

**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 2020-10, 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

JULY 16, 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; Colby Gamester; Jody Record; and Polly Henkel, Alternate

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

MEMBERS ABSENT: Jay Leduc, Jeffrey Kisiel and Corey Clark, Alternate

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I. APPROVAL OF MINUTES

A. Approval of Minutes from the June 18, 2020 Planning Board Meeting

The June 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 a Wetland Conditional Use Permit under Section 10.1017 of the Zoning Ordinance to construct 22 single family homes and an access road with an impact of 4,013 s.f. of inland wetland area and 21,089 sq. ft. in the wetland buffer. Said property is located on Assessor Map 256 Lot 02 and lies within the Single Residence A (SRA) District. **REQUEST TO POSTPONE**

The Board voted to **refer** this application to the Conservation Commission and **postpone** the application to the next Planning Board meeting.

B. 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 **refer** this application to the Conservation Commission **postpone** this request to the next Planning Board meeting.

- C. **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 request to the next Planning Board meeting.

IV. PUBLIC HEARINGS – NEW BUSINESS

- A. The application of the **Charles E. Locke Living Trust, Owner**, for property located at **220 New Castle Avenue** requesting a Conditional Use Permit in accordance with Section 10.815 of the Zoning Ordinance to convert the 2nd floor of an existing accessory structure to a garden cottage with 369 +/- s.f. of gross floor area. Said property is shown on Assessor Map 207 Lot 44 and lies within the Single Residence B (SRB) District.

The Board voted to **grant** this request as follows:

1. Vote to grant a modification to section 10.815.33 of the Zoning Ordinance to allow windows/doors higher than 8 feet above grade facing adjacent properties.
 2. Vote to find that the application satisfies the requirements of 10.815.40 with modifications granted.
 3. Vote to grant the conditional use permit as presented, with the following stipulations:
 - 3.1) In accordance with Sec. 10.815.50 of the Zoning Ordinance, documentation of the conditional use permit approval shall be recorded at the Rockingham County Registry of Deeds.
 - 3.2) In accordance with Sec. 10.815.70 of the Zoning Ordinance, the owner is required to obtain a certificate of use from the Planning Department verifying compliance with all standards of Sec. 10.815, including the owner-occupancy requirement, and shall renew the certificate of use annually.
- B. The application of the **City of Portsmouth, Owner and Eversource Energy, Applicant**, for property located at **0 Borthwick Avenue** requesting an amended Wetland Conditional Use Permit in accordance with Section 10.1017 of the City's Zoning Ordinance for replacement of three wooden utility poles with one steel pole and replacement of one wooden pole with one steel pole. There is 3,359 square feet of temporary buffer impact and 3,348 square feet of temporary wetland impacts. Impacts are from the placement of timber mats to allow equipment to access the pole location with temporary impacts to wetland and

wetland buffer areas. Said property is shown on Assessor Map 240 Lot 2-1001 and lies within the Natural Resource Protection (NRP) District.

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

V. PUBLIC HEARINGS - ZONING

- A. **POSTPONED INDEFINITELY** 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. **POSTPONED INDEFINITELY**

The Board voted to **postpone** this item indefinitely.

VI. CITY COUNCIL REFERRALS

- A. Acceptance of sidewalk easement at 444 Pleasant Street.

The Board voted to **recommend** that the City Council authorize the City Manager to accept a sidewalk easement over land at 444 Pleasant Street from Portsmouth Housing Authority.

VII. ADJOURNMENT

The meeting adjourned at 7:27 pm.