

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

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

7:00 PM

SEPTEMBER 15, 2016

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the August 18, 2016 Planning Board Meeting;

II. FY 2018-2023 CAPITAL IMPROVEMENT PLAN

- A. Informational Presentation on CIP Process and Schedule

III. DETERMINATIONS OF COMPLETENESS

- A. Subdivision:

1. The application of **Public Service Company of New Hampshire, Owner**, for properties located at **280 & 300 Gosling Road**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested.

2. The application of **Branford Holdings, LLC, Owner**, for properties located off **Anne Avenue**, wherein Preliminary and Final Subdivision (Lot Line Revision) is requested between two lots.

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 that 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 **Robert J. and Susan L. Nalewajk, Owners**, for property located at **350 Little Harbor Road (previously 50 Martine Cottage Road)**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within an inland wetland and inland wetland buffer for the demolition of a residential structure, detached garage and barn, and the construction of a proposed 4,600 ± s.f. (footprint) residential structure with 3,682 ± s.f. of deck and porches, a 416 ± s.f. portico, a 1,117 ± s.f. detached 2-bay garage, and a new septic system and stormwater structures, with 28 ± s.f. of impact to the inland wetland and 19,927 ± s.f. of impact to the wetland buffer (7,800 ± temporary disturbance and 12,127 ± permanent disturbance). Said property is shown on Assessor Map 202 as Lot 16 and lies within the Rural (R) District. (This application was acted on at the August 18, 2016 Planning Board meeting and is being reheard to comply with public notice requirements.)

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 circulation layout, and relocation of dumpsters, with related paving, lighting, utilities, landscaping, drainage and related site improvements. Said property is shown on Assessor Map 229 as Lot 8 and lies within the (PA/GW) District. (This application was continued from the August 18, 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 that 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 **Seacoast Trust, LLP, Owner**, and **Stonegate NH Construction, LLC, Applicant**, for property located at **150 Route 1 By-Pass**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for the demolition of the existing building and construction of proposed 246' x 85' 3-story multi-family building with a footprint of 17,667 ± s.f. and gross floor area of 100,000 ± s.f., with 24,950 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 231 as Lot 58 and lies within the Single Residence B (SRB) District.

B. The application of **Public Service Company of New Hampshire, Owner**, for properties located at **280 & 300 Gosling Road**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots as follows:

- a. Map 214, Lot 2 decreasing in area from 79,367 ± acres to 40,494 ± acres with 135' of continuous street frontage along Gosling Road.
- b. Map 214, Lot 3 increasing in area from 0.232 ± acres to 39,105 ± acres with 1,568' of continuous street frontage along Gosling Road.

Said lots lie within the Waterfront Industrial (WI) District which requires a minimum lot size of 2 acres and 200' of continuous street frontage and Office Research (OR) District which requires a minimum lot size of 3 acres and 300' of continuous street frontage.

C. The application of **Branford Holdings, LLC, Owner**, for properties located off **Anne Avenue**, wherein Preliminary and Final Subdivision (Lot Line Revision) is requested between two lots as follows:

- c. Map 286, Lot 13 increasing in area from 1.116 acres to 1.390 acres with street frontage along Joan Avenue, Ann Avenue and Robert Avenue.
- d. Map 286, Lot 1A decreasing in area from 25.354 acres to 25.080 acres with no street frontage.

Said lots lie within the Garden Apartment/Mobile Home (GA/MH) District which requires a minimum lot size of 5 acres and no continuous street frontage.

VI. PUBLIC HEARING – LAND USE REGULATIONS

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.

B. Proposed amendments to the Subdivision Rules and Regulations and the Site Plan Review Regulations (1) to require preapplication review for certain major developments; (2) to require that all mylars be pre-approved by the Registry of Deeds before being delivered to the Planning Department for recording; (3) to review the membership of the Technical Advisory Committee; and (4) to provide for administrative approval of minor amendments to approved subdivision plans.

VII. 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. (This was postponed from the June 16, 2016 Planning Board Meeting).

VIII. OTHER BUSINESS

A. Request of 406 Highway 1 Bypass, LLC, Owner, for property located at 406 Route 1 By-Pass, requesting a one year extension of Site Review approval, which was granted on October 20, 2015.

IX. 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.