

**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 2020-18, 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.

**6:30 pm Work Session
7:00 pm Regular Meeting**

OCTOBER 15, 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; Jody Record and Corey Clark, Alternate

ALSO PRESENT: Juliet Walker, Planner Director; Peter Britz, Environmental Planner

MEMBERS ABSENT: Polly Henkel, Alternate (excused)
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WORK SESSION (6:30 PM)

I. Review and discussion of proposed revisions to the Site Plan Review Regulations

The Board reviewed proposed revisions. No action was taken.

II. Review and discussion of proposed revisions to the Subdivision Regulations

The Board reviewed proposed revisions. No action was taken.

III. Review and discussion of proposed revisions to the Floodplain Overlay District section of the Zoning Ordinance

The Board reviewed proposed revisions. No action was taken.

REGULAR MEETING (7:00 PM or after)

I. APPROVAL OF MINUTES

A. Approval of Minutes from the September 17, 2020 Planning Board Meeting

The Board voted to **approve** the September minutes.

II. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

- A. The request of **Foundry Place, LLC, Owner**, for property located at **89 Foundry Place** for amended Site Plan Review Approval.

Voted to determine that the application is complete according to the Site Plan Review Regulations and to accept the application for consideration.

III. PUBLIC HEARING ON CITY COUNCIL REFERRAL (OLD BUSINESS)

- A. Request by Public Service Company of New Hampshire d/b/a Eversource Energy for naming of a privately-owned road located off Gosling Road on Assessor Map 214 as Jacona Road. This was referred to the Planning Board by the City Council.

The Board voted to **recommend approval** of this request to the City Council.

IV. PUBLIC HEARINGS – NEW BUSINESS

- A. The application of the **Pamela Blalock Trust Agreement, Owner**, for property located at **148 Brackett Road**, requesting Wetland Conditional Use Permit Approval under Section 10.1017 of the Zoning Ordinance to install a living shoreline consisting of grading and planting, shoreline revetment repair and replacement dock to restore the eroding shoreline at this location. Said property is located on Assessor Map 206 Lot 18 and lies within the Single Residence B (SRB) District.

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

- 1) That the applicant provide a marsh failure plan in the event that the proposed marsh restoration project does not succeed as proposed.
- 2) That the applicant provide a deed restriction to protect the restored marsh area from conversion back to a lawn area.

- B. The request of **Five Hundred Five Lafayette Road, LLC, Owner**, for property located at **605 Lafayette Road**, seeking amended Site Plan Review Approval for modification to the enclosure for a dumpster. Said property is located on Assessor Map 229 Lot 9 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District.

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

- 1) Dumpster enclosure does not need to be brick, but cannot be chain link and the enclosure shall be above the height of the dumpsters and shall not be see through. Applicant should refer to the type of fencing presented to the Board in January as an example of fencing that would be acceptable.

- C. The application of **Kenton Slovenski, Owner**, for property located at **175 Grant Avenue**, requesting a Conditional Use Permit in accordance with Section 10.814 of the Zoning Ordinance for the construction of a second-story addition with an Attached Accessory Dwelling Unit of 750 s.f. gross floor area. Said property is located on Assessor Map 251 Lot 41 and lies within the Single Residence B (SRB) District.

The Board voted as follows:

- 1) Voted to find that the application satisfies the requirements of 10.814.60.

- 2) Voted to **grant** the conditional use permit as presented, with the following stipulations:
 - 2.1) In accordance with Section 10.814.90 of the Zoning Ordinance, the owner is required to obtain a certificate of use from the Planning Department verifying compliance with all standards of Section 10.814, including the owner-occupancy requirement and shall renew the certificate of use annually.
- D. The request of **Foundry Place, LLC, Owner**, for property located at **89 Foundry Place** for amended Site Plan Review Approval and a third 1-year extension of the Site Plan Review approval that was originally granted on November 16, 2017 and most recently granted a second 1-year extension on September 18, 2019, which will expire on November 16, 2020. Said property is shown on Assessor Map 138 Lot 62 and lies within the Character District 5 (CD5) District.

The Board voted as follows:

- 1) Voted to **deny** the third 1-year extension request.
- 2) Voted to **grant** the amendment request with the following stipulations:
 - 2.1) Plans shall be adjusted per DPW and Fire Department requirements.
 - 2.2) Remove all notes on the plans referencing 'by the City'. All improvements that the City owed are complete. Instead use 'preserve/protect/replace';
 - 2.3) Remove any references to regrading of Hill St 'extension';
 - 2.4) Plans should reflect that all electrical upgrades previously discussed with City on Hill St will be accomplished under this approval. This includes reimbursement to the City for conduit that was placed previously in Hanover and Autumn Streets for this purpose;
 - 2.5) Bike rack in parking garage is not accessible when vehicles are parked in abutting spaces. Plans shall be adjusted to show that the rack has been moved to a more visible and accessible location;
 - 2.6) The note designating the 3 parking spaces on Hill Street as short-term parking shall be revised to reflect that these will be assigned to the Hill/Hanover Group;
 - 2.7) Notes shall be added to the plan that the property owner agrees to install and maintain landscaping proposed in public right-of-way;
 - 2.8) Applicant shall bring the project into compliance with the current zoning requirements for off-street parking or apply for a conditional use permit from the Planning Board for approval of a reduction in off-street parking.

V. OTHER

- A. The request of **30 Maplewood, LLC, Owner**, for property located at **0 Maplewood Avenue** for modifications to a previously approved Easement and License Plan. Said property is shown on Assessor Map 125 Lot 2A and lies within the Character District 4 (CD4) District.

The Board voted to **recommend approval** to the City Council.

VI. ADJOURNMENT

The meeting adjourned at 9:15 pm.