

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

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 2020-20, 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 REGULAR MEETING**

**NOVEMBER 19, 2020**

**AGENDA**

**I. PRESENTATIONS**

A. Capital Improvement Plan FY22-FY27 Preliminary Review of Projects

**II. APPROVAL OF MINUTES**

A. Approval of the Planning Board minutes from the October 15, 2020 meeting.

**III. PUBLIC HEARINGS – ZONING AMENDMENTS**

**A. Flood Plain Overlay District Zoning Amendments**

Amendments to the Zoning Ordinance, Article 6 – Overlay Districts related to the Flood Plain Overlay District.

**B. Site Plan Review Regulation Amendments**

Amendments to Articles 2, 6, 7, and new Attachment B of the Site Plan Review regulations.

**C. Subdivision Regulation Amendments**

Amendments to Section II, Section IV, and Section V.

**IV. PUBLIC HEARINGS – CITY COUNCIL REFERRALS**

- A. Request by **August Consulting, PLLC** for naming of a new, unnamed City roadway located between Cate Street and Route 1 Bypass as **West End Yards Way**.
- B. Request by **TF Moran, Inc.** for naming a new private subdivision road located off of Banfield Road as Walford Lane.

**V. DETERMINATIONS OF COMPLETENESS**

**SITE PLAN REVIEW**

- A. The application of **Bacman Enterprises, Inc., Owner**, for property located at **140 Edmond Avenue** requesting Site Plan Review Approval.
- B. The application of **Raleigh Way Holding, LLC, Owner**, for properties located at **0 Falkland Way** requesting Site Plan Review Approval.
- C. The application of **553-559 Islington Street, LLC, Owner**, for property located at **553 Islington Street** requesting Site Plan Review Approval.

**VI. 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 **Bacman Enterprises, Inc., Owner**, for property located at **140 Edmond Avenue** requesting Wetland Conditional Use Permit Approval according to Article 10.1017 of the Zoning Ordinance for impacts in an inland wetland buffer. This is an after-the-fact application for 1,169 square feet of impact to replace an asphalt and gravel parking area with a pervious paver parking area and 583 square feet to install new landscaping where grass currently exists. Said property is shown on Assessor Map 220 Lot 81 and lies within the Single Residence B (SRB) District.
- B. The application of **Bacman Enterprises, Inc., Owner**, for property located at **140 Edmond Avenue** requesting Site Plan Review approval for improvements associated with the expansion of an existing chiropractor office and residence, to remove an existing asphalt driveway and replace it with a 1,169 s.f. pervious paver driveway, add 583 s.f. of grading work for landscaping and drainage, and add a 384 s.f. shed with a ramp in the rear of the property. Said property is shown on Assessor Map 220 Lot 81 and lies within the Single Residence B (SRB) District.
- C. **REQUEST TO POSTPONE.** The application of **Raleigh Way Holding, LLC, Owner**, for properties located at **0 Falkland Way** requesting Site Plan Review approval for the demolition of an existing garage and shed and the construction of a new 4-unit residential building with associated parking, stormwater management,

lighting, utilities and landscaping. Said properties are shown on Assessor Map 212 Lots 112 & 113 and lie within the General Residence B (GRB) District. **REQUEST TO POSTPONE**

- D. The application of **553-559 Islington Street, LLC, Owner**, for property located at **553 Islington Street** requesting a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance for the provision of 8 on-site parking spaces where a minimum of 9 are required and Site Plan Review Approval for a 359 s.f. addition and renovation to an existing six-unit apartment building, with the removal of an existing garage and addition of paving and striping, landscaping and lighting. Said property is shown on Assessor Map 157 Lot 3 and lies within the Character District 4-L2 (CD4-L2) District.
- E. The application of **The Village at Thompson Pond Condominium, Owner**, for property located at **996 Maplewood Avenue** requesting Wetland Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance to restore the shoreline of Thompson Pond where invasive species were removed and mulched in place essentially clearing the 25 foot vegetated buffer. The restoration plan includes plantings to restore the buffer with native vegetation. Said property is shown on Assessor Map 219 Lot 4 and lies within the Single Residence B (SRB) District.
- F. The application of **Thomas Murphy, Owner**, for property located at **95 Dodge Avenue** requesting a Conditional Use Permit in accordance with Section 10.814 of the Zoning Ordinance for the construction of an attached accessory dwelling unit of 745 s.f. gross floor area. Said property is shown on Assessor Map 258 Lot 39 and lies within the Single Residence B (SRB) District.

## **VII. CITY COUNCIL REFERRAL**

- A. Request for report back on letter from resident Tom Morgan requesting zoning amendments to permit solar farms at appropriate locations, and to draft site plan review regulations to protect abutters, the environment, and taxpayers from improper installations.

## **VIII. ADJOURNMENT**