

6:30 PM CAPITAL IMPROVEMENT PLAN – PUBLIC INFORMATION MEETING

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

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

7:00 PM

NOVEMBER 17, 2015

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the October 20, 2016 Planning Board Meeting;

II. DETERMINATIONS OF COMPLETENESS

A. Subdivisions:

1. The application of **The City of Portsmouth, Owner**, for property located at **600 Peverly Hill Road**, and **Foundation for Seacoast Health, Owner**, for property located at **100 Campus Drive**, requesting Preliminary and Final Subdivision Approval (Lot Line Revision).
2. The application of **Alden Watson Properties. LLC, Owner**, for property located at **56 Lois Street**, requesting Preliminary and Final Subdivision Approval.
3. The application of **Jonathan Smith, Owner**, and **Sophie Lane, LLC, Applicant**, for property located at **1283 Woodbury Avenue**, requesting Preliminary and Final Subdivision Approval

B. Site Plan Review

1. The application of **J&M Family Properties, LLC, Owner**, and **Dunkin' Donuts, c/o JFS Management Co., LLC, Applicant**, for property located at **802 Lafayette Road**, requesting Amended Site Plan Approval.
2. The application of **Seacoast Trust, LLP, Owner**, and **Stonegate NH Construction, LLC, Applicant**, for property located at **150 Route 1 By-Pass**, 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 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 the construction of a proposed 246' x 85' 3-story multi-family building with a footprint of 17,667 ± s.f. and gross floor area of 53,000 ± 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. (This application was continued from the October 20, 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 **Alissa C. Bournival Revocable Trust, Owner, and Bournival Jeep, Applicant**, for property located at **2355 Lafayette Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to construct an irregularly shaped 2,775 s.f. addition to the existing building, to be used as a six-bay detailing shop, with 2,600 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 272 as Lot 7 and lies within the Gateway (GW) District.

B. The application of **The City of Portsmouth, Owner**, for property located at **600 Peverly Hill Road**, and **Foundation for Seacoast Health, Owner**, for property located at **100 Campus Drive**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between four lots as follows:

- Map 254, Lot 8 increasing in area from 8.135 ± acres to 60.279 ± acres with 457.64' of continuous street frontage along Peverly Hill Road and 127.88' of continuous street frontage along Campus Drive.
- Map 266, Lot 4 decreasing in area from 96.416 ± acres to 37.062 ± acres with 382' of continuous street frontage along Banfield Road and 219.25' of continuous street frontage along Campus Drive.
- Map 266, Lot 5 increasing in area from 1.124 ± acres to 10.7539 ± acres with 692.46' of continuous street frontage along Banfield Road.
- Map 266, Lot 6 consisting of 2.419 ± acres, being eliminated.

Said lots lie within the Industrial (I) District which requires a minimum lot size of 2 acres and 200' of continuous street frontage.

C. The application of **Chase B. Bailey and Kit Soave-Bailey, Owners**, for property located at **3 Curriers Cove**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to remove and relocate an existing pool, associated concrete, and retaining wall, including related miscellaneous work, with 1,770 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 204 as Lot 12 and lies within the Single Residence A (SRA) District.

D. The application of **Gideon Walker House Trust, Owner, and James Somes, Trustee**, for property located at **154 Maplewood Avenue**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland and tidal wetland buffer to rebuild an existing stone retaining wall, with 250 ± s.f. of impact to the tidal wetland and 1,125 ± s.f. of impact to the tidal wetland buffer. Said property is shown on Assessor Map 124 as Lot 7 and lies within the CD4-L1 and Historic District.

E. The application of **J&M Family Properties, LLC, Owner, and Dunkin' Donuts, c/o JFS Management Co., LLC, Applicant**, for property located at **802 Lafayette Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer for pavement and drainage improvements and onsite stormwater quality treatment, with 11,200 ± s.f. of impact to the tidal wetland buffer. Said property is shown on Assessor Map 244 as Lot 2 and lies within the Gateway (GW) District.

F. The application of **J&M Family Properties, LLC, Owner, and Dunkin' Donuts, c/o JFS Management Co., LLC, Applicant**, for property located at **802 Lafayette Road**, requesting Amended Site Plan Approval to re-develop the parking lot for improved site and drive-thru circulation, revised parking layout, new trash enclosure, drainage improvements and stormwater management, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 244 as Lot 2 and lies within the Gateway (GW) District.

G. The application of **Seacoast Trust, LLP, Owner, and Stonegate NH Construction, LLC, Applicant**, for property located at **150 Route 1 By-Pass**, requesting Site Plan Approval for the demolition of the existing building and the construction of a 246' x 85' 3-story multi-family building with a footprint of 17,667 ± s.f. and gross floor area of 53,000 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 231 as Lot 58 and lies within the Single Residence B (SRB) District.

H. The application of **Alden Watson Properties, LLC, Owner**, for property located at **56 Lois Street**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot #1 having an area of 42,189 ± s.f. (0.9685 acres) and 100.8' of continuous street frontage on Lois Street;
2. Proposed lot #2 having an area of 124,660 ± s.f. (2,8618 acres) and 20' of continuous street frontage on Lois Street (designated as not a buildable lot);

Said property is shown on Assessors Map 232 as Lot 8 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'.

I. The application of **Jonathan Smith, Owner, and Sophie Lane, LLC, Applicant**, for property located at **1283 Woodbury Avenue**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot #1 having an area of 15,274 ± s.f. (0.3506 acres) and 147' of continuous street frontage on Woodbury Avenue;
2. Proposed lot #2 having an area of 15,142 ± s.f. (0.3476 acres) and 100' of continuous street frontage on Granite Street.

Said property is shown on Assessors Map 217 as Lot 4 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'.

V. CITY COUNCIL REFERRALS

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 September 15, 2016 Planning Board Meeting).

VI. OTHER BUSINESS

A. Request of 215 Commerce Way, LLC, Owner, for property located at 215 Commerce Way, and Moray, LLC, Owner, for property located at 235 Commerce Way, for a six month extension of Subdivision Approval which was granted by the Planning Board on August 20, 2015. A first six month extension was granted by the Planning Director on March 23, 2016 to expire on August 20, 2016.

VIII. 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.