

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

**Remote Meeting Via Zoom Conference Call**

To register in advance for this meeting, click on the link below or copy and paste this into your web browser:

[https://zoom.us/webinar/register/WN\\_EPwtOZrLTSSf1eZqN-q16g](https://zoom.us/webinar/register/WN_EPwtOZrLTSSf1eZqN-q16g)

*You are required to register in advance to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. Public comments can be emailed in advance to [planning@cityofportsmouth.com](mailto:planning@cityofportsmouth.com). For technical assistance, please contact the Planning Department by email ([planning@cityofportsmouth.com](mailto:planning@cityofportsmouth.com)) or phone (603) 610-7296.*

Per NH RSA 91-A:2, III (b) the Chair has declared the 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 Emergency 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**

**MAY 21, 2020**

**AGENDA**

**I. APPROVAL OF MINUTES**

- A. Approval of the Planning Board minutes from the April 9, 2020, April 16, 2020, April 23, 2020 and April 30, 2020 meetings.

**II. DETERMINATIONS OF COMPLETENESS**

**SITE PLAN REVIEW**

- A. The application of **Bonza Buildings, LLC, Owner**, for property located at **41 Salem Street** requesting Site Plan Review Approval.

**SUBDIVISION REVIEW**

- A. The application of the **Peter J. Loughlin Revocable Trust of 2003, Cynthia & John Hebert and Linda Langley, Owners**, for properties located on **Thaxter Road and Fells Road** requesting Preliminary and Final Subdivision Approval.
- B. The application of **Matthew Wajda, Owner**, for property located at **183 Coolidge Drive** requesting Preliminary and Final Subdivision approval.

### III. 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 the **Peter J. Loughlin Revocable Trust of 2003, Cynthia & John Hebert, and Linda Langley, Owners**, for properties located on **Thaxter Road and Fells Road** requesting Preliminary and Final Subdivision Approval (Lot line revision) for 3 lots as follows: Lot 5 on Assessor Map 167 decreasing in area from 209,821 s.f to 209,347 s.f.; Lot 6 on Assessor map 167 increasing in area from 11,508 s.f. To 11,712 s.f.; and Lot 7 on Assessor map 167 increasing in area from 10,532 s.f to 10,802 s.f. Said properties are shown on Assessor Map 167, Lots 5, 6 & 7 and lie within the Single Residence B (SRB) District.
- B. The application of the **Society for the Protection of Forests, Owner**, for property located at **400 Little Harbor Road** requesting Wetland Conditional Use Permit approval to replace a failing septic system resulting in 2,200 square feet of permanent impact and 3,000 square feet of temporary impact in the inland wetland buffer. Said property is shown on Assessor Map 203 Lot 8 and lies within the Rural Residential (R) District.
- C. The application of the **Society for the Protection of Forests, Owner**, for property located at **400 Little Harbor Road** requesting Wetland Conditional Use Permit approval for a temporary disturbance of 7,700 square feet in the inland and tidal wetland buffer. Said property is shown on Assessor Map 203 Lot 8 and lies within the Rural Residential (R) District.
- D. **REQUEST TO POSTPONE** The application of the **Maud Hett Revocable Trust, Owner**, for property located on **Banfield Road** requesting Conditional Use Permit approval for an Open Space Planned Unit Development according to the requirements of Section 10.725 of the Zoning Ordinance and Site Plan Review approval for the construction of 22 single-family homes and a new road with related parking, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 256 Lot 02 and lies within the Single Residence A (SRA) District. **REQUEST TO POSTPONE**
- E. The application of **Bonza Buildings, LLC, Owner**, for property located at **41 Salem Street** requesting Site Plan Review Approval to demolish the existing single-family residence and construct 3 new dwelling units, with related grading, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 144 Lot 31 and lies within the General Residence C (GRC) District.
- F. **REQUEST TO POSTPONE** The application of **Richard Fusegni, Owner**, for property located at **1574 Woodbury Avenue** requesting a Conditional Use Permit for a drive-through facility in accordance with Section 10.440 (19.40) of the Zoning Ordinance and Site Plan Review Approval for the construction of a new retail bank with parking, utilities, landscaping, lighting, drainage and associated site improvements. Said property is shown on Assessor Map 238 Lot 17 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District. **REQUEST TO POSTPONE**

- G.** The application of **Matthew Wajda, Owner**, for property located at **183 Coolidge Drive** requesting Preliminary and Final Subdivision approval to subdivide a lot with an area of 20,444 s.f. and 209' of street frontage into two (2) lots as follows: proposed Lot 1 with an area of 10,113 s.f. and 85' of continuous street frontage; proposed Lot 2 with an area of 10,330 s.f. and 124' of continuous street frontage. Said property is shown on Assessor Map 268 Lot 29 and lies within the Single Residence B (SRB) District.

**IV. CITY COUNCIL REFERRALS**

- A. POSTPONED** Portsmouth Housing Authority – Release of Reverter
- B.** Request for Report Back Regarding Impact Fees
- C.** Conservation Easement for 107-acre property adjacent to the Bellamy Reservoir.

**V. ADJOURNMENT**