

ACTION SHEET

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM

MARCH 22, 2018

MEMBERS PRESENT: Elizabeth Moreau, Vice Chairman; Rebecca Perkins, City Council Representative; Nancy Colbert-Puff, Deputy City Manager; David Moore, Assistant City Manager; Colby Gamester; Jay Leduc; Jeffrey Kisiel;

ALSO PRESENT: Juliet T. H. Walker, Planning Director

MEMBERS ABSENT: Dexter Legg, Chairman; Jody Record; Corey Clark, Alternate; and Jane Begala, Alternate;

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I. APPROVAL OF MINUTES

1. Approval of Minutes from the February 15, 2018 Planning Board Meeting – Unanimously Approved.

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II. 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.

Voted to **postpone** to the April 19, 2018 Planning Board Meeting.

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III. PUBLIC HEARINGS – NEW BUSINESS

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 ±s.f. and gross floor area of 53,000 ±s.f. Said property is shown on Assessor Map 231 as Lot 58 and lies within the Single Residence B (SRB) District.

Voted to **grant** a conditional use permit pursuant to Section 10.1112.52 of the Portsmouth Zoning Ordinance to permit 61 parking spaces where 55 are permitted, with the following stipulation:

- 1. The new parking lot lights shall be dark sky friendly.

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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.

Voted to grant a conditional use permit pursuant to Section 10.1112.52 of the Portsmouth Zoning Ordinance to allow less than the minimum number of parking spaces required by Section 10.1112.30.

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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.

Voted to **grant** amended conditional use permit approval with the original January 18, 2018 stipulations:

- 1) An organic lawn maintenance plan shall be incorporated into the overall property maintenance plan and this plan shall be filed with the Rockingham County Registry of Deeds by the City or as deemed appropriate by the Planning Department.
- 2) Any alteration to the house design that results in a modification to the approved site drainage shall require a new permit from the Planning Board.

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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.

Voted to **postpone** to the April 19, 2018 Planning Board Meeting.

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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.

Voted to **postpone** to the April 19, 2018 Planning Board Meeting.

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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/take-out building and 195 ± s.f. attached patio, with drive thru service and a walk-up window, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 239 as Lot 9 and lies within the General Business (GB) District.

Voted to **postpone** to the April 19, 2018 Planning Board Meeting.

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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. (0.437 acres) and 305.34’ of continuous street frontage on Rockingham Avenue.

Said property is shown on Assessors 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’.

Voted to **postpone** to the April 19, 2018 Planning Board Meeting.

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VII. ADJOURNMENT

*It was moved, seconded, and **passed** unanimously to adjourn the meeting at 7:45 p.m.*

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Respectfully Submitted,

Jane M. Shouse,
Acting Secretary for the Planning Board