

**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**

**ACTION SHEET**

**MEMBERS PRESENT:** Dexter Legg, Chairman; Elizabeth Moreau, Vice-Chairman; Rebecca Perkins, City Council Representative; Ray Pezzullo, Assistant City Engineer; Colby Gamester; Jay Leduc; Jody Record; Corey Clark, Alternate, and Polly Henkel, Alternate

**ALSO PRESENT:** Juliet Walker, Planner Director; Jillian Harris, Planner I

**MEMBERS ABSENT:** John Bohenko, City Manager and Jeffrey Kisiel

**I. APPROVAL OF MINUTES**

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

The October 17, 2019 Planning Board minutes were unanimously approved.

**II. CAPITAL IMPROVEMENT PLAN**

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

Juliet explained the CIP process and that citizens can submit input. Explained what qualifies for a CIP project and how they are categorized. Reviewed some of the projects and the process moving forward.

**III. DETERMINATION 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.

Voted to determine that the application is complete according to the Site Plan Review Regulations and to accept the application for consideration.

- B. The application of **Francis Delbene and Gwyn Burdell, Owners**, for property located at 32 Union Street requesting Site Plan Review approval.

Voted to determine that the application is complete according to the Site Plan Review Regulations and to accept the application for consideration.

**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).

Voted to determine that the application is complete according to the Subdivision Regulations and to accept the application for consideration.

#### IV. PUBLIC HEARINGS – OLD BUSINESS

- 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**

The Board voted to **postpone** this item until the next regularly scheduled Planning Board meeting.

#### V. PUBLIC HEARINGS – NEW BUSINESS

- 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.

The Board voted to **grant** the request with the following stipulation:

1) In the disturbed area shown on the plan where re-seeding is specified it shall include a conservation seed mix and native plantings.

- 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.

The Board voted to **grant** the request as presented.

- 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.

The Board voted to **grant** the request with the following stipulations:

1) Applicant shall provide details on how parking for church patrons will be managed to encourage use of the parking lot and to reduce impact on the neighborhood streets. Applicant shall provide a report back to the Planning Department within 6 months of the completion of construction and then again after 12 months of construction confirming what measures have been implemented to minimize neighborhood parking impacts.

2) The applicant shall reconcile any discrepancies between the modeling included in the drainage report and the drainage plan to be reviewed and approved by the Public Works Department.

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.

The Board voted to **grant** the request as noted:

1) Vote to find that a waiver will not have the effect of nullifying the spirit and intent of the City's Master Plan or the Site Plan Review Regulations, and to waive the following regulations:

a) Section 8.1.2 – requiring all new and relocated wires, conduits, and cables to be located underground.

2) Vote to grant Site Plan Review Approval with the following stipulations:

b) The site plan shall be reviewed for pre-approval by the Rockingham County Registry of Deeds and subsequently recorded by the City or as deemed appropriate by the Planning Department.

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.

The Board voted to **grant** the request with the following stipulations:

1) Lot numbers as determined by the Assessor shall be added to the final plat.

2) Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.

3) GIS data shall be provided to the Department of Public Works in the form as required by the City.

4) The final plat shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

**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.

The applicant introduced the project. No public hearing was required or held.

- 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

The applicant introduced the project. No public hearing was required or held.

**VII. OTHER BUSINESS**

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

Review a letter asking for feedback on what the community wants for upgrades to the Route 1 corridor.

- B. Rockingham Planning Commission representation

Voted unanimously to recommend to the City Council that Vice Chair Elizabeth Moreau be appointed as a representative to the Rockingham Planning Commission.

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

This was discussed and have previously vetted out by the City's legal team. No public hearing required or held.

**VIII. ADJOURNMENT**

The meeting adjourned at 9:02 pm.

Respectfully submitted,

Tracy Gora  
Administrative Assistant