

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

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

7:00 PM

**MARCH 15, 2018
and Reconvened on
MARCH 22, 2018**

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the February 15, 2018 Planning Board Meeting;

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 10017 of the Zoning Ordinance for work within the inland wetland buffer to construct a 785 ± s.f. restaurant and an 805 ± s.f. attached patio, with drive thru service and a walk-up window, with 6,870 ± s.f. of impact to the site. Said property is shown on Assessor Map 239 as Lot 9 and lies within the General Business (BD) District. (This application was postponed at the February 15, 2018 Planning Board Meeting).

B. The application of **Robert J. Fabbriatore Irrevocable Trust, Owner**, for property located at **177 State Street**, requesting Site Plan Approval for the construction of a 2-story addition to a mixed use building, with a footprint of 748 ± s.f., and gross floor area of 1,216 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 107 as Lot 44 and lies within the Character District 4 (CD4) and the Historic District. (This application was postponed at the February 15, 2018 Planning Board Meeting).

C. The application of **Thirty Maplewood, LLC, Owner**, for property located at **46-64 Maplewood Avenue** (previously 30 Maplewood Avenue), requesting Site Plan Approval for a proposed 5-story mixed-use building with a footprint of 17,410 ± s.f. and gross floor area of 53,245 ± s.f., including 22 dwelling units and 13,745 ± s.f. of retail use, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 2A and lies within Character District 4 (CD4), the Downtown Overlay District (DOD) and the Historic District. (This application was postponed at the February 15, 2018 Planning Board Meeting).

D. The application of **Islington Commons, LLC, Owner**, for property located at **410, 420, and 430 Islington Street**, requesting Site Plan Review to remodel three existing buildings into 4 units (Building #1 with 1,315 ± s.f. footprint and 1,906± s.f. gross floor area, Building #2 with 999± s.f. footprint and 1,894± s.f. gross floor area, Building #3 with 1,964 ± s.f. footprint and 5,429 ± s.f. gross floor area); and construct 3 duplex buildings and a single dwelling unit for 11 proposed units (Building #4 with 1,799± s.f. footprint and 4,375± s.f. gross floor area, Building #5 with 1,280 ± s.f. footprint and 2,752 ± s.f. gross floor area, Building #6 with 1,997 ± s.f. footprint and 5,054 ± s.f. gross floor area, Building #7 with 2,014 ± s.f. footprint and 4,725± s.f. gross floor area), with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 145 as Lots 34, 35 and 36 and lie within the Character District 4-L2 (CD4-L2) and the Historic District. (This application was postponed at the February 15, 2018 Planning Board Meeting).

III. PUBLIC HEARINGS – NEW BUSINESS

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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 **Robert J. Fabbriatore Irrevocable Trust, Owner**, for property located at **177 State Street**, requesting Conditional Use Permit approval pursuant to Section 10.1112.52 of the Zoning Ordinance to allow the construction of a 2-story addition to a mixed use building with the provision of 0 parking spaces where 8 are required by zoning and 1 was allowed by a previously granted variance, with a footprint of 748 ± s.f., and gross floor area of 1,216 ± s.f. Said property is shown on Assessor Map 107 as Lot 44 and lies within the Character District 4 (CD4) and the Historic District.

B. Request of **Clipper Traders, LLC** for Zoning Change from Office Research (OR) and Transportation Corridor (TC) to Character District 4 West End (CD4-W), for property located at **105 Bartlett Street**, Tax Map 157, Lots 1 & 2; Tax Map 164, Lots 1, 2, 3 & 4 (also shown on Tax Maps 139 and 144).

C. The application of **Peter L. Evans, Owner**, for property located at **323 Jones Avenue**, requesting Conditional Use Permit approval to construct a one-bedroom, one-story attached accessory dwelling unit (32' x 32') over an existing garage, with a footprint of 1,024 ± s.f. and gross floor area of 964 ±, with associated paving, lighting, and utilities. Said property is shown on Assessor Map 222 as Lot 72 and lies within the Single Residence B (SRB) District.

IV. PRELIMINARY CONCEPTUAL CONSULTATION REVIEW

A. The application of **Clipper Traders, LLC, Owner**, for property located at **105 Bartlett Street**, **Portsmouth Lumber and Hardware, LLC, Owner**, for property located at **105 Bartlett Street**, and **Boston and Maine Corporation, Owner**, for railroad property located between **Bartlett Street and Maplewood Avenue**, requesting Preliminary Conceptual Consultation review for a subdivision application to consolidate and subdivide five lots and a portion of another into 5 lots, a right-of-way, and a remainder of one lot. Said properties are shown on Assessors Map 157 as Lots 1 & 2 and Assessors Map 164 as Lots 1, 2, 3, and 4 and are located within the Character District 4-W (CD4-W), Office Research (OR) and Transportation Corridor (TC) Zoning Districts.

B. The application of **Dorothy Kierstead and Theresa Sessions, Owners, and DECM Builders, Applicant**, for property located at **50 Lovell Street**, requesting Preliminary Conceptual Consultation review for a Site Review application to demolish an existing garage and construct two new residential buildings, for a total of four residential dwelling units, as follows: Single residence to remain as a single residence; “Building A” to consist of two residential units and “Building B” to consist of one residential unit, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 147 as Lot 2 and is located in the General Residence C (GRC) District.

C. The application of the **Portsmouth Housing Authority, Owner**, for property located at **140 Court Street**, requesting Preliminary Conceptual Consultation review for a subdivision application (Lot Line Revision) to resize existing lots to demolish the majority of the existing building and construct a a new mixed use building with workforce housing units and street level commercial space and a future commercial building.

MEETING RECONVENED TO THURSDAY, MARCH 22, 2018 AT 7:00 PM
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I. DETERMINATION OF COMPLETENESS

A. SUBDIVISION:

1. The application of **Seacoast Development Group, LLC, Owner**, for property located along **Rockingham Avenue**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into three lots.

II. PUBLIC HEARINGS – NEW BUSINESS

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that issue should be raised at this point or it will be deemed waived.*

A. The application of **Middle Hill Development, LLC, Owner**, for property located at **150 Route 1 By-Pass**, requesting Conditional Use Permit approval pursuant to Section 10.1112.52 of the Zoning Ordinance to allow 6 additional parking spaces for a total of 61 parking spaces where (the maximum allowed) 55 parking spaces were approved by the Planning Board on November 17, 2016 for a multi family 3-story building with a footprint of 17,667 \pm s.f. and gross floor area of 53,000 \pm s.f. Said property is shown on Assessor Map 231 as Lot 58 and lies within the Single Residence B (SRB) District.

B. The application of **77 Daniel Street, LLC, Owner**, for property located at **77 Daniel Street**, requesting Conditional Use Permit approval pursuant to Section 10.1112.52 of the Zoning Ordinance to allow a third floor addition to the rear of the building where no off-street parking currently exists and no additional off-street parking is proposed. Said property is shown on Assessor Map 107 as Lot 10 and lies within the Character District 4 (CD4) and the Historic District.

C. The application of **Martin F. Kurowski and Christina Galli, Owners**, for property located at **212 Walker Bungalow Road**, requesting Amended Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland and tidal wetland buffer for the demolition and replacement of a portion of an existing building where the original application (approved by the Planning Board on January 18, 2018) had stated that the original house would remain, with 10,767 ± s.f. (3,172 s.f. of existing impact and 7,594 s.f. of new impact) of impacts to the inland and tidal wetland buffers. Prior approval from the Planning Board on January 18, 2018 includes an addition onto the existing residential structure, a new septic tank, replacement of the existing detached garage with a new attached garage, reconfiguration of the existing driveway, a rain garden and vegetated treatment swale for stormwater management. Said property is shown on Assessor Map 223 as Lot 21 and lies within the Single Residence B (SRB) District.

D. The application of the **Woodlands Homeowner's Association, Owner, and the City of Portsmouth, Applicant**, for property located on **Hoover Drive**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for drainage improvements along Hoover Drive, Taft Road, Grant Avenue and FW Hartford Drive, including the replacement of a headwall to accommodate a second 24" culvert, with 300 ± s.f. of impact to the wetland and 600 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 269 as Lot 7 and lies within the Single Residence B (SRB) District.

E. The application of **175 Gosport Road, LLC, Owner, and Michael Clark, Applicant**, for property located at **175 Gosport Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the tidal and inland wetland buffer to demolish an existing pool house and pool area and construct a new pool house, pool, garage, dock and driveway expansion, with 11,075 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 224 as Lot 1 and lies within the Single Residence A (SRA) District.

F. The application of **Goodman Family Real Estate Trust, Owner, and Aroma Joe's Coffee, Applicant**, for property located at **1850 Woodbury Avenue**, requesting Site Plan Review for a 785 ± s.f. restaurant/restaurant building and 195 ± s.f. attached patio, with drive thru service and a walk-up window, with related parking, signage, drainage and associated site improvements. Said property is shown on Assessor Map 159 as Lot 9 and lies within the General Business (GB) District.

G. The application of **Seacoast Development Group, LLC, Owner**, for property located along **Rockingham Avenue**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into three lots as follows:

1. Proposed lot #1 having an area of 38,466 ± s.f. (0.883 acres) and 119.76' of continuous street frontage on Rockingham Avenue.
2. Proposed lot #2 having an area of 15,874 ± s.f. (0.364 acres) and 128.56' of continuous street frontage on Rockingham Avenue.
3. Proposed lot #3 having an area of 19,044 ± s.f. (0.433 acres) and 305.34' of continuous street frontage on Rockingham Avenue.

Said property is shown on Assessor's Map 235 as Lot 2 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'.

III. 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.