

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

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

6:30 PM

DECEMBER 19, 2019

AGENDA

I. CAPITAL IMPROVEMENT PLAN

- A. Presentation and adoption of **FY 2021–2026 Capital Improvement Plan**.

II. APPROVAL OF MINUTES

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

III. DETERMINATIONS OF COMPLETENESS

1. SUBDIVISION REVIEW

- A. The application of **Donald Lowell Stickney, III, and The Alice F. Wentworth Revocable Trust of 2002, Owners**, for property located at **213 & 215 Jones Avenue** requesting Preliminary and Final Subdivision approval.
- B. The application of **Borthwick Forest, LLC, Owner** for property located on **Islington Street** requesting Amended Subdivision approval.

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. **POSTPONED** The application of **James and Mallory Parkington, Owners**, for property located at **592 Dennett Street** requesting a Conditional Use Permit according to Section 10.814 of the Zoning Ordinance to construct an attached Accessory Dwelling Unit with 672 s.f. +/- of gross floor area in the second story of a newly constructed attached garage. Said property is shown on Assessor Map 161, Lot 18 and lies within the General Residence A (GRA) District. **POSTPONED**
- B. The application of **Donald Lowell Stickney, III, and The Alice F. Wentworth Revocable Trust of 2002, Owners**, for property located at **213 & 215 Jones Avenue** requesting Preliminary and Final Subdivision approval (Lot Line Revision) between two lots as follows: Lot 70 on Assessor Map 222 decreasing in area from 131,506 s.f. to 98,858 s.f. with 480 ft. +/- of continuous street frontage on Jones Avenue; and Lot 69 on Assessor Map 222 increasing in area from 29,880 s.f. to 62,528 s.f. with 238 ft. +/- of continuous street frontage on Jones Avenue. Said properties are shown on Assessor Map 222, Lots 69 & 70 and lie within the Single Residence B (SRB) District.
- C. The application of **Foundry Place, LLC, Owner**, for property located at **165 Deer Street (“Lot 3”)**, requesting a second 1-year extension of the Site Plan Review approval for a 5-story mixed use building including a hotel, restaurant, and parking garage that was originally granted on February 15, 2018, granted a 1-year extension on November 15, 2018, and which will expire on February 15, 2020. Said property is shown on Assessor Map 125, Lot 17 and lies within the Character District 5 (CD5) District.
- D. The application of **Borthwick Forest, LLC, Owner** for property located on **Islington Street** requesting Amended Subdivision approval to subdivide the previously approved lot with an area of 41.56 acres to two lots; proposed lot 1 with an area of 5.32 acres and the remainder of Tax Map 241, Lot 25 with an area of 38.24 acres. The previously approved road lot consists of 0.727 acres and is proposed to be private. Said property is shown on Assessor Map 241, Lot 25 and lies within the Office Research (OR) District.

VI. PUBLIC HEARINGS -- ZONING

- A. Request from James G. Nucas, Jr. on behalf of St. Nicholas Greek Orthodox Church that the church's property located on Ledgewood Drive be re-zoned from Single Residence B (SRB) to Gateway Neighborhood Mixed Use Corridor (G1). Said property is shown on Assessor Map 229, Lot 6A.

VII. DESIGN REVIEW

- A. The request of **Dagny Taggart, LLC, Owner**, for property located on **Daniel Street** (aka 60 Penhallow Street) for the construction of a 4-story commercial building with community space and associated site improvements. Said property is shown on Assessor Map 107, Lot 27 and lies within the Character District 4 (CD4) District.

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.