

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

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

7:00 PM

MARCH 21, 2019

AGENDA

I. APPROVAL OF MINUTES

- A. Approval of Minutes from the February 21, 2019 Planning Board Meeting.

II. DETERMINATIONS OF COMPLETENESS

- A. None.

III. 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 **Thomas and Ann Taylor, Owners**, for property located at **43 Whidden Street**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to install permeable pavers for two parking spaces and plantings, with 150 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 109, as Lot 2 and lies within the General Residence B (GRB) and Historic District. (This application was postponed at the November 15, 2018 Planning Board Meeting)

IV. ZONING AMENDMENTS – PUBLIC HEARINGS – NEW BUSINESS

- A. The request of James McSharry to amend the zoning for the property located at 15 Middle Street, Map 126, Lot 12 (former Salvation Army building) from the CIVIC District to Character District 4 (CD4).

V. 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 **Cate Street Development, Owner & Applicant**, for property located at **428 Route 1 Bypass**, requesting Wetland Conditional Use Permit pursuant to Section 10.1017 of the Zoning Ordinance for 19,567 square feet of temporary impacts and 50,225 square feet of permanent

impacts for a total of 69,792 square feet of wetland buffer disturbance to restore the bank of Hodgson Brook, redevelop the lots for residential living space including office and retail space. Said property is shown on Assessor Map 172 as Lot 1, Assessor Map 173 as Lot 2, Assessor Map 165 as Lot 2 and Assessor Map 163 as Lots 33 & 34 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District.

B. The application of **Cate Street Development, Owner & Applicant**, for property located at **428 Route 1 Bypass**, requesting a Conditional Use Permit pursuant to Section 10.5B25 for building length and number of units and Section 10.5B71.20 of the Zoning Ordinance for 22 dwelling units per acre to redevelop the lots for residential living space including office and retail space. Said property is shown on Assessor Map 172 as Lot 1, Assessor Map 173 as Lot 2, Assessor Map 165 as Lot 2 and Assessor Map 163 as Lots 33 & 34 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District.

C. The request of **Ambit Engineering, Inc.**, Applicant and the **Donahue Realty Trust, Owner**, for property located at 278 Ocean Road, for Earth Products Removal and Placement in accordance with Section 10.1020 of the Zoning Ordinance for placement of 814 cubic yards of fill. Said property is shown on Assessor Map 282 as Lot 03 and lies within the Single Residence A (SRA) District.

D. The application of **William L. Pingree**, Owner, for property located at 11 Sagamore Grove, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to infill a previously excavated depression, smooth a 7 ft. path for utility/emergency vehicle access, and the removal of 6 trees with 1,850 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 201 as Lot 1-1 and lies within the Single Residence B (SRB) district.

VI. CITY COUNCIL REFERRAL

A. Proposed land swap at 428 Route 1 By-Pass, owned by Cate Street Development, LLC.

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.