

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

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

6:30 PM

NOVEMBER 21, 2019

AGENDA

I. APPROVAL OF MINUTES

A. Approval of Minutes from the October 17, 2019 Planning Board Meeting.

II. CAPITAL IMPROVEMENT PLAN

A. Public Information Meeting on the FY 2019-2024 Capital Improvement Plan.
(public comments welcome after presentation by staff)

III. DETERMINATIONS OF COMPLETENESS

1. SITE PLAN REVIEW

- A. The application of the **Roman Catholic Bishop of Manchester, Owner**, for property located at **98 Summer Street** requesting Site Plan Review approval.
- B. The application of **Francis Delbene and Gwyn Burdell, Owners**, for property located at **32 Union Street** requesting Site Plan Review approval.

2. SUBDIVISION REVIEW

- A. The application of the **Weeks Realty Trust, and Carter Chad, Owners and Tuck Realty Corporation, Applicant** for property located at **3110 Lafayette Road** requesting Preliminary and Final Subdivision approval (Lot Consolidation and Lot Line Revision).

IV. 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. **POSTPONED** The application of the **Maud Hett Revocable Trust, Owner**, for property located on **Banfield Road**, requesting a Wetland Conditional Use Permit to impact 4,013 square feet of inland wetland and 21,089 square feet of wetland buffer to construct 22 single family homes. Impacts include installation of three forty-two foot wide culverts for a road crossing through a wetland and wetland buffer impacts for road construction and

stormwater management. Said property is shown on Assessor Map 256 Lot 02 and lies within the Single Residence A (SRA) District. **POSTPONED**

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 **HCA Health Services of New Hampshire, Inc., dba Portsmouth Regional Hospital, Owner**, for property located at **333 Borthwick Avenue**, requesting Wetland Conditional Use Approval for a two-story building addition with a footprint of 1,220 square feet in the area of the former mobile-MRI unit. The applicant proposes a permanent disturbance of 2,954 square feet and temporary disturbance of 1,610 square feet all within the 100' inland wetland buffer. Said property is shown on Assessor Map 240, Lot 2-1 and lies within the Office Research (OR) District.
- B. The application of **Liberty Mutual Insurance, Owner**, for property located at **225 Borthwick Avenue**, requesting Wetland Conditional Use Approval to install four paver pads for picnic tables in the 100-foot inland wetland buffer for a total project impact of 200 square feet. Said property is shown on Assessor Map 240, Lot 1 and lies within the Office Research (OR) District.
- C. The application of the **Roman Catholic Bishop of Manchester, Owner**, for property located at **98 Summer Street** requesting Site Plan Review approval to create a new parking lot following demolition of an existing building, with associated site improvements, grading, stormwater management and landscape improvements. Said property is shown on Assessor Map 137, Lot 1 and lies within the General Residence C (GRC) District.
- D. The application of **Francis Delbene and Gwyn Burdell, Owners**, for property located at **32 Union Street** requesting Site Plan Review approval for the addition of a third dwelling unit on the lot, to be constructed on the top floor of a new accessory garage structure with a footprint of 784 s.f. and 1,280 s.f. GFA with associated site improvements, grading, utilities, stormwater management and landscape improvements. Said property is shown on Assessor Map 145, Lot 29 and lies within the General Residence C (GRC) District.
- E. The application of the **Weeks Realty Trust, and Carter Chad, Owners and Tuck Realty Corporation, Applicant** for property located at **3110 Lafayette Road** requesting Preliminary and Final Subdivision approval (Lot Consolidation and Lot Line Revision) between three lots as follows. Lot 151-1 and Lot 151-2 as shown on Assessor Map 292 consolidated into one 58,617 s.f. lot. A Lot Line Revision between the proposed lot and Lot 153 as shown on Assessor Map 292 as follows: Lot 153 decreasing in area from 36,649 s.f. to 15,000 s.f. with 113.15 ft. of continuous street frontage on Ocean Road; and proposed Lot 151-1 with 80,266 s.f. and 229.59 ft. of continuous street frontage on Lafayette Road. Said properties lie within the Single Residence B (SRB) District.

VI. PRELIMINARY CONCEPTUAL CONSULTATION

- A. The request of **Dagny Taggart, LLC, Owner** for property located on **0 Daniel Street** seeking Preliminary Conceptual Consultation for the construction of a 4-story commercial building with community space and associated site improvements. Said property is located on Assessor Map 107, Lot 27 and lies within the Character District 4 (CD4) District.

- B. The request of **4 Amigos, LLC, Owner** for property located at **1400 Lafayette Road** seeking Preliminary Conceptual Consultation for a multi-unit garden-style & townhouse-style residential development with associated community space and associated site improvements. Said property is located on Assessor Map 252, Lot 7 and lies within the Gateway Neighborhood Mixed Use Center (G2) District

VII. OTHER BUSINESS

- A. Request for comments from Normandeau Associates regarding NHDOT Lafayette Road Corridor project #29640.

- B. Rockingham Planning Commission representation

- C. Request from Dagny Taggart, LLC to release the City's interest in land at 3 Pleasant Street

VIII. 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.