

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

Remote Meeting Via Zoom Conference Call

to access by web <https://zoom.us/join>

to access by phone, dial (929) 436 2866

Meeting ID: 959 699 889

Password: 021228

Per NH RSA 91-A:2, III (b) the Chair has declared COVID-19 outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor's Executive Order 2020-04, Section 8, as extended by Executive Order 2020-5, and Executive Order #12, Section 3. Members will be participating remotely and will identify their location and any person present with them at that location. All votes will be by roll call.

7:00 pm

APRIL 9, 2020

ACTION SHEET

MEMBERS PRESENT: Dexter Legg, Chairman; Elizabeth Moreau, Vice-Chairman; Karen Conard, City Manager; Peter Whelan, City Council Representative; Ray Pezzullo, Assistant City Engineer; Colby Gamester; Jay Leduc and Corey Clark, Alternate

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

MEMBERS ABSENT: Polly Henkel, Alternate

.....

I. APPROVAL OF MINUTES

- A. Approval of Minutes from the February 20, 2020 and February 27, 2020 Planning Board Meetings

The two sets of minutes were approved.

II. DETERMINATION OF COMPLETENESS

SITE PLAN REVIEW

- A. The application of **DPF 1600 Woodbury Avenue, LLC, Owner**, for property located at **1600 Woodbury Avenue** requesting Amended Site Plan Review approval.
- B. The application of **4 Amigos, LLC, Owner**, for properties located at **1400 Lafayette Road, Peverly Hill Road and 721 Peverly Hill Road** requesting Site Plan Review approval.
- C. The application of **Nickerson Home Improvement Co. Inc.** and the **Linette and James Revocable Trust of 2000, Owners** and **Perley Lane, LLC, Applicant**, for properties located at **95 Brewster and 49 Sudbury Streets** requesting Site Plan Review approval.

Voted to determine that the above three applications are complete according to the Site Plan Review Regulations and to accept the applications for consideration.

III. PUBLIC HEARINGS – OLD BUSINESS

- A. The application of **DPF 1600 Woodbury Avenue, LLC, Owner**, for property located at **1600 Woodbury Avenue** requesting Amended Site Plan Review approval to demolition an existing building and upgrade the existing shopping center with new and additional signage, a new driveway entrance off of Woodbury Avenue, and repurposing of the former supermarket space to separate retail space and new grocery space with accessory cafe/food court. Said property is shown on Assessor Map 238 Lot 16 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District.

This application was **postponed** until the April 16, 2020 Planning Board meeting.

IV. PUBLIC HEARINGS – NEW BUSINESS

- A. The application of **4 Amigos, LLC, Owner**, for properties located at **1400 Lafayette Road, Peverly Hill Road and 721 Peverly Hill Road** requesting Conditional Use Permit approval for a Development Site according to the requirements of Section 10.5B40 of the Zoning Ordinance and Site Plan Review approval for the construction of a 53-unit Garden and Townhouse Style residential development consisting of 6 structures with a combined total footprint of 37,775 s.f. and 122,000 GFA with associated grading, lighting, utilities, stormwater management, landscape improvements and community space. Said properties are shown on Assessor Map 252 Lots 7, 4 & 5 and lie within the Gateway Neighborhood Mixed Use Center (G2) District.

This application was **postponed** until the April 16, 2020 Planning Board meeting.

- B. The application of **Nickerson Home Improvement Co. Inc.** and the **Linette and James Revocable Trust of 2000, Owners** and **Perley Lane, LLC, Applicant**, for properties located at **95 Brewster and 49 Sudbury Streets** requesting Site Plan Review approval to demolish the existing structures and construct 3 dwelling units in two structures, with related grading, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor's Map 138 Lots 57 and 58 and lie within the General Residence C (GRC) District.

This application was **postponed** until the April 16, 2020 Planning Board meeting.

- C. The application of **Millport Inc., Owner** and **Thomas Bath, Applicant**, for property located at **1001 Islington Street** requesting a Conditional Use Permit in accordance with Sections 10.240 and 10.440 (#19.50) of the Zoning Ordinance to allow an outdoor Dining and Drinking Area as an accessory use. Said property is shown on Assessor Map 172 Lot 4 and lies within the Character District 4-W (CD4W) District.

This application was **postponed** until the April 16, 2020 Planning Board meeting.

- D. The request of **Clipper Traders, LLC, Portsmouth Hardware & Lumber, LLC and Iron Horse Properties, LLC, Owners**, for properties located on **105 Bartlett Street and Bartlett Street** for Design Review for the construction of 174 dwelling units in two (2) multi-family

apartment buildings and one (1) mixed-use building with first floor office, amenity space and upper story apartments. The project will designate 25% of the proposed property as Community Space. Said properties are shown on Assessor Map 157 Lots 1 and 2, Map 164 Lots 1, 2 and 4-2 and lie within the Character District 4-W (CD4-W) and Character District 4-L1 (CD4-L1) Districts.

This request was **postponed** until the April 16, 2020 Planning Board meeting.

V. PRELIMINARY CONCEPTUAL CONSULTATION

- A. The request of **PNF Trust of 2013, 282 Middle Street, LLC and KC Realty Trust, Owners**, for properties located at **266, 270 and 278 State Street and 84 Pleasant Street** requesting Preliminary Conceptual Consultation for construction of a 4-story mixed-use building with basement level parking and reconstruction of 84 Pleasant St, with an addition and new driveway connection on Church Street. Said properties are shown on Assessor Map 107 Lots 77, 78, 79 and 80 and lie within the Character District 4 (CD4) District.

The Board determined that the Preliminary Conceptual Consultation is **complete**.

VI. OTHER BUSINESS

- A. Request of the **Islamic Society of the Seacoast Area, Owner**, for property located at **686 Maplewood Avenue** for a 1-year extension of the Site Plan Review Approval that was granted on April 18, 2019.

The Board **granted** a 1-year extension to expire on April 18, 2021.

- B. Request of **City of Portsmouth, Owner** and **Department of Public Works, Applicant**, for property located at Banfield Road for a 1-year extension of the Wetland Conditional Use Permit Approval that was granted on April 25, 2019.

The Board **granted** a 1-year extension to expire on April 25, 2021.

- C. Request by **Bryan C. Pappas**, Owner of property located at 2 Brackett Lane to release any City interest in an adjacent property listed as **Assessor Map 206, Lot 1** and located between Brackett Lane and Haven Road.

The Board **recommend** that the City Council release any City interest in land identified as Assessor Map 206, Lot 1.

- D. Request of **Cate Street Development, LLC, Owner**, for property located at 428 US Route 1 By-Pass for a 1-year extension of the Wetland Conditional Use Permit that was granted on March 21, 2019.

The Board **granted** a 1-year extension to expire on March 21, 2021.

- E. Request of **Cate Street Development, LLC Owner**, for property located at 428 US Route 1 By-Pass for a 1-year extension of the Conditional Use Permit granted pursuant to Section 10.5B71.20 of the Zoning Ordinance on March 21, 2019 and amended on September 26, 2019 to allow a density of 28 dwelling units per acre and requested modifications to standards

The Board **granted** a 1-year extension to expire on March 21, 2021.

VII. ADJOURNMENT

The meeting adjourned at 7:58 pm.