

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

Remote Meeting Via Zoom Conference Call

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

JUNE 18, 2020

ACTION SHEET

MEMBERS PRESENT: Dexter Legg, Chair; Elizabeth Moreau, Vice Chair Karen Conard, City Manager; Peter Whelan, City Council Representative; Ray Pezzullo, Assistant City Engineer; Jeffrey Kisiel; Colby Gamester; Jay Leduc and Polly Henkel, Alternate

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

MEMBERS ABSENT:

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I. APPROVAL OF MINUTES

A. Approval of Minutes from the May 21, 2020 Planning Board Meeting

The May Planning Board minutes were approved.

II. PUBLIC HEARINGS – OLD BUSINESS

- A. **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**

The Board voted to **postpone** this application.

- B. **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**

The Board voted to **postpone** this application.

III. PUBLIC HEARINGS – NEW BUSINESS

- A. The application of **Charles & Allison Dudas, Owners**, for property located at **32 Monteith Street** requesting a wetland conditional use permit in accordance with Section 10.1017 of the Zoning Ordinance to remove an existing garage and shed and add a new garage of 657 square feet, a new addition of 495 square feet and a new deck of 285 square feet. Overall this application represents a reduction of impervious surface in the wetland buffer from 2,228 to 2,152 square feet. Said property is shown on Assessor Map 143 Lot 22 and lies within the General Residence A (GRA) District.

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

- 1) The applicant shall provide overflow capacity for the proposed rain barrels such as a stone infiltration trench, French drain or dry well;
- 2) The applicant shall move buffer plantings to an area in the lawn on the top of the bank;
- 3) The applicant shall use silviculture best practices in protecting the existing Ash tree and its roots; and,
- 4) The residential force main shall be relocated to the side yard so that the new garage and driveway is not placed over the private force main line;
- 5) A qualified engineer shall inspect the sewer holding tank/pump chamber and tank access cover located within the proposed driveway to determine if the tank and cover meet NHDES septic tank design requirements for vehicular loading. If found unsuitable, applicant will work with City staff to identify an appropriate alternative solution.

- B. The application of the **Nikolas Uhlin Revocable Trust, Owner**, for property located at **375 FW Hartford Drive** requesting a wetland conditional use permit in accordance with Section 10.1017 of the Zoning Ordinance to install a shed with 200 square feet of impact completely within the wetland buffer. Said property is shown on Assessor Map 270 Lot 14 and lies within the Single Residence B (SRB) District.

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

1) The applicant shall install a crushed stone drip edge around the perimeter of the shed.

2) Additional plantings shall be placed in the area between the wetland buffer and rain garden.

- C. The application of **Ryan & Adrienne Cress, Owners**, and the **City of Portsmouth, Applicant**, for property located at **185 Edmond Avenue** requesting a wetland conditional use permit in accordance with Section 10.1017 of the Zoning Ordinance to replace a culvert on city property and install drainage on an abutting private property. The wetland buffer impact on 185 Edmond Avenue is 1,375 square feet and on the abutting City property is 150 square feet. All of the wetland buffer impact is temporary disturbance. Said property is shown on Assessor Map 220 Lot 56 and lies within the Single Residence B (SRB) District.

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

- D. The application of **Jonathan & Elizabeth Weeks, Owners**, of property located at **480 FW Hartford Drive** requesting a wetland conditional use permit in accordance with Section 10.1017 of the Zoning Ordinance to replace a rotting deck with a larger deck and new stairs with an overall impact of 378 square feet in the wetland buffer. The project will include crushed stone under the deck for stormwater infiltration. Said property is shown on Assessor Map 249 Lot 15 and lies within the Single Residence B (SRB) District.

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

1. That native buffer vegetation is planted close to the new deck between the deck and the wetland area.

2. That erosion control measures are put in place before the project commences.

IV. OTHER

- A. The request of **ADL Portsmouth Residence Trust, Owner** for property located at **325 Little Harbor Road** for a 1-year extension of the Conditional Use Permit for the conversion of an existing accessory structure into a Detached Accessory Dwelling Unit that was granted on June 20, 2019.

The Board voted to **grant** this request with the extension to expire on June 20, 2021.

V. CITY COUNCIL REFERRALS

- A. Portsmouth Housing Authority – Release of Reverter

The Board **recommended approval** to the City Council.

B. Request for Release of Interest in Paper Street -- 276 Dennett Street

The Board recommended that the Council release any interest.

C. Request for Release of Interest in Paper Street -- 294 Dennett Street

The Board recommended that the Council release any interest.

V. ADJOURNMENT

The meeting adjourned at 8:05 pm.