

**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

ACTION SHEET

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

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

MEMBERS ABSENT: Karen Conrad, City Manager and Jay Leduc

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I. CAPITAL IMPROVEMENT PLAN

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

The FY 2021-2026 CIP was presented to the Planning Board. The Board voted to **accept** the document and forward it to the City Council with a recommendation for adoption.

II. APPROVAL OF MINUTES

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

The November 21, 2019 minutes were unanimously approved.

III. DETERMINATION 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.

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

B. The application of **Borthwick Forest, LLC, Owner** for property located on **Islington Street** requesting Amended Subdivision approval.

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. **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. +/- 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**

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

- 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.

The Board voted to **grant** Preliminary and Final Subdivision approval with the following stipulations:

- 1) The location of electric poles and electric utility easements shall be added to the plan set for recording.
- 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 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.

- 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.

The Board found that the applicant has shown good cause and that no changes have occurred since the approval was granted that would materially affect the items listed above and to **approve** a second 1-year extension of the Site Plan Review approval as amended to expire on February 15, 2021.

- 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.

The Board voted to **grant** Amended Subdivision approval 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 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.

VI. PUBLIC HEARINGS - ZONING

- A. Request from James G. Nocas, 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.

The Board determined that they would like more information on the surrounding area and voted to **postpone** this request until the next regularly scheduled Planning Board meeting.

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.

The Board voted to **accept** the request and scheduled a public hearing for the January 16, 2020 Planning Board meeting.

VIII. ADJOURNMENT

The meeting adjourned at 8:43 pm.