



MEMORANDUM

To: Planning Board
From: Juliet T.H. Walker, Planning Director *JTW*
Jillian Harris, Planner 1
Subject: Staff Recommendations for the August 22, 2019 Planning Board Meeting
Date: 08/16/19

I. WORK SESSION

A. Proposed Amendments to Article 6 Section 10.620 Flood Plain District.

Description

Draft of proposed amendments are provided for the Planning Board's reference. A more detailed overview will be presented at the meeting. The Conservation Commission has already had an initial work session on these revisions.

B. Proposed Amendments to Article 10 Section 10.1020 Wetlands Protection.

Description

Draft of proposed amendments are provided for the Planning Board's reference. A more detailed overview will be presented at the meeting. The Conservation Commission has already had an initial work session on these revisions.

C. Discussion of potential Zoning Ordinance Amendment to re-zone properties located along Chase Drive, Cutts Avenue, and Kearsarge Way from Gateway Neighborhood Mixed Use Center (G2) and to a new Gateway Neighborhood Residential (G3) district that would allow less density and fewer non-residential uses.

Description

A separate memo has been provided for this item.

II. PUBLIC HEARINGS

- A. **The Bethel Assembly of God, Owner, and Altus Engineering, Inc., Engineer** for property located at **200 Chase Drive**, requesting Design Review for the subdivision of one lot into two where the existing church will remain and the construction of a 22-unit residential apartment building on the new lot with related paving, utilities, landscaping, drainage and associated site improvements. Said property is located on Assessor Map 210 as Lot 02 and lies within the Gateway Neighborhood Mixed Use Center (G2) District.



Description

This item is a request for Design Review under the Site Plan Review Regulations. Under the State statute (RSA 676:4,II), the Design Review phase is an opportunity for the Planning Board to discuss the approach to a project before it is fully designed and before a formal application for Site Plan Review is submitted. The Design Review phase is not mandatory and is nonbinding on both the applicant and the Planning Board.

Although the State statute calls this pre-application phase “design review,” it does not encompass review of architectural design elements such as façade treatments, rooflines and window proportions. Rather, it refers to site planning and design issues such as the size and location of buildings, parking areas and open spaces on the lot; the interrelationships and functionality of these components, and the impact of the development on adjoining streets and surrounding properties.

The process as outline in Section 2.4.3 of the Site Review regulations is that the Board first has to determine that the request for design review includes sufficient information to allow the Board to understand the project and identify potential issues and concerns, and, if so, vote to accept the request and schedule a public hearing. Completion of the design review process also has the effect of vesting the project to the current zoning.

Design review discussions must take place in a public hearing. At the conclusion of the public hearing process, the Board makes a determination that the design review process for the application has ended.

Planning Department Recommendation

Vote to determine that the design review process for this application is complete.

- B. Amendment to Chapter 10, Article 4, Section 10.421.10 – DISTRICT LOCATION AND BOUNDARIES of the Zoning Ordinance of the City of Portsmouth and the City of Portsmouth Zoning Map to remove a portion of the property located at 361 Hanover Street at Assessors Tax Map 138, Lot 63 that fronts on Hanover Street from the Downtown Overlay District and Amendment to Chapter 10, Article 5A, Section 10.5A21.10 – CONTENTS OF REGULATING PLAN and the City of Portsmouth Zoning Map 10.5A21B – BUILDING HEIGHT STANDARDS MAP to extend height area 2-4 stories (50' max) along the entirety of Foundry Place.

Description

The owner of 361 Hanover Street (current Heinemann Property) previously submitted a request supporting zoning amendments related to the property. These zoning amendments would modify the Downtown Overlay District boundary to be consistent with the North End Incentive Overlay District boundary and would also add a height area to properties along the recently completed Foundry Place.

The amendment to the Downtown Overlay District boundary would remove the portion of the property that fronts on Hanover Street from the DOD, but keep the portion of the property that fronts on Foundry Place in the DOD. This would be consistent with the properties that abut on either side. One of the effects of this change would be that this portion of the property would be allowed to have a residential use on the first floor (which is restricted in the DOD). Another significant effect would be that this portion of the property would no longer be subject to the reduced parking requirements of the DOD.

The height area amendment would extend the height area that currently applies to properties that front on Bridge and Deer Street to properties that front on Foundry Place. This would clarify the height requirement for properties along this street as the Character District Zoning was adopted prior to the construction of Foundry Place. The height requirement for the properties fronting on Hanover and Hill Street would not change.

More details are provided in the materials for this meeting.

Planning Department Recommendation

Vote to recommend the proposed zoning amendments as presented to the City Council.