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**MEMORANDUM**

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**To:** Planning Board  
**From:** Juliet T.H. Walker, Planning Director *JTW*  
Jillian Harris, Planner 1  
**Subject:** Staff Recommendations for the January 17, 2019 Planning Board Meeting  
**Date:** 01/11/19 revised 1/16/19 (changes shown in red)

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**III. ZONING AMENDMENTS – PUBLIC HEARINGS – OLD 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). (*This item was postponed at the December 20, 2018 Planning Board Meeting.*)

Description

On October 25, 2018, residents of Pinehurst Road and Lookout Lane submitted a letter to the City Council requesting that properties along Pinehurst Road be re-zoned from General Residence A (GRA) to Single Residence B (SRB).

At the November 19, 2018 City Council meeting, the Council voted to refer this request to the Planning Board for a recommendation. The Planning Board held a public hearing on this request at the December 20, 2018 meeting. After hearing from a number of residents and discussing some of the information presented by the Planning Department, the Board voted to continue the hearing on the petition to the January 17, 2019 meeting. The Planning Department recommended that the property at 826 South Street and all of the properties on Lookout Lane should be included in the re-zoning request and that all of the impacted property owners be notified of the expansion of the request. The Board also requested that the Planning Department send out a letter to each of the property owners impacted by the proposed amendment providing an explanation of the proposed zoning amendments and their potential implications for individual properties. A copy of the letter mailed by the Planning Department is enclosed with this month's meeting materials for the Board's reference.

Planning Department Recommendation

*If the Planning Board determines that down-zoning these properties to Single Residence B is consistent with the City's Master Plan, then the appropriate vote would be to recommend approval to the City Council of the petition from residents of Pinehurst Road to re-zone the properties along Pinehurst Road from General Residence A (GRA) to Single Residence B (SRB) with the amendment to include all properties along Lookout Lane as well as the properties at 826 South Street and 778 South Street.*



#### IV. PUBLIC HEARINGS – OLD BUSINESS

***It is recommended that Items III.A, III.B and III.C be discussed together and voted on separately.***

***A motion is required to consider these items together.***

- 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 November, 2018 Planning Board Meeting.)
- 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± s.f. footprint; Proposed Building #2: 150,000 ±s.f. footprint; Proposed Building #3 with a 62,000± s.f. footprint; and two 4-story parking garages, with 55,555 ±s.f. of impact to the wetland, 66,852 ±s.f. of impact to the wetland buffer and a 1,000± 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 November, 2018 Planning Board Meeting.)
- 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 November 15, 2018 Planning Board Meeting.)



Description

The existing facilities for Lonza Biologics are located at 101 International Drive. The proposal to expand operations to an adjacent site requires site plan review approval and subdivision approval to merge the current property with 70 and 80 Corporate Drive and a portion of Goose Bay Drive. The applicant proposes to phase the project over several years and is currently seeking approval for Phase 1A that will include construction of stormwater management improvements and road and sidewalk improvements and Phase 1B for construction of the shell of building #1 and related site improvements. It is important to note that no new land uses are proposed as part of these phases. Once Lonza has constructed the shell of building 1, they will work on fitting-out the building to house future tenants. Future phases of the project will require amended Site Plan Review approval, which will include review by the Technical Advisory Committee and a public hearing with the Planning Board.

Wetland Conditional Use Permit

*Conservation Commission Review*

The project will result in 55,555 s.f. of wetland impact and 66,852 sq.ft. of impacts in Pease Development Authority's 25 ft. wetland buffer. To mitigate impacts, the project will include a stream restoration project for Hodgson Brook. The stream restoration will result in approximately 47,000 sq.ft. of restored wetland area.

This is a Conditional Use Permit application specific to the Pease Development Authority regulations. As such the Wetland Regulations from the Pease Zoning Ordinance must be complied with.

According to *the Pease Development Authority Zoning Ordinance Part 304-A Pease Wetland Protection section 304-A.08 Conditional Use Permitting (f) Criteria for Approval* the applicant must satisfy the following conditions for approval of this project.

1. *The land is reasonably suited to the use.* This is a very large development proposed on an area that formerly housing for the Pease Airforce Base. Since the removal of the base housing several wetland areas have formed in the disturbed area on this site. The proposal is to fill some of these wetland areas for construction of the expanded facility to daylight Hodgson Brook which currently is in a pipe under the property.
2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use.* This site is adjacent to the existing Lonza facility and is the most feasible location for the size of expansion that is being proposed.
3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* While direct wetland impacts are proposed for this project the overall benefit from creation of a stream channel will result in a better functioning wetland system than what exists today.
4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* There is mostly scrub shrub habitat on the site. This will be removed and a new stream channel will be constructed with this proposal. Much of the open space will be replaced with the proposed development.
5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* The applicant has presented this project as a development proposal which includes a loss of existing wetlands and creation of new stream channel. If the project is successful the overall impact of the project should result in an enhancement to wetlands and habitat on the site and overall for the Hodgson Brook system.

The Conservation Commission reviewed this application at the June 13, 2018 meeting and voted unanimously to recommend approval as presented.

#### Site Plan Review and Subdivision

##### *Waiver Request*

The applicant requests a waiver from Part 506.01(c) – Minimum cul-de-sac radius - of the Subdivision Regulations. A minimum cul-de-sac radius of 80 feet is required where 45 feet is proposed and maximum cul-de-sac street length of 500 feet is required where approximately 800 feet is proposed.

##### *Technical Advisory Committee*

The TAC reviewed the applications for subdivision and site plan review approval at multiple meetings. A third party review of the stormwater management and drainage plan was also conducted by Altus Engineering at the request of TAC. On September 4, 2018, TAC voted to recommend approval with the following stipulations:

1. Applicant shall update the plans to show a turnaround after the gate on Goose Bay Drive to enable vehicles to turn around if no pass card is provided.
2. Applicant shall update the plans to extend the sidewalk along the driveway along the southwest portion of the site to Corporate Drive. Plans shall be updated to clearly distinguish existing and proposed sidewalks.
3. Applicant shall update the plans to relocate the bike racks outside of the parking garages closer to the entrance of Building 3 or Buildings 1 and 2.
4. Applicant shall update the Traffic Analysis to include the Gosling Road interchange with Spaulding Turnpike. Timing of the update shall be included in the Phasing Plan (see item 9).
5. Applicant shall update the plans to show that all manholes located on the flatiron side of Corporate Drive are to be raised to grade as part of the sidewalk construction.
6. Plans shall show a 3' shoulder alongside the sidewalk before grading down to the stream.
7. Applicant shall update the plan to include the revised standard note on radio strength testing.
8. The applicant shall consider ways to modify the pavement treatment for the 20' emergency access drives and cul-de-sac to improve the overall aesthetic and break up the amount of uninterrupted asphalt. Consideration shall be given to suitability of the design for the multi-modal use of these areas. Final design shall be reviewed and approved by the Fire Department.
9. Applicant shall work with the City's Planning and Legal Departments to develop a recommended phasing plan for all site improvements, including interim grading plans, to present to the Planning Board. Subsequent phases shall require a noticed public hearing with TAC and Planning Board for amended site plan approval.
10. Prior to the issuance of a building permit for the project, the applicant shall reach an agreement with the City regarding phasing of the water and wastewater services. This shall be in addition to the required industrial discharge permit, which is issued by the City.
11. The City has reviewed the stormwater management and drainage and makes the following recommendations with the understanding that the project will be subject to additional review by the Pease Development Authority (PDA) to ensure compliance with the requirements of the Pease stormwater discharge permit as well as NHDES as part of the AOT permit process:
  - a. PDA staff and Board should review and address any outstanding issues raised by the third party peer review and have the third party peer reviewer do a final review of the plans prior to construction.
  - b. Updated plans and drainage report should be provided to the City's Planning Department reflecting any future revisions to the drainage based on PDA's final review and approval.
12. Plans should include water and sewer easements to benefit the City for any private portions of Goose Bay Drive.

On November 6, 2018 the applicant submitted revised plans addressing items 1-3, 5, 7-9, and 12 above to the satisfaction of the Planning Department. Items 4, 6, and 10 have been incorporated into the recommended conditions of approval provided below. An update on item 11 will be provided before the meeting as referenced below.



Altus Engineering has conducted a third party peer review of the drainage plans and analysis and has met with City staff and the Lonza team to review the comments and proposed revisions. The Lonza team has submitted a revised drainage analysis and plans which address some of the issues identified in the peer review. A final peer review letter will be submitted prior to the Planning Board meeting and any updates to the Planning Department recommendation will be provided at that time.

Planning Department Recommendation

**Subdivision Review**

1. *Vote to find that an unnecessary hardship may result from strict compliance with the provisions of these regulations and that a waiver will not have the effect of nullifying the spirit and intent of the Pease Development Plan or the Subdivision Regulations, and to recommend waiving the following regulations:*

*a) Part 506.01(c) – To allow a minimum cul-de-sac radius of 45 feet where 80 feet is required and maximum cul-de-sac length of 800 feet where 500 feet is required.*

2. *Vote to recommend Preliminary and Final Subdivision Approval*

**Conditional Use Permit**

3. *Vote to recommend granting of the wetland conditional use permit as presented.*

**Site Plan Review**

4. *Vote to recommend granting of the Site Plan Approval with the following stipulations:*

*Conditions Precedent (to be completed prior to the issuance of a building permit):*

- 4.1 *Plans shall show a 3' shoulder alongside the sidewalk before grading down to the stream.*
- 4.2 *The drainage analysis shall be updated to reflect the interim condition at the completion of Phase 1A and 1B improvements in order to confirm that there will not be a detrimental impact on public roadways or downstream properties and infrastructure.*
- 4.3 *Updated plans and drainage report for Phase 1A and 1B improvements shall be provided to the City's Planning Department and DPW for final review and approval.*
- 4.4 *Any easements benefiting the City shall be reviewed and approved by the City's Planning and Legal Departments prior to final acceptance by the City Council.*

*Conditions Subsequent:*

- 4.5 *PDA staff and Board may review and address any outstanding issues raised by the third party peer review and have the third party peer reviewer*

*do a final review of the plans prior to construction. Any revisions to drainage plans and reports which may result should be provided to the City's Planning Department.*

- 4.6 *Applicant shall not proceed to Phase 2 until the project has been issued an approved application for water service(s) associated with the expansion.*
- 4.7 *The applicant shall not proceed to Phase 2 until the project has been issued an Industrial User Permit by the City for the increased wastewater flows and loads associated with expansion.*
- 4.8 *The Planning Board's recommended approval applies only to Phase 1A and Phase 1B as depicted on the approved site and grading plans. Any changes to said plans, as well as subsequent phases of development shall require **submission of updated plans and supporting documents and** noticed public hearings with the City's Technical Advisory Committee and Planning Board for amended site plan approval.*
- 4.9 *For the purpose of this site plan approval, the term "active and substantial development or building" shall mean the construction of the stream restoration and associated site improvements included in Phase 1(A). The term "substantial completion of the improvements as shown on the subdivision plat or site plan" shall mean the completion of all site improvements depicted in Phase 1(B), to include drive aisles, fire lanes, utilities, lighting, sidewalks, stormwater management, as well as the construction of a temporary gravel area for construction trailers, parking and laydown in the approximate location of proposed building #3, intermittent grading between stream and building #1 and temporary sedimentation basins at locations of gravel wetland #2 and rain garden #1, and construction of the shell of building #1, but not final fit-out of building #1.*
- 4.10 *For subsequent phases of development (beyond Phase 1A and Phase 1B), applicant shall update the Traffic Analysis to include the Gosling Road interchange with Spaulding Turnpike.*



**IV. PUBLIC HEARINGS – OLD BUSINESS (cont.)**

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- D. The application of **Clipper Traders, LLC, Owner**, for property located at **105 Bartlett Street** and **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 ± 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 December 20, 2018 Planning Board Meeting).

Description

The applicant has requested to postpone to the February 21, 2019 Planning Board meeting.

Planning Department Recommendation

*Vote to postpone this application to the February 21, 2019 Planning Board meeting.*



#### IV. PUBLIC HEARINGS – OLD BUSINESS (cont.)

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- E. 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 a minimum of 71 parking spaces are required. Said property is shown on Assessor Map 220 as Lot 90 and lies within the Single Residence B (SRB) District. (This application was postponed at the December 20, 2018 Planning Board Meeting).

##### Description

The applicant is seeking to construct a religious place of assembly on the subject property and the Site Plan Review application is currently under review by the Technical Advisory Committee. In February of 2017, the Zoning Board of Adjustment granted variances to permit the construction of a place of worship in the Single Residence B (SRB) District and for a lot with less than the required street frontage.

In response to Planning Department staff comments in the Planning Board staff memo for December, the applicant has submitted an updated submission for the January meeting that has reduced the total building gross floor area from 8,045 s.f. to 7,378 s.f. and has already provided an updated trip generation and parking demand analysis.

The off-street parking standards in the City's Zoning Ordinance for a religious place of assembly provide a choice of three methods for calculating parking requirements – 0.4 spaces per fixed seat, 1 per 4 persons maximum occupancy of the assembly space, or a parking demand analysis. As this building is not proposed to have fixed seating, the applicant could use either the maximum occupancy of the assembly space or a parking demand analysis. Both methods project a higher parking requirement than the applicant anticipates will be needed for the intended use of the building.

Per Section 10.1112.52 of the Zoning Ordinance, the Planning Board may grant a conditional use permit to allow a building or use to provide less than the minimum required by the off-street parking standards. An application for a conditional use permit for off-street parking must include a parking demand analysis.

The minimum off-street parking for similar land uses as projected by the parking demand analysis is 71 parking spaces. However, the applicant does not anticipate a demand of 71 spaces for this property and is proposing 60 spaces. The applicant has indicated a maximum anticipated actual occupancy of the mosque of 240 (even though the space is technically designed for occupancy of over 600). Sixty spaces would be consistent with 1 space per 4 persons of the *anticipated* maximum occupancy of the assembly space.

Per Section 10.1112.52, an application for a conditional use permit shall also include permanent measures to reduce parking demand, including but not limited to, provision of rideshare services, proximity to public transit, and shared parking on a separate lot. The applicant has referenced plans to promote shared rides or carpooling, the proximity to the UNH Wildcat and COAST bus routes on Market Street, and the potential for an agreement with a nearby property owner to share parking lots as proposed factors and measures that will off-set a percentage of the parking demand.

It is likely that the 60 spaces will be sufficient for weekly services and activities. The applicant has indicated they plan to hold large special events off-site, but more detail should be provided about when and how the determination is made for what constitutes a large event. The applicant should also provide more information about how parking can be managed if regular attendance at services exceeds initial projections, e.g. through provision of a shuttle to an off-site parking location.

The applicant has indicated that they are exploring the possibility of sharing nearby private parking lots and an update will be provided at the meeting. The referenced bus routes do not run immediately adjacent to the property and therefore would depend on a riders walking a mile to ½ a mile or relying on shared rides from the bus routes. The applicant has not provided details on whether the bus schedules coincide with anticipated services and activities at the proposed mosque. The applicant should also provide a floor plan that outlines how the reduction in gross floor area is achieved and it should be noted on the Site Plan.

Planning Department Recommendation

*Vote to grant a conditional use permit pursuant to Section 10.1112.52 of the Portsmouth Zoning Ordinance to permit 60 parking spaces where 71 parking spaces are required with the following stipulations:*

- 1. Applicant shall submit an updated floor plan and site plan to the Planning Department showing how the gross floor area has been reduced.*
- 2. Applicant shall adopt a policy or other administrative document to be provided to the City that confirms that the applicant will not schedule or hold large events that are anticipated to exceed parking capacity without developing a plan to provide off-site parking and a means for attendees to access the event without parking on the street.*
- 3. Applicant shall implement permanent measures to off-set parking demand which may include:
  - a) entering into an agreement with an adjacent property owner to provide overflow parking during peak demand periods;*
  - b) encouraging and promoting carpooling and rideshare to their visitors;*
  - c) encouraging the use of public transportation;*
  - d) adopting a policy for holding any events with an anticipated occupancy of 240 or greater at an off-site location**
- 4. Conditional use permit shall expire upon a change of ownership and/or a change in land use.*
- 5. The applicant shall monitor parking lot occupancy for a period of 6 months beginning from initial occupancy and note any periods when parking lot occupancy is maximized.*

- 6. A report back shall be provided to the Planning Department after 6 months of occupancy confirming what measures have been implemented to off-set parking demand and noting any days when the parking lot occupancy was maximized.*
- 7. If parking lot occupancy is exceeding capacity on a regular basis, the property owner shall propose additional parking off-set actions to be approved by the Planning Board in an amended conditional use permit application.*





**V. PUBLIC HEARINGS – NEW BUSINESS**

- A. The application of **Patrick Liam Hughes, Owner**, for property located at **65 Fields Road**, requesting Conditional Use Permit approval pursuant to Section 10.814.40 of the Zoning Ordinance to create an attached accessory dwelling unit (AADU) in an existing residential structure, with a footprint of 760 s.f. and a gross floor area of 760 s.f. Said property is shown on Assessor Map 170 as Lot 4 and lies within the Single Residence B (SRB) District.

Description

The applicant has requested to postpone to the February 21, 2019 Planning Board meeting.

Planning Department Recommendation

*Vote to postpone this application to the February 21, 2019 Planning Board meeting.*



## V. PUBLIC HEARINGS – NEW BUSINESS (Cont.)

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- B.** The application of **Eversource Energy, Owner**, for property located from **Echo Avenue to Gosling Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland and inland wetland buffer to replace seven (7) existing utility poles, with 27,300 +/- s.f. of temporary impact to the inland wetland and 3,114 +/- s.f. of temporary impact to the inland wetland buffer. Said property is shown on Assessor Map 237 as Lot 56, Assessor Map 238 as Lot 2, Assessor Map 238 as Lot 20, Assessor Map 239 as Lot 8 and Assessor Map 214 as Lot 3 and lies within the Gateway Corridor (G1) and Waterfront Industrial (WI) Districts.

### Description

This project proposes to replace transmission line structures which are approximately 68 years old. The proposal is for 7 utility poles to be replaced to prevent power outages to Eversource customers in Portsmouth, Newington, Rye, Greenland and Stratham. The proposed structures would be steel rather than the existing wood structures. The proposed replacement is approximately 2.25 miles north of the Eversource pole replacement which received a permit in 2017.

### Conservation Commission Review

According to Article 10 Section 10.1017.60 the applicant must satisfy the following conditions for approval of this project.

1. *The proposed construction is in the public interest.* Given this is a utility pole replacement the goal is to limit interruption of electrical service and is in the public interest.
2. *Design, construction and maintenance methods will utilize best management practices to minimize any detrimental impact of such use upon the wetland and will include restoration of the site as nearly as possible in its original grade, condition and vegetated state.* The project requires access through wetland and wetland buffer areas to replace the poles. All of the work proposed is temporary and the project will use timber matting before moving equipment through the wetland which will be removed after project completion. While there will be some impact to plants during construction once the mats are removed the wetland and buffer areas will return to a natural state.
3. *No alternative feasible route exists which does not cross or alter a wetland or have a less detrimental impact on a wetland.* The applicant has designed the access routes to utilize existing access paths and minimize travel through wetland and wetland buffer areas.
4. *Alterations of natural vegetation or managed woodland will occur only to the extent necessary to achieve construction goals.* The applicant is employing best management practices and limiting the amount of travel through wetland and wetland buffer areas to complete the project.

The Conservation Commission reviewed this application at the January 9, 2019 meeting and voted unanimously to recommend approval with the stipulations that have been incorporated into the Planning Department recommendation below.

Planning Department Recommendation

*Vote to grant the wetland conditional use permit as presented with the following stipulations:*

- 1. To reduce the likelihood for potential impact to amphibian and wildlife habitat during the months of April through October, the construction work shall commence as soon as possible.*
- 2. To the extent possible the refurbishment of the 2 poles proximate to each other in structure 20 shall be done at the same time.*

## V. PUBLIC HEARINGS – NEW BUSINESS (Cont.)

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- C. The application of **Doris LaBerge Revocable Trust, Thomas LaBerge, Trustee, Owner** and **Susan J. Faretra, Applicant** for property located at 449 Ocean Road, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to replace the existing septic system, with 1,248 +/- s.f. of impact to the inland wetland buffer. Said property is shown on Assessor Map 283 as Lot 1 and lies within the Single Residence A (SRA) District.

### Description

This application is to replace an existing septic system in the wetland buffer with a new enhanced system.

### Conservation Commission Review

According to *Article 10 Section 10.1017.50* the applicant must satisfy the following conditions for approval of this project.

1. *The land is reasonably suited to the use activity or alteration.* The proposed septic is in a location of an existing system but will be elevated out of the water table and utilize an innovative treatment system which reduce impact to groundwater.
2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.* The proposed location is the only feasible location on this property for the septic system.
3. *There will be no adverse impact on the wetland functional values of the site or surrounding properties.* The proposed project represents a reduction in impacts from the existing system through the use of an enhanced treatment system with sealed tanks that treat effluent more completely before allowing the effluent to move into the soil and groundwater.
4. *Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.* The design does not call for the removal of any trees and is proposed in a lawn area which will be returned to lawn when the project is complete.
5. *The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.* Overall this project is the least impacting alternative to upgrade the septic system. This project represents an overall improvement from the existing system.
6. *Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.* The proposed project is in a lawn area and the proposal calls for temporary disturbance of that area with replanting of lawn when complete.

The Conservation Commission reviewed this application at the January 9, 2019 meeting and voted unanimously to recommend approval as presented.

<h3><u>Planning Department Recommendation</u></h3>
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<p><i>Vote to grant the wetland conditional use permit as presented.</i></p>
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**VI. OTHER BUSINESS**

- A. Request for property located at **85 Heritage Avenue (Map 285, Lot 35)** for a one year extension of Site Plan approval which was granted on February 15, 2018.

Description

The project received site plan review approval from the Planning Board on February 15, 2018 for the replacement of 4,300 +/- s.f. of gravel and broken pavement with new pavement and the addition of 4,170 +/- s.f. of new pavement, with related paving, lighting, utilities, landscaping, drainage and associated site improvements.

Planning Department Recommendation

*Vote to determine that no change has taken place that would materially affect the current site plan approval and approve a 1-year extension of the Site Plan Approval to expire on February 15, 2020.*

**MEETING TO BE RECONVENED ON JANUARY 24, 2019  
(a separate Planning Department staff memo will be provided on the remaining agenda items)**