

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

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

**7:00 PM**

**APRIL 18, 2019  
To be continued on  
April 25, 2019**

**AGENDA**

**I. APPROVAL OF MINUTES**

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

**II. DETERMINATIONS OF COMPLETENESS**

**A. SUBDIVISION REVIEW**

1. The application of **Wayne & Kristin Ricciardi Barrow, Owners** and **James Verra, Applicant**, for property located at **55 Lafayette Road**, requesting Subdivision approval.

**B. SITE PLAN REVIEW**

1. The application of **Islamic Society of the Seacoast Area, Owner**, for property located at **686 Maplewood Avenue**, requesting Site Plan approval.

**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 a Wetland 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  $\pm$  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 March 21, 2019 Planning Board Meeting)

**IV. 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 **Islamic Society of the Seacoast Area, Owner**, for property located at **686 Maplewood Avenue**, requesting a Conditional Use Permit in accordance with Section

10.674 of the Zoning Ordinance to construct a building for religious assembly within the Highway Noise Overlay District. Said property is shown on Assessor Map 220 as Lot 90 and lies within the Single Residence B (SRB) District.

- B. The application of **Islamic Society of the Seacoast Area, Owner**, for property located at **686 Maplewood Avenue**, requesting Site Plan approval to construct a 2-story building for religious assembly with a footprint of 3,880 s.f. and Gross Floor Area of 5,333 s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 220 as Lot 90 and lies within the Single Residence B (SRB) District.
- C. The application of **Wayne & Kristin Ricciardi Barrow, Owners** and **James Verra, Applicant**, for property located at **55 Lafayette Road**, requesting Preliminary and Final Subdivision approval for a two lot subdivision as follows: the subject lot to be divided so that Lot 1 becomes 10,773 s.f. with 100 feet of street frontage on Lafayette Road and Lot 2 becomes 6,251 s.f. with 96+/- feet of street frontage on Lafayette Road. Said property is shown on Assessor Map 151 as Lot 10 and lies within the General Residence A (GRA) District and Historic District.
- D. The application of **Laurie Griffin, Owner**, and **Bernie Pelech, Applicant**, for property located at **221 McKinley Road** requesting a Conditional Use Permit in accordance with Section 10.814 of the Zoning Ordinance for a 480 sq. ft. Attached Accessory Dwelling Unit (AADU) in the basement of the existing home. Said property is shown on Assessor Map 251 as Lot 26 and lies within the Single Residence B (SRB) District.
- E. The application of **Wentworth-Gardner & Tobias Lear Houses Association, Owner**, and **Stephen M. Foster, Applicant**, for property located at **49 Hunking Street** requesting a Conditional Use Permit in accordance with Section 10.814 of the Zoning Ordinance for provision of no on-site parking spaces where a minimum of three are required to operate an Inn. Said property is shown on Assessor Map 103 as Lot 39 and lies within the General Residence B (GRB) and Historic Districts.

**Request to Postpone**

## V. CITY COUNCIL REFERRAL – PUBLIC HEARING

- A. Request for restoration of involuntarily merged lots at 27 Thaxter Road, Assessor Map 166, Lot 39.

## VI. 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.**