

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

Remote Meeting Via Zoom Conference Call

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 2020-24, 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

JANUARY 21, 2021

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; Peter Harris; Rick Chellman; Polly Henkel, Alternate and Corey Clark, Alternate

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

MEMBERS ABSENT: None

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I. ELECTION OF OFFICERS

The Board unanimously voted to keep Dexter Legg as Chair and Elizabeth Moreau as Vice Chair.

II. APPROVAL OF MINUTES

A. Approval of the Planning Board minutes from the December 17, 2020 meeting

The December meeting minutes were approved.

III. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

A. The application of **Raleigh Way Holding, LLC, Owner**, for properties located at **0 Falkland Way** requesting 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.

SUBDIVISION REVIEW

- A. The application of **The Fritz Family Revocable Living Trust, Owner**, for property located at **0 Patricia Drive** requesting Preliminary and Final Subdivision Approval.

This item was postponed.

- B. The application of **Donahue Realty Trust, Owner**, for property located at **272 Ocean Road** requesting Preliminary and Final Subdivision (Lot Line Revision) Approval.

Voted to determine that the application is complete according to the Subdivision Regulations and to accept the application for consideration.

IV. OLD BUSINESS

- A. 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.

The Board voted to **grant** Site Plan Review approval as presented.

The owner shall submit a request for voluntary lot merger to the Planning Department for approval prior to the execution of the site plan review agreement.

The lot merger, site plan, and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

- B. 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.

The Board voted to **postpone** this request to the next Planning Board meeting.

V. PUBLIC HEARING – NEW BUSINESS

- A. **REQUEST TO POSTPONE** The application of **The Fritz Family Revocable Living Trust, Owner**, for property located at **0 Patricia Drive** requesting Preliminary and Final Subdivision Approval to subdivide a lot with an area of 137,549 s.f. and 414 ft. of continuous street frontage on a private road into two (2) lots as follows: Proposed lot 1 with an area of 92,908 s.f. and 150 ft. of continuous street frontage on a private road; and Proposed Lot 2 with an area of 44,641 s.f. and 264 ft. of continuous street frontage on a private road. Said property is shown on Assessor Map 283 Lot 11 and lies within the Single Residence A (SRA) District. **REQUEST TO POSTPONE**

The Board voted to **postpone** this request to the next Planning Board meeting.

- B. The application of **Donahue Realty Trust, Owner**, for property located at **272 Ocean Road** requesting Preliminary and Final Subdivision (Lot Line Revision) Approval for 2 lots as follows: Lot 3 on Assessor Map 282 decreasing in area from 89,709 s.f. to 47,874 s.f., with a 8,928 s.f. portion and the entirety of the remaining lot located in the Town of Greenland. The existing access will be maintained but will be replaced with an easement. Said property is shown on Assessor Map 282 Lot 3 and lies within the Single Residence A (SRA) District.

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

- 1) Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.
- 2) GIS data shall be provided to the Department of Public Works in the form as required by the City.
- 3) The final plat(s) shall be recorded at the Registry of deeds by the City or as deemed appropriate by the Planning Department.

VI. CITY COUNCIL REFERRAL-PUBLIC HEARING

- A. Request of **ASRT, LLC, Owner**, for the restoration of involuntarily merged lots at **138 Leavitt Avenue** to their pre-merger status pursuant to NH RSA 674:39-aa.

The Board voted to **postpone** this item to the next Planning Board meeting.

VII. CITY COUNCIL REFERRAL

- A. Request from **Glenn Lael, Owner** of property at 45 Cliff Road, for Release of City Interest in "Paper Street" portion of **Cliff Road**.

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

VIII. PRELIMINARY CONCEPTUAL CONSULTATION

- A. The request of **64 Vaughan Mall, LLC, Owner**, for property located at 64 Vaughan Street requesting Preliminary Conceptual Consultation for the renovation and expansion of an existing building to accommodate a small addition, fourth floor and penthouse, underground parking garage, twelve residential units, ground floor retail and associated utilities and improvements to the adjacent Worth parking lot. Said property is shown on Assessor Map 126 Lot 1 and lies within the Character District 5 (CD5) District.

The conceptual plan was presented to the Board. No action was required or taken.

- B. The request of **Stone Creek Realty, LLC, Owner**, for property located at **53 Green Street** requesting Preliminary Conceptual Consultation for a 5-story mixed-use building with below ground parking, first floor residential lobby, commercial space and parking, upper

floor residential, and associated site improvements. Said property is shown on Assessor Map 119 Lot 02 and lies within the Character District 5 (CD5) District.

The conceptual plan was presented to the Board. No action was required or taken.

IX. DESIGN REVIEW – PUBLIC HEARING

A. **REQUEST TO POSTPONE** The request of **North Mill Pond Holdings LLC (Applicant), and One Raynes Ave LLC, 31 Raynes Ave LLC, and 203 Maplewood Ave LLC (Owners)** for property located at **31 Raynes Avenue, 203 Maplewood Avenue, and 1 Raynes Avenue** requesting Design Review for a 5-story mixed-use building and a 5-story hotel building with associated site improvements. Said properties are shown on Assessor Map 123 Lot 14, Map 123 Lot 13, Map 123 Lot 12, Map 123 Lot 10 and lie within the Character District 4 (CD4) District. **REQUEST TO POSTPONE**

The Board voted to **postpone** this request to the next Planning Board meeting.

X. ADJOURNMENT

The meeting adjourned at 10:43 pm.