

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

Remote Meeting Via Zoom Conference Call

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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. For technical assistance, please contact the Planning Department by email (planning@cityofportsmouth.com) or phone (603) 610-7216.

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 2020-16, 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

AUGUST 20, 2020

AGENDA

I. APPROVAL OF MINUTES

- A. Approval of the Planning Board minutes from the July 16, 2020 meeting.

II. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

- A. The application of the **Maud Hett Revocable Trust, Owner**, for property located on **Banfield Road** requesting Site Plan Review approval.
- B. The application of **St. John's Church, Owner**, for property located at **105 Chapel Street** requesting Site Plan Review approval.
- C. The application of **3201 Lafayette Road, LLC, Owner**, for property located at **0 Lafayette Road** requesting Site Plan Review approval.

SUBDIVISION REVIEW

- A. The application of the **Judith Howard Revocable Trust and James & Laura LaJeunesse Family Trust, Owners**, for properties located at **80 Burkitt Street and**

161 Thornton Street requesting Preliminary and Final Subdivision (Lot Line Revision) Approval.

- B. The application of the **Edward Mallon Revocable Trust and 56 Middle Street, LLC, Owners**, for properties located at **42 and 56 Middle Street** requesting Preliminary and Final Subdivision (Lot Line Revision) Approval.

III. PUBLIC HEARINGS – OLD 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 **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.
- B. 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.
- C. 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.

IV. 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 **St. John’s Church, Owner**, for property located at **105 Chapel Street** requesting Site Plan Review approval for the construction of a 1,043 +/- s.f. building addition with associated site improvements. Said property is shown on Assessor Map 106 Lot 62 and lies within the Civic District.

- B.** The application of the **Judith Howard Revocable Trust and James & Laura LaJeunesse Family Trust, Owners**, for properties located at **80 Burkitt Street and 161 Thornton Street** requesting Preliminary and Final Subdivision (Lot Line Revision) Approval for 2 lots as follows: Lot 34 on Assessor Map 159 decreasing in area from 8,232 s.f. to 8,102 s.f. and Lot 33 on Assessor Map 159 increasing in area from 6,011 s.f. to 6,141 s.f. Said properties are shown on Assessor Map 159 Lots 33 & 34 and lie within the General Residence A (GRA) District.
- C.** The application of **3201 Lafayette Road, LLC, Owner**, for property located at **0 Lafayette Road** requesting Site Plan Review approval to add 5 manufactured homes for display, 1 temporary manufactured home with office space and utility connections and boat or trailer storage with associated site improvements. Said property is shown on Assessor Map 291 Lot 8 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District.
- D.** The application of **C & P Gallagher Properties, LLC, Owner**, for property located at **801 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 165 Lot 8 and lies within the Character District 4-W (CD4-W) District.
- E.** The application of the **Edward Mallon Revocable Trust and 56 Middle Street, LLC, Owners**, for properties located at **42 and 56 Middle Street** requesting Preliminary and Final Subdivision (Lot Line Revision) Approval for 2 lots as follows: Lot 19 on Assessor Map 126 decreasing in area from 10,128 s.f. to 10,016 s.f.; and Lot 20 on Assessor Map 126 increasing in area from 1,828 s.f. to 1,941 s.f.. Said properties are shown on Assessor Map 126 Lots 20 and 19 and lie within the Character District 4-L1 (CD4-L1) District.
- F. POSTPONED** Public Hearing on Council Referral for a report back on a request from **Jeremy Conte, Owner** for the restoration of involuntarily merged lots at **1240 Islington Street** to their pre-merger status pursuant to NH RSA 674:39-aa.
POSTPONED

V. PEASE DEVELOPMENT AUTHORITY

- A.** The request of the **Pease Development Authority, Owner and the State of New Hampshire Department of Transportation, Applicant**, for property located at **185 Grafton Road** requesting a recommendation for Subdivision approval under Chapter 500 of the Pease Development Authority Subdivision Regulations, per part 503.01(c), for a lease acquisition area of 14.04 acres at the Portsmouth Transportation Center. Said property is shown on Assessor Map 300 Lot 1 and lies within the Natural Resource Protection (NRP) District.

VI. PRELIMINARY CONCEPTUAL CONSULTATION

- A. The request of **238 Deer Street, LLC, Owner**, for property located at **238 Deer Street** for Preliminary Conceptual Consultation for the construction of a 3-4 story mixed-use building with ground floor retail and 21 micro-apartments. Said property is shown on Assessor Map 125 Lot 3 and lies within the Character District 4 (CD4) District.
- B. The request of the **SB & NA Stokel Trust and Philip Stokel, Owners**, for property located at **83 Peverly Hill Road** for Preliminary Conceptual Consultation for a 60-unit Open Space Planned Unit Development (OSPUD). Said property is shown on Assessor Map 242 Lot 4 and lies within the Single Residence A (SRA) District.

VII. OTHER BUSINESS

- A. Proposed Revisions to the City of Portsmouth Site Plan Review Regulations.
- B. The request of **Arbor View and The Pines, LLC, Owners** for property located at **145 Lang Road** for a 1-year extension of Site Plan Review approval to construct two (2) three-story, multi-family buildings with associated site improvements, grading, utilities, stormwater management and landscape improvements that was granted on August 15, 2019.
- C. The request of **Arbor View and The Pines, LLC, Owners** for property located at **145 Lang Road** for a 1-year extension of the Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance for provision of 367 parking spaces where a maximum of 336 are allowed by Section 10.1112.51 of the Zoning Ordinance that was granted on August 15, 2019
- D. The request of **HCA Health Services of New Hampshire, Inc., dba Portsmouth Regional Hospital. Owner**, for property located at **333 Borthwick Avenue**, for a 1-year extension of a Wetland Conditional Use Permit for a two-story building addition with a footprint of 1,220 square feet in the area of the former mobile-MRI unit. The applicant proposes a permanent disturbance of 2,954 square feet and temporary disturbance of 1,610 square feet all within the 100' inland wetland buffer. This was originally granted on November 21, 2019.

VIII. CITY COUNCIL REFERRALS

- A. Acceptance of drainage easement at 185 Edmond Avenue.

IX. ADJOURNMENT