

**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 2021-01, 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

FEBRUARY 18, 2021

AGENDA

I. APPROVAL OF MINUTES

A. Approval of the Planning Board minutes from the January 21, 2021 meeting.

II. DETERMINATIONS OF COMPLETENESS

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.

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 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.

- B. 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 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.
- C. City Council referral on the 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.

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. **REQUEST TO POSTPONE** The application of **Clipper Traders, LLC, Portsmouth Hardware and Lumber, LLC, Owners and Iron Horse Properties, LLC, Owner and Applicant**, for properties located at **105 Bartlett Street and Bartlett Street** requesting Site Plan Review approval for the demolition and relocation of existing structures and the construction of 152 dwelling units in 3 buildings, and associated community space, paving, lighting, utilities, landscaping and other site improvements. Said properties are shown on Assessor Map 157 Lot 1 and Lot 2 and Assessor Map 164 Lot 1 and 4-2 and lie within the Character District 4-W (CD4-W) and Character District 4-L1 (CD4-L1) Districts. **REQUEST TO POSTPONE**
- B. **REQUEST TO POSTPONE** The application of **Clipper Traders, LLC, Portsmouth Hardware and Lumber, LLC, Owners and Iron Horse Properties, LLC, Owner and Applicant**, for properties located at **105 Bartlett Street and Bartlett Street** requesting Wetland Conditional Use Permit Approval in accordance with Section 10.1017 of the Zoning Ordinance for work within the 25-foot, 50-foot, and 100-foot wetland buffers to North Mill Pond which includes the removal of existing impervious surfaces and buildings, construction of 3 stormwater outlets, repaving of an existing access drive and parking lot, construction of a linear waterfront trail and community space, and construction of three new buildings which will result in a net overall reduction in impervious surfaces of 28,792 square feet. Said properties are shown on Assessor Map 157 Lot 1 and Lot 2 and Assessor Map 164 Lot 1 and 4-2 and lie within the Character District 4-W (CD4-W) and Character District 4-L1 (CD4-L1) Districts. **REQUEST TO POSTPONE**
- C. The application of **Michael Petrin, Owner**, for property located at **239 Northwest Street** requesting Wetland Conditional Use Permit approval in accordance with Section 10.1017 of the Zoning Ordinance to renovate an existing home with portions

- of the new construction in the wetland buffer. Said property is shown on Assessor Map 122 Lot 3 and lies within the General Residence A (GRA) District.
- D. The application of **Michael J. O'Connor, Owner**, for property located at **163 Sparhawk Street** requesting Wetland Conditional Use Permit approval in accordance with Section 10.1017 of the Zoning Ordinance for in-kind replacement of garage steps and a landing and installation of stormwater infiltration. Said property is shown on Assessor Map 159 Lot 7 and lies within the General Residence A (GRA) District.
 - E. The application of **Robert Gigliotti, Owner**, for property located at **292 Lang Road** requesting Wetland Conditional Use Permit approval in accordance with Section 10.1017 of the Zoning Ordinance to construct an addition of an entryway to the front of the house and a deck behind the house, along with a replacement tank and associated piping within the wetland buffer zone. Said property is shown on Assessor Map 287 Lot 4 and lies within the Single Residence B (SRB) District.
 - F. Application of **JJCM Realty, LLC and Topnotch Properties, LLC, Owners**, for property located at **232 South Street** requesting Wetland Conditional Use Permit approval in accordance with Section 10.1017 of the Zoning Ordinance to construct a new deck and staircase onto the existing residential structure, relocate an existing storage shed and install native plantings in the buffer. Said property is shown on Assessor Map 111 Lot 2 and lies within the Single Residence B (SRB) District.

V. ADJOURNMENT