad for a new shed, resulting in a net reduction of 1,500 ± s.f. of impervious surface in the inland wetland buffer. Said property is shown on Assessor Map 275 as Lot 8 and lies within the Single Residence A (SRA) District.

C. The application of **Ryan and Jennifer Smith, Owners**, for property located at **100 Peverly Hill Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to construct a 19'1" x 15'11" two story deck and a 24'11" x 12' farmers porch, with 602 ± s.f. of impact to the inland wetland buffer. Said property is shown on Assessor Map 243 as Lot 51 and lies within the Single Residence B (SRB) District.

D. The application of **J.P. Nadeau, Owner**, and **Sea Level, LLC, Applicant**, for property located at **187 Wentworth House Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer to remove 4,500 s.f. of PCB impacted surface soil and replace with 1' crushed stone, with 4,500 ± s.f. of impact to the tidal wetland buffer. Said property is shown on Assessor Map 268 as Lot 83 and lies within the Waterfront Business (WB) District.

E. The application of **1987 Tamposi Limited Partnership, Owner, and Key Collision Center of Portsmouth, LLC, Applicant**, for property located at **9 Post Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for parking lot grading and improvements, construction of a bio-retention area, site drainage improvements and the installation of a fence, with 15,606 ± s.f. of impact to the inland wetland buffer. Said property is shown on Assessor Map 284 as Lot 11 and lies within the Industrial (I) District.

F. The application of **Thirty Maplewood, LLC, Owner**, for property located at **30-46 Maplewood Avenue**, requesting Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot #1 having an area of 34,887 ± s.f. (0.8009 acres) and 194.56' of continuous street frontage on Maplewood Avenue, 102.71' of continuous street frontage on Hanover Street, 313.32' of continuous frontage on Bridge Street, and 46.61' of continuous street frontage on Deer Street; and
2. Proposed lot #2 having an area of 21,798 ± s.f. (.5004 acres) and 159.97' of continuous street frontage on Maplewood Avenue and 147.98' of continuous street frontage on Deer Street.

Said property is shown on Assessors Map 125 as Lot 2 and is located in Character District 4 (CD4), the Historic District and the Downtown Overlay District (DOD). Minimum required lot area is 2,000 s.f.

G. The application of **Scott Mitchell, Owner**, for property located at **2839 Lafayette Road and abutting vacant lot**, requesting a Conditional Use Permit under Section 10.836 for a drive-through facility as an accessory use to a permitted principal use (retail bank).

H. The application of **Scott Mitchell, Owner**, for property located at **2839 Lafayette Road and abutting vacant lot**, requesting Site Plan Approval for the demolition of two existing buildings and the construction of a proposed 70' x 46' bank building with drive-thru, with a footprint of 3,038 ± s.f. and gross floor area of 3,838 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 286 as Lots 178 & 19 and lie within the Gateway (GW) District.

VI. OTHER BUSINESS

A. Consideration of amendments to the Subdivision Rules and Regulations and the Site Plan Review Regulations to require preapplication review for certain major developments and to require that all mylars be pre-approved by the Registry of Deeds before being delivered to the Planning Department for recording.

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.