

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**

6:30 PM

NOVEMBER 16, 2017

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the October 19, 2017 Planning Board Meeting;

II. DETERMINATIONS OF COMPLETENESS

Site Review:

- A. The application of **Pamela Thatcher, Owner, and Charlie Seefried, Applicant**, for property located at **180 Middle Street**, requesting Site Plan Approval

II. 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 **Goodman Family Real Estate Trust, Owner, and Aroma Joe's Coffee, Applicant**, for property located at **1850 Woodbury Avenue**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to construct a 785 ± s.f. restaurant/take-out building and 195 ± s.f. attached patio, with drive thru service and a walk-up window, with 0.8 ± s.f. of impervious pavement within the wetland buffer. Said property is shown on Assessor Map 239 as Lot 9 and lies within the General Business (GB) District. (This application was postponed at the October 19, 2017 Planning Board Meeting).

- B. The application of **James A. Mulvey Revocable Living Trust, Robert J. Bossie Revocable Trust and Peter Brown Living Trust, Owners**, for property located at **150 Spaulding Turnpike**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to remove impervious pavement and replace with pervious and impervious pavement, for a truck sales outlet with vehicle sales area of 2,570 ± s.f. of permanent impact to the wetland buffer. Said properties are shown on Assessor Map 236 as Lots 34, 35 & 36 and lie within the General Business (GB) District. (This application was postponed at the October 19, 2017 Planning Board Meeting).

C. The application of **Borthwick Forest, LLC, and KS Borthwick, LLC, Owners, and Borthwick Forest, LLC, Applicant**, for property located on proposed subdivision road to be created off **Borthwick Avenue**, requesting Amended Site Plan Approval to increase the height of the proposed office building (footprint of $16,700 \pm$ s.f.) from 3 stories to 4 stories (gross floor area of $66,800 \pm$ s.f.), with related paving, lighting, utilities, landscaping, drainage, multi-use path and associated site improvements. Said application was granted by the Planning Board on May 18, 2017). Said properties are shown on Assessor Map 26 and Assessor Map 233 as Lots 112, 113, & 114 and lie within the Office Research (OR) and the Single Residence B (SRB) Districts. (This application was postponed at the October 19, 2017 Planning Board Meeting).

D. The application of **Deer Street Associates, Owner**, for property located at **181 Hill Street**, ("Lot 6"), requesting Site Plan Approval for the construction of a 4-story mixed use building with a penthouse (including interior parking garages on two levels, retail space on the ground floor, office space on the first floor and 43 residential units on the second, third, fourth and penthouse floors) with a footprint of $12,574 \pm$ s.f. and gross floor area of $81,498 \pm$ s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 138 as Lot 62 and lies within the CD5 District. (This application was postponed at the October 19, 2017 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 **Gregory C. and Sandra M. Desisto, Owners**, for property located at **36 Shaw Road**, requesting Amended Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland and tidal wetland buffers to eliminate gutters and one catch basin, relocate a manhole and eliminate the pervious paver parking area, with a $396 \pm$ s.f. reduction of permanent impact and $35 \pm$ s.f. of temporary impact to the wetland buffer. Said property is shown on Assessor Map 223 as Lot 10 and lies within the Single Residence B (SRB) District. (Conditional Use Permit approval was granted on September 19, 2017. Amended Conditional Use Permit approval was granted on January 19, 2017 by the Planning Board.)

B. The application of **Carolyn McCombe, Trustee; Elizabeth Barker Berdge, Trustee; and Tim Barker, Owners**, for property located on **Martine Cottage Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to construct a $1,936 \pm$ s.f. detached barn, with a $22' \times 52'$ paved parking area and a $25' \times 5'$ rain garden, with $23,225 \pm$ s.f. of the wetland buffer. Said property is shown on Assessor Map 202 as Lot 149 and lies within the Rural (R) District.

C. The application of **Pamela Thatcher, Owner, and Charlie Seefried, Applicant**, for property located at **180 Middle Street**, requesting Site Plan Approval for a proposed 3-story four unit residential building with a footprint of $2,606 \pm$ s.f. and gross floor area of $9,348 \pm$ s.f., and a proposed 2-story one unit residential carriage house with a footprint of $959 \pm$ s.f. and gross floor area of $1,918 \pm$ s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 127 as Lot 8 and lies within the Mixed Residential Office (MRO) District and the Historic District.

D. Request of the **Sheila L. Raeburn Living Revocable Trust, Owner, Sheila Lynn Raeburn, Trustee**, for the restoration of involuntarily merged lots for property located at **737 Woodbury Avenue**.

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. Request of Attorney Kevin Baum, representing owner of 200 Spaulding Turnpike, to Comment to Proposed Gateway Mixed-Use Zoning Amendments and Request to Extend Proposed District to Farm Lane.

VI. OTHER BUSINESS

A. Request for acceptance of a drainage and flowage easement for property located at 1275 Woodbury Avenue, from Heritage Hill Condominium Association to the City of Portsmouth.

B. Request for Reconsideration/Rehearing of September 20, 2017 Conditional Use Permit application for a Detached Accessory Dwelling Unit, for property located at **36 Artwill Avenue**.

C. Announcement of CIP Planning Board Advisory Committee.

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.