

**ACTION SHEET**

**PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

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

**6:30 PM**

**DECEMBER 20, 2018**

**MEMBERS PRESENT:** Dexter Legg, Chairman; Elizabeth Moreau, Vice-Chairman;  
Rebecca Perkins, City Council Representative; Colby Gamester;  
Jay Leduc; Jody Record; Jeffrey Kisiel; John P. Bohenko, City  
Manager; Ray Pezzullo, Assistant City Engineer; and Corey Clark,  
Alternate

**ALSO PRESENT:** Juliet Walker, Planner Director

**MEMBERS ABSENT:** Jane Begala, Alternate

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**I. CAPITAL IMPROVEMENT PLAN**

A. CIP FY 2020-2025 Adoption.

Presentation by Juliet T.H. Walker, Planning Director.

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**II. APPROVAL OF MINUTES**

1. Approval of Minutes from the November 15, 2018 Planning Board Meeting –  
Unanimously approved.

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**III. DETERMINATIONS OF COMPLETENESS**

**A. SITE REVIEW:**

1. The application of The City of Portsmouth, New Hampshire, Owner, for property  
located at 125 Cottage Street, requesting Site Plan approval.

Voted to determine that the application is complete according to the Site Plan Review  
Regulations and to **accept** the application for consideration.

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**IV. ZONING AMENDMENTS – PUBLIC HEARINGS– OLD BUSINESS**

A. Amendments to the Ordinances of the City of Portsmouth, Chapter 10 Zoning Ordinance regulating Accessory Dwelling Units and Garden Cottages including revisions to Article 8 Supplemental Use Standards Sections 10.814 Accessory Dwelling Units and 10.815 Garden Cottages and revisions to Article 15 Definitions Section 10.1530 Terms of General Applicability. (This hearing was postponed at the November 15, 2018 Planning Board Meeting)

Voted unanimously to **recommend approval** of the proposed amendments to the City Council.

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**V. ZONING AMENDMENTS – PUBLIC HEARINGS– NEW BUSINESS**

A. The request of Residents of Pinehurst Road, to amend the zoning for the properties on Pinehurst Road from General Residence A (GRA) to Single Residence B (SRB).

Voted to **postpone** to the January 17, 2019 Planning Board Meeting.

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B. The request of Attorney Robert Ciandella to amend the zoning for 290 Gosling Road from Waterfront Industrial (WI) to Office Research (OR).

Voted to **recommend approval** of the proposed amendments to the City Council.

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**VI. 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 **Pease Development Authority, Owner, and Lonza Biologics, Inc., Applicant**, for property located at **70 and 80 Corporate Drive**, requesting Subdivision approval, under Chapter 500 of the Pease Land Use Controls, Subdivision Regulations, to merge Map 305, Lots 5 & 6 (17.10 acres), Map 305, Lot 1 (13.87 acres), Map 305, Lot 2 (10.18 acres) and a discontinued portion of Goosebay Drive to create Map 305, Lot 6 (43.37 acres). Said properties are shown on Assessor Map 305 as Lots 1 & 2 and lie within the Pease Airport Business Commercial (ABC) district. (This application was postponed at the October 18, 2018 Planning Board Meeting.)

Voted to **postpone** to the January 17, 2019 Planning Board Meeting.

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B. The application of **Pease Development Authority, Owner, and Lonza Biologics, Inc., Applicant**, for property located at **70 and 80 Corporate Drive**, requesting Conditional Use Permit approval, under Chapter 300 of the Pease Land Use Controls, Part 304-A Pease Wetlands

Protection, for work within the inland wetland buffer for the construction of three proposed industrial buildings: Proposed Building #1 with a 132,000 $\pm$  s.f. footprint; Proposed Building #2: 150,000  $\pm$  s.f. footprint; Proposed Building #3 with a 62,000 $\pm$  s.f. footprint; and two 4-story parking garages, with 55,555  $\pm$  s.f. of impact to the wetland, 66,852  $\pm$  s.f. of impact to the wetland buffer and a 1,000 $\pm$  l.f. stream restoration for Hodgson Brook resulting in 42,500 s.f. of wetland creation. Said property is shown on Assessor Map 305 as Lots 1 & 2 and lies within the Pease Airport Business Commercial (ABC) district. (This application was postponed at the October 18, 2018 Planning Board Meeting.)

Voted to **postpone** to the January 17, 2019 Planning Board Meeting.

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C. The application of **Pease Development Authority, Owner, and Lonza Biologics, Inc., Applicant**, for property located at **70 and 80 Corporate Drive**, requesting Site Plan Review Approval, under Chapter 400 of the Pease Land Use Controls, Site Review Regulations, for the construction of three proposed industrial buildings with heights of 105 feet: Proposed Building #1: 132,000 s.f. footprint and 430,720 s.f. Gross Floor Area; Proposed Building #2: 142,000 s.f. footprint and 426,720 s.f. Gross Floor Area; Proposed Building #3: 62,000 s.f. footprint and 186,000 s.f. Gross Floor Area; and two 4-story parking garages, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 305 as Lots 1 & 2 and lie within the Pease Airport Business Commercial (ABC) district. (This application was postponed at the October 18, 2018 Planning Board Meeting.)

Voted to **postpone** to the January 17, 2019 Planning Board Meeting.

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D. 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 Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer for proposed roadway improvements to include-configuration of parking, construction of parking islands, re-grading and installation of curbing to direct stormwater; utility improvements; drainage improvement and treatment including separation of stormwater from sewer, parking improvements and removal of two dilapidated structures, with 37,733  $\pm$  s.f. of impact to the tidal wetland buffer. 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) and Character District 4-L1 (CD4-L1) Zoning Districts. (This application was postponed at the November 15, 2018 Planning Board Meeting)

Voted to **postpone** to the January 17, 2019 Planning Board Meeting.

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**VII. 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 **Carolyn B. McCombe Rev. Trust of 1998, Carolyn B. McCombe, Trustee, Owner**, for property located at **910 Sagamore Avenue**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer to install a replacement residential sewage disposal system and remove the old system septic tank and pump chamber, with 1,576  $\pm$  s.f. of impact to the tidal wetland buffer. Said property is shown on Assessor Map 223, as Lot 26A and lies within the Waterfront Business (WB) District.

Voted to **grant** the Conditional Use Permit as presented at the meeting.

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B. The application of **Brick Act, LLC, Owner**, and **Kristin Fichera/Tree House School, Applicant**, for property located at **102 State Street**, requesting Conditional Use Permit approval pursuant to Section 10.1112.52 of the Zoning Ordinance to expand a preschool from 20 students to 28 students, where 14 parking spaces are required and 0 off-street parking currently exist and no additional off-street parking is proposed. Said property is shown on Assessor Map 107 as Lot 52-1 and lies within the Character District 4 (CD4) and the Historic District.

Voted to **grant** the Conditional Use Permit as presented.

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C. The application of **Samuel Dushkin and Nicole Defeo, Owners**, for property located at **149 Cass Street**, requesting Conditional Use Permit approval pursuant to Section 10.815 of the Zoning Ordinance to create a one room Garden Cottage in an existing 19' X 19' building, with a footprint of 361 s.f. and a gross floor area of 351 s.f. Said property is shown on Assessor Map 1461 as Lot 7 and lies within the General Residence C (GRC) District.

The Board voted as follows:

A. Voted to find that the application satisfies the requirements of 10.815.40.

B. Voted to **grant** the conditional use permit as presented with the following stipulations:

1) In accordance with Sec. 10.815.50 of the Zoning Ordinance, the owner is required to obtain a certificate of use from the Planning Department verifying compliance with all standards of Sec. 10.815, including the owner-occupancy requirement and shall renew the certificate of use annually.

2) The conditional use permit shall expire unless the initial certificate of use is obtained within one year from the date granted. The Board may, for good cause shown, extend such period by as much as one year if such extension is requested and acted upon prior to the expiration date. No other extensions may be requested.

3) The applicant shall install a 6-foot tall fence along the southeastern side of the property that abuts 169 Cass Street extending from the existing approximately 6-foot tall fence on that side of the property to the street. Where the new fence meets the existing lower fence located along the front property line, the new fence shall slope down to meet the height of the existing fence.

4) Documentation of the conditional use permit shall be recorded at the Rockingham County Registry of Deeds once the certificate of use has been issued.

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D. The application of **Islamic Society of the Seacoast Area, Owner**, for property located at **686 Maplewood Avenue**, requesting Conditional Use Permit approval pursuant to Section 10.1112.52 of the Zoning Ordinance to allow 60 parking spaces where 78 parking spaces are required. Said property is shown on Assessor Map 220 as Lot 90 and lies within the Single Residence B (SRB) District

Voted to **postpone** to the January 17, 2019 Planning Board Meeting.

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E. The application of **The City of Portsmouth, New Hampshire, Owner**, for property located at **125 Cottage Street**, requesting Site Plan approval for adaptive reuse and renovations of the former U.S. Army Reserve Center into a Senior Activity Center, and a front entry addition with a footprint and Gross Floor Area of 150 s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 174 as Lot 15 and lies within the Municipal (M) District.

The Board voted as follows:

- A. Vote to determine that the application is complete according to the Site Plan Review Regulations and to accept the application for consideration.
  - B. Voted to **grant** Site Plan Review Approval with the following stipulations to be completed prior to the issuance of a building permit:
    - 1. Applicant shall verify the feasibility of widening the access driveway on the west side with DPW.
    - 2. Applicant shall provide details of the proposed lighting poles consistent with the City Standard, to be provided by DPW.
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F. The application of **2422 Lafayette Road Associates, LLC, Owner**, for property located at **2454 Lafayette Road**, requesting Amended Site Plan approval to construct three (3) restaurant buildings; Proposed Building #1: 5,000 s.f. footprint and Gross Floor Area, Proposed Building #2: 1,600 s.f. footprint and Gross Floor Area; Proposed Building #3: 2,310 s.f. footprint and Gross Floor Area, with related green space and associated site improvements within the existing plaza parking area. Said property is shown on Assessor Map 273 as Lot 3 and lies within the Gateway Corridor (G1) District.

The Board voted as follows:

Voted to **grant** Amended Site Plan Approval with the following stipulations to be completed prior to the issuance of a building permit:

1. Overall Site Plan Amendment Exhibit to be updated to include recommended revisions from the Technical Advisory Committee.
2. Sheet C-8 Erosion Control Notes and Detail Sheet shall be revised to include silt socks instead of a silt fence.

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**VIII. PRELIMINARY CONCEPTUAL CONSULTATION**

A. The application of **Torrington Properties, Inc. and Waterstone Properties Group, Inc., Applicants**, for property located at **428 Route 1 By-Pass**, requesting a second Preliminary Conceptual Consultation review for a mixed use development.

Voted to **postpone** to the January 17, 2019 Planning Board Meeting.

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B. The application of **Redgate, on behalf of SoBow Square, LLC, applicants**, for property located at **62 Daniel Street** (McIntyre Building), requesting Preliminary Conceptual Consultation review for a mixed use development.

Presentation by applicant. No vote taken.

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**IX. OTHER BUSINESS**

A. January Work Session Scheduling.

Discussion only.

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**X. ADJOURNMENT**

It was moved, seconded, and passed unanimously to adjourn the meeting at 9:47 p.m.

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Respectfully Submitted,  
Jillian Harris,  
Acting Secretary for the Planning Board