

**PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

**Remote Meeting Via Zoom Conference Call**

To register in advance for this meeting, click on the link below or copy and paste this into your web browser:

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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 2020-21, 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**

**DECEMBER 17, 2020**

**AGENDA**

**I. PRESENTATIONS**

- A. Capital Improvement Plan FY22-FY27.

**II. APPROVAL OF MINUTES**

- A. Approval of the Planning Board minutes from the November 19, 2020 meeting.

**III. DETERMINATIONS OF COMPLETENESS**

**SITE PLAN REVIEW**

- A. The application of **Madison Commercial Group, LLC, Owner**, for property located at **150 Mirona Road** requesting Site Plan Review Approval.

**SUBDIVISION REVIEW**

- A. The request of **Richard Boutin, Owner**, for properties located at **200 & 278 Sherburne Road** requesting Preliminary and Final Subdivision (Lot Line Revision) Approval.

**IV. 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. **REQUEST TO POSTPONE** The application of **Raleigh Way Holding, LLC, Owner**, for properties located at **0 Falkland Way (off Albacore and Saratoga 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**
  
- B. Petition 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.

**V. 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 request of **Richard Boutin, Owner**, for properties located at **200 & 278 Sherburne Road** requesting Preliminary and Final Subdivision (Lot Line Revision) Approval for 2 lots as follows: Lot 76 on Assessor Map 261 decreasing in area from 94,641 s.f. to 35,507 s.f. and Lot 2 on Assessor Map 261 increasing in area from 17,304 s.f. to 76,437 s.f. Said properties are shown on Assessor Map 261 Lots 2 & 76 and lie within the Single Residence B (SRB) District.
  
- B. The request of the **Service Credit Union, Owner and the City of Portsmouth, Applicant**, for property located at **3003 Lafayette Road** requesting Amended Subdivision Approval for two lots and a proposed new right-of-way for revisions to the stormwater drainage design. Said property is shown on Assessor Map 291 Lot 1 and lies within the (G1) District.
  
- C. The request of **Karen & Rick Rosania, Owners**, for property located at **32 Boss Avenue** requesting a wetland conditional use permit in accordance with Article 10 Section 10.1017 to remove some diseased and damaged trees, install a fence and replace an existing driveway that will result in 1,755 square feet of disturbed wetland buffer area and 545 square feet of disturbed wetland area. Said property is shown on Assessor Map 153 Lot 5 and lies within the Single Residence B (SRB) District.

D. **REQUEST TO POSTPONE** The request of **238 Deer Street, LLC, Owner**, for property located at **238 Deer Street** requesting a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance for provision of no on-site parking spaces where 12 spaces are required. Said property is shown on Assessor Map 125 Lot 3 and lies within the Character District 4 (CD4) District.  
**REQUEST TO POSTPONE**

E. The application of **Madison Commercial Group, LLC, Owner**, for property located at **150 Mirona Road** requesting Site Plan Review Approval for the construction of a 5,500 s.f. accessory storage building with associated paving, utilities and drainage infrastructure. Said property is shown on Assessor Map 253 Lot 2A and lies within the Gateway Neighborhood Mixed Use Center (G2) District.

#### VI. **PRELIMINARY CONCEPTUAL CONSULTATION**

A. The request of **Ricci Construction Co. Inc., Owner**, for property located off **Lafayette Road** requesting Preliminary Conceptual Consultation for a 54-unit multi-family townhouse residential development. Said property is shown on Assessor Map 297 Lot 11 and lies within the Natural Resource Protection (NRP) District and the Gateway Neighborhood Mixed Use District (G1).

B. The request of **31 Raynes, LLC, Owner**, for property located at **31 Raynes Avenue** requesting Preliminary Conceptual Consultation for a 5-story mixed-use building and a 5-story hotel building with associated site improvements. Said property is shown on Assessor Map 123 Lot 13 and lies within the Character District 4 (CD4) District.

#### VII. **DESIGN REVIEW**

A. The request of **31 Raynes, LLC, Owner**, for property located at **31 Raynes Avenue** requesting Design Review for a 5-story mixed-use building and a 5-story hotel building with associated site improvements. Said property is shown on Assessor Map 123 Lot 13 and lies within the Character District 4 (CD4) District.

#### VIII. **CITY COUNCIL REFERRAL**

A. 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.

#### VIV. **OTHER**

A. Site Plan Review Regulations public input.

#### IX. **ADJOURNMENT**