

**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 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

MARCH 25, 2021

MINUTES

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; Corey Clark; and Polly Henkel, Alternate

ALSO PRESENT: Juliet Walker, Planner Director

MEMBERS ABSENT: Peter Harris; Rick Chellman

I. PUBLIC HEARING – NEW BUSINESS

- A. The application of **The Matthew Beebe Revocable Trust 2006, Owner**, for property located at **81 Lincoln Avenue** requesting Conditional Use Permit approval in accordance with Section 10.815 of the Zoning Ordinance for the conversion of an existing studio to a Garden Cottage with 515 square feet of gross floor area. Said property is shown on Assessor Map 113 Lot 35 and lies within the General Residence A (GRA) District.

SPEAKING TO THE APPLICATION

Mr. Gamester recused himself from the application.

Owner Matthew Beebe spoke to the application. The proposal is to remodel an existing art studio into a garden cottage. The property is a single-family residence on the corner of Lincoln Ave. and Kent St. There is frontage on both, but the frontage is officially Lincoln Ave. The structure is a detached single car garage and studio. This structure was completely rebuilt about 10 years ago and it is code compliant. There is a permeable paver drive off Lincoln Ave. where 3 cars can park and an urban driveway where 2 small cars or one large vehicle can park off the Kent St. side. The plan would be for the garden cottage to have access to the Kent St. driveway. Cars can also park on the street unless there is a parking ban. The application meets all of the garden cottage requirements except for one. There are 3 awning windows that face west and look over the backyard of 87 Lincoln Ave. At that moment Mr. Beebe also owns that property. However, the ordinance recognizes that the property can change hands. The sills of windows are 68 inches off the floor so people can't see anything but up. The application includes a request for dimensional relief for that part of the proposal.

Vice Chairman Moreau commented that the site plan says this is an existing two-family home. Mr. Beebe responded that has all been corrected at the City level. It was a duplex but is now a single-family home.

PUBLIC HEARING

Chairman Legg asked if anyone was present from the public wishing to speak to, for, or against the petition. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Vice Chairman Moreau commented that the windows were so high and already on an existing structure, so they should not cause an issue.

The Board voted to **grant** the request as follows:

- 1) Vice Chairman Moreau moved to find that the requested modification to allow the existing windows to remain will be consistent with the required findings of Section 10.815.40 and to grant a modification to the requirements of Section 10.815.33 as requested by the applicant, seconded by Mr. Clark.

The motion passed unanimously.

- 2) Vice Chairman Moreau moved to find that the application meets the requirements of Section 10.815.40 and to grant the conditional use permit as presented, seconded by Mr. Clark with the following stipulation:

2.1) In accordance with Section 10.815.70 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 10.815, including the owner-occupancy requirement, and shall renew the certificate of use annually.

The motion passed unanimously.

- B. The application of **Joseph & Jessica DeNuzzio, Owners, and Drew Williams, Applicant** for property located at **105 Thornton Street** requesting a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance for provision of 1 on-site parking space where 2 spaces are required. Said property is shown on Assessor Map 159 Lot 18 and lies within the General Residence A (GRA) District.

SPEAKING TO THE APPLICATION

Drew Williams spoke to the application. The CUP application is to reassess the off-street parking spaces for this residence. The property has an existing single family with a garage that was built in

1940s. The issue is that the garage is listed as the two off street parking spaces now. The intent is to change the off-street spaces, so they do not have to be in the garage. The driveway in front of the garage can accommodate 2 cars and that is where the homeowners park today. Neither of their cars can fit in the garage. At some point in the past permission was granted to add a 2-car wide drive to make room for 2 off street spaces. The project is to convert a piece of the back of the garage to living space. The issue with the driveway is that it does not really conform should the City decide to put in a sidewalk. The owners are looking for direction in how to proceed.

Vice Chairman Moreau questioned if the occupants parked both of their cars in the driveway today. Mr. Williams confirmed that was correct. It is a tight fit, but they both fit. The garage is 11 feet wide on the outside, so the cars do not fit in there.

Mr. Clark questioned if the current grade worked for them. Mr. Williams responded that it did work, and the plan was to keep it how it was. The garage is a workshop and storage space.

PUBLIC HEARING

Chairman Legg asked if anyone was present from the public wishing to speak to, for, or against the petition. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Vice Chairman Moreau commented that it was pretty clear the garage was not useable for parking. The outdoor driveway is tight as well, but it works. Approving this would prevent adding more cars using street parking.

Mr. Gamester moved to find that the number of off-street parking spaces provided will be adequate and appropriate for the proposed use of the property and to **grant** the conditional use permit as presented, seconded by City Council Representative Whelan.

The motion passed unanimously.

- C. Application of **The S. Dick Revocable Trust of 2019, Owner**, for property located at **869 Woodbury Avenue** requesting Conditional Use Permit approval in accordance with Section 10.814 of the Zoning Ordinance for the construction of an Attached Accessory Dwelling Unit of 676 square feet gross floor area to be located above an existing attached two-car garage. Said property is shown on Assessor Map 219 Lot 37 and lies within the Single Residence B (SRB) District.

SPEAKING TO THE APPLICATION

Owner Shaun Dick spoke to the application. The application is to build a 670 sf one bed ADU on top of an existing attached two car. The intent is to accommodate his elderly father. The proposal meets all of the requirements in the ordinance for design. It will match the house. Mr. Dick will maintain his residence in the house and there is plenty of parking. There is a 2-car garage, and the driveway can accommodate 4 cars.

PUBLIC HEARING

Chairman Legg asked if anyone was present from the public wishing to speak to, for, or against the petition. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Vice Chairman Moreau commented that she appreciated the clean-cut design and noted that this was exactly what they pictured when creating the ordinance.

Vice Chairman Moved to find that the application meets the requirements of Section 10.814.60 and to **grant** the conditional use permit as presented, seconded by Mr. Gamester with the following stipulation:

1) In accordance with Section 10.814.70 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.

The motion passed unanimously.

- D. Application of **Hope for Tomorrow Foundation, Owner**, for property located at **355 (also known as 315) Banfield Road** requesting a Wetland Conditional Use Permit in accordance with Article 10 Section 10.1017 to install a security fence along the property line resulting in 5 square feet of fence footings in the wetland and 10 square feet in the wetland buffer. Said property is shown on Assessor Map 266 Lot 5 and lies within the Industrial (I) District.

SPEAKING TO THE APPLICATION

Corey Belden from Altus Engineering spoke to the application. The proposal is for a 6-foot chain link security fence along the southern portion of Saint Patrick's Academy. There will be 550 feet of fence with 2 gates at the 2 trail spurs that lead up into back play areas of the school. The school has had trespassing issues while the children are out playing. The fence crosses through 137 feet of wetland and buffer area. An NHDES minimum expedited permit application has been submitted for this project. Mr. Belden met with the Conservation Commission and received a recommendation of approval. They had one stipulation which was to keep the fence 6 inches above the ground in the wetland area to allow for animal passages. The fence posts will be directly drilled into the ground without cement foundation. There will only be cement foundation at the gates and corner posts. There will be 5 sf impact in the wetland and 10 sf in the buffer.

Vice Chairman Moreau questioned why the fence was not put in when they built the place. Mr. Belden responded that they thought the wooded buffer would be enough security and act as a buffer to the play areas. However, a number of people walk the trails and come up to the site.

PUBLIC HEARING

Chairman Legg asked if anyone was present from the public wishing to speak to, for, or against the petition. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Mr. Gamester moved to **approve** the Wetland Conditional Use Permit as presented, seconded by Ms. Henkel with the following stipulation:

1. The fence shall be kept at least six inches off the ground within the wetland area.

The motion passed unanimously.

- E. Application of **Karona, LLC, Owner**, for property located at **36 Artwill Avenue** requesting Conditional Use Permit approval in accordance with Section 10.814 of the Zoning Ordinance for the construction of a 1-bedroom 750 square foot Detached Accessory Dwelling Unit located above an existing detached garage. Said property is shown on Assessor Map 229 Lot 4 and lies within the Single Residence B (SRB) District.

SPEAKING TO THE APPLICATION

Attorney Tim Phoenix spoke to the application. Mr. Phoenix commented that they were here in 2017. This is a wide and short lot on a private street. Back in 2012 the previous owner got permission to put up a garage. At the time the location of the garage and distance from the house was granted via a permit. The owner tried to build an ADU above the garage. The City stopped him, and so he applied to have 2 homes on one lot. That was denied. In 2017 the owner bought the lot and sought to complete the garage and ADU. A variance was granted because Artwell Ave. is a private road. That approval expired after 2 years. They applied again in February 2021. This application is for a detached ADU again because the owners now live in the single-family home as their residence. That has resolved the major problem this Board had with the 2017 application. The size of the unit has been reduced from 900 sf to 750 sf. The proposal doesn't comply the DADU façade requirements. The garage and DADU is also a fairly large building compared to the house. The proposed dormer has been removed and instead there will be doghouse dormers. That will make it more consistent with the home. The building height is not less than the principal dwelling. The DADU is not separated from the principal dwelling unit by 20 feet. The closest point is a little over 10 feet and furthest is 25 feet. The front wall of the DADU is not set back 10 feet from the lot line. The proposal meets the requirements of the purpose but does not meet all of the physical requirements because it is an existing structure.

PUBLIC HEARING

Chairman Legg asked if anyone was present from the public wishing to speak to, for, or against the petition. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Vice Chairman Moreau commented that she appreciated the modifications made to comply with the ordinance. The physical features that are out of compliance are on an existing structure that was built before the ordinance was created. Vice Chairman Moreau was willing to grant the waiver because it was a unique property and a unique situation. Mr. Gamester commented that he was in favor of this application the first time but appreciated the modifications.

Chairman Legg commented that he appreciated the applicant's effort to make this as conforming as possible. The ownership was the main concern, and it is good that has been resolved.

The Board voted to grant the request as follows:

Vice Chairman Moreau moved to find that the requested modifications will be consistent with the required findings of Section 10.814.60 and to grant a modification to the requirements of Section 10.814.53, 10.814.54, 10.814.55, and 10.814.56 as requested by the applicant, seconded by Mr. Gamester.

The motion passed unanimously.

Vice Chairman Moreau moved to find that the application meets the requirements of Section 10.814.60 and to grant the conditional use permit as presented, seconded by Mr. Gamester with the following stipulation:

- 1) In accordance with Section 10.814.70 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.

The motion passed unanimously.

- F. Request of the **City of Portsmouth** for properties located on **Sagamore Avenue** between Little Harbor Road and 1177 Sagamore Avenue for a Wetland Conditional Use Permit under Article 10 Section 10.1017 of the Zoning Ordinance to install a low pressure sewer system in the City right-of-way as well as on private property resulting in 13,380 square feet of temporary tidal buffer zone impact and 6,755 square feet of temporary inland wetland buffer impact and trench work that will result in 56 square feet of permanent wetland buffer impact.

SPEAKING TO THE APPLICATION

Zach Cronin, Britt Eckstrom, Kevin Garvey and Terry Desmarais spoke to the application. Mr. Cronin commented that this was a CUP application for the Sagamore Ave. sewer extension project. The expansion around Sagamore Creek includes Walker Bungalow Rd., Cliff Rd., Shaw Rd.,

Sagamore Grove, and Wentworth Rd. to the Rye town line. This was presented to the Conservation Commission in March, and they recommended approval.

Mr. Garvey commented that the proposal is for a low-pressure sewer system. The map includes the vernal pools, buffer and tidal buffer zones. The EPA requires the project be completed by December of 2022 to address the failed systems and water bacteria in the area. The grinder pumps will be installed near where the septic systems are currently. They will pump out to the pipe in the street. The low-pressure system is being proposed because there is a significant amount of ledge in that area. This system will reduce the amount of disturbance. There will be a 10-foot-wide temporary disturbance for the installation. The only permeant disturbance will be the cap of the sewer structure. There is some disturbance in the 100-foot tidal buffer zone, but the current septic systems already exist in that location.

Ms. Eckstrom commented that the application outlined the proposed impacts to the 100-foot inland and tidal buffers. The proposed impacts include the trench excavation for the sewer forced main, service to the properties, and installing the grinder pumps. The work will primarily be in lawns, driveways, and the road. The majority of the impacts will be temporary because the area will be restored after installation. The permanent impacts are just for the grinder pump. All of the proposed impacts are in the buffer zones. There is no impact in the wetland. The contractor will take erosion control measures and monitoring.

Mr. Garvey commented that the goal is to start construction in the late spring or early summer and have all the mains built by December 2022.

Vice Chairman Moreau questioned if this would be for all the properties at once or just some of them. Mr. Cronin responded that properties are not required to tie in at the time of construction. Part of the design process is to have individual site meetings for the property owners who are interested. 60% of the property owners in the area have reached out to have that site meeting conducted to get cost estimates. They can elect to participate at that time. Chairman Legg questioned if the CUP application covered all of the properties in the area. Mr. Garvey responded that the application only accounted for the properties who have expressed interest.

Chairman Legg questioned how properties who required permitting would connect in the future if they didn't connect now. Mr. Desmarais responded that they will be monitoring that.

City Council Representative Whelan questioned if a property owner was required to tie into the sewer if their septic field failed. Mr. Desmarais confirmed that if a septic system failed in the future, then they would be required by the State to tie in because a sewer connection exists.

PUBLIC HEARING

Chairman Legg asked if anyone was present from the public wishing to speak to, for, or against the petition. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Mr. Gamester moved to **grant** this request as presented, seconded by Mr. Clark.

The motion passed unanimously.

II. CITY COUNCIL REFERRAL-PUBLIC HEARING

- A. Request of **Todd Buttrick, Owner**, for the restoration of involuntarily merged lots at **900 Middle Road** to their pre-merger status pursuant to NH RSA 674:39-aa.

City Council Representative Whelan moved to **postpone** this request to the April Planning Board meeting, seconded by Mr. Gamester.

The motion passed unanimously.

III. DESIGN REVIEW – PUBLIC HEARING

- A. 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.

Evan Tormey, from Halverson Design, Architect Chris Lizotte, Attorney Rob Prevetti, Patrick Crimmins from Tighe and Bond, and Olivia Stateson from Halverson Design spoke to the design. Mr. Tormey commented that the project would continue growth in the North End with 2 new buildings. One building will have retail and office space on the first floor and residential apartments on the upper floors. The second building will be a hotel. The project includes improvements to the streetscape and sidewalk. It will include seating for outdoor dining. There will be over half an acre of community space with a multi-use trail. It will improve the storm water quality for the North Mill Pond. Changes to the plan have been made since the meeting in December. The surface parking has been pulled back and reduced. All the proposed parking and development have been removed from the buffer. A significant amount of landscaping is proposed for in the buffer. Overall, there is a net reduction to the impervious area on the site. This project furthers the goals of the City's Master Plan by redeveloping existing commercial areas for higher value uses and enhancing the quality of pedestrian spaces. The existing conditions consist of 4 underutilized parcels with vacant buildings and public parking lots. There is no storm water management. The property is bound by Maplewood Ave., Raynes Ave. and the North Mill Pond. The proposed development would complete improvements in the neighborhood and further enhance it. This proposed project will provide additional housing and accommodate tourism. The fifth floor of the mixed-use building steps back from Raynes Ave. and will have activated areas on the roof. A mix of smaller units are proposed. The hotel will have a 68,000-sf lobby and 32 rooms per floor above that. The buildings are similar in footprint compared to the other buildings in the area. Both buildings are 59 feet tall which is also consistent with the area. The 3S Art Space is only two

stories, but zoning would allow 4 stories there. Currently the waterfront area is overgrown with invasive species. The proposed buildings would vastly improve the sidewalks and provide a single curb cut to enter the site on Raynes Ave. In total over 10,000 sf of pedestrian space will be added to the sidewalk. In addition to the multi-use trail a substantial landscape buffer will be installed. Seating and benches will be added. The boat ramp will be improved for additional access. The trail will provide a significant connection for pedestrians and jump start the North Mill Pond greenway.

Mr. Lizotte commented that he was the architect for the property across the street at 145 Maplewood Ave. as well. This project will help create a vibrant area. The proposed material includes brick, wood and metal panels. The project will activate the waterfront, which is not active at all currently. It will allow for a public kayak launch. The mixed-use building steps away from the street. Native vegetation will be installed to help stabilize the shoreline and provide visual appeal. There will be wayfinding signs and bike racks. The parking area will be buffered from the outside points and behind the buildings. There will be new sidewalks, café style dining, and multiple building entry spaces. The project supports the goals of the Master Plan and meets zoning requirements.

Mr. Preveti legal commented that this project was in compliance with the land use laws and a public benefit. Hotel and residential uses are permitted in this zone. The plan complies with height, density, and mass requirements. Tourism is the engine of the local economy and there is a housing shortage. The proposed hotel and housing density are permitted. They are proud to present a project that complies with City zoning and supports the Master Plan. The project provides a number of benefits to the public realm and will continue to revitalize the North End. It plays an important role in the North Mill Pond Greenway. It will transform 4 underutilized plots of land to a new fresh living and working area. It will activate and increase pedestrian access. The proposed smaller housing units will increase the housing supply. The project will also improve access to outdoor recreation areas and support safe biking and walking throughout the City. They will grant the City an easement for storm water management. The extensive landscaping will prevent erosion and create habitat. The building will be built to LEED standards and there will be electric charging parking spots.

Mr. Crimmins commented that the existing wetlands are on a highly disturbed edge and is armored in some areas with rip rap. The site has an old boat ramp, pier, and headwall. Two important functions of the pond include recreation and aesthetic quality. The 100-foot tidal buffer had previously disturbed urban upland. There are some small patches of vegetation along the site. Currently the site is largely impervious with some maintained lawn. Storm water sheet flows directly into the pond or onto the abutting City parcel. The project team made a concerted effort to reduce the amount of pavement from the past design. They removed 10,000 sf of proposed impervious surface. The total onsite parking has been reduced to 111 spaces. That will include a few charging stations. City zoning requires 159 spaces, so they will seek a CUP for a parking reduction. The ITE calculations show that 131 spaces should be sufficient. There may be a shared parking arrangement with the office building across the street. Between the 111 onsite spaces and 25 shared spaces it would total 136 spaces. There are some onsite tandem spaces where lift systems could be installed in the future if the total 159 spaces were needed. The traffic study data that was used was for 111 Maplewood Ave. in 2019, which predated Covid, was used for this. The findings indicate that the development will just barely trigger the threshold to do a detailed analysis. It will be a relatively small percentage and the additional traffic should not impact traffic operations significantly. Traffic flow will be improved by making one driveway for the lot. There will be fire access to all sides of the building with mountable curb access. There will be a CUP for the buffer

work in the project. Overall, it will be an improvement to the buffer. This project is pulling buildings and impervious surface away from the pond. The construction of the trail is a Master Plan goal. About 3,000 sf of impervious surface will be removed from the site. Invasive plants will be removed, and native plantings will be added. The project also provides added value through storm water management. There will be two underground treatment units that will treat almost all of the impervious surface on site. The detention systems will mitigate the temperature of the runoff before it enters the pond. The multiuse path will be a porous surface. Treatment to the site will include underground detention systems that will result in a reduction in peak rate. The applicant will grant an easement to the City for access and maintenance to the culvert. This project will replace the culvert and headwall.

Ms. Stateson commented on the landscape architecture. The site design includes a vibrant streetscape with plantings, shade trees, benches and retail spill out zones. There are 3 connection pathways that connect to the North Mill Pond Trail. The proposed plantings in the wetland buffer will enhance the ecological value of the site. The plantings will beautify the site and welcome wildlife. There will be native planting beds at the trail entrance. There will be horizontal metal screens and evergreens in front of the dumpsters. The bike racks will have the inverted "U" style. There will be hardy evergreens, trees and shrubs along the parking lot to build an organic edge. A drift design will allow for healthier plants to establish. There are 20 proposed trees. The existing condition has surface parking lawn. There will be benches along the trail for people to enjoy. The trail will be porous material, 10 feet wide, and ADA accessible. The retail spill out spaces will have social urban nooks. The plaza between the hotel and 3S Artspace will be a flexible community space. There will be feature trees at the corners with metal tree grates. The shore edge will have a mix of native shrubs and grasses. It will have taller grass closer to the water that will get shorter as it comes onto the site.

Mr. Clark commented that it was good they reduced the parking, but it's still a lot. Mr. Clark questioned where the snow storage would be. Ms. Stateson responded that the drifts are set up in the head in parking area, so they can push snow in there. Mr. Clark questioned what access the public would have to the parking lot because the kayak launch will be attractive. Mr. Tormey responded that there would not be any public parking. Ms. Stateson added that a lot of people who kayak like to have places to stop along the way. There could be people stopping in from the water. Chairman Legg commented that they may want to think about adding designated drop off spots where people can park for a few minutes to drop off their kayak or paddle board and then move the car to park somewhere else.

Mr. Clark commented that they should make the community space between the hotel and 3S Artspace as inviting as possible. There are other hotels in town where the facades are not inviting at all. They should also pay attention to how the native grasses come in and ensure that the contractors put effort into that. Mr. Clark has seen it fail a lot.

Vice Chairman Moreau questioned if the materials for the benches would survive the weather well. Ms. Stateson confirmed that they will last in all weather conditions. The benches will be made of hardwood and the stain will ensure they withstand the weather. Vice Chairman Moreau questioned if the buildings were pulled completely out of the buffer with this plan. Mr. Crimmins responded that they were completely out. Vice Chairman Moreau commented that the project did align with Master Plan goals, but the hotel is not helping the housing crisis. Portsmouth has a lot of hotels. It needs housing. The applicant should look at the market aspects of putting in a hotel vs. more housing.

City Council Representative Whelan commented that the path along the North Mill Pond was good and questioned if the path and pier would be deeded to the City. Mr. Tormey confirmed they would be in the community space easement. City Council Representative Whelan appreciated that the parking was reduced, but the sharing arrangement across the street could be concerning. City Council Representative Whelan agreed with the Vice Chairman. Portsmouth does not need another hotel.

Mr. Gamester questioned how wide the path between the buildings with the driveway was. Mr. Tormey responded that it was a 24-foot drive aisle, and the total width was 38 feet. Mr. Gamester commented that they should pay attention to the two interior facades to ensure they create a less imposing thoroughway there.

Chairman Legg commented that he appreciated the strong tie into the Master Plan. The reduced parking footprint was good, and they should go even further with that. Mr. Crimmins presented a project around the corner with underground parking and this team should look at getting the parking off the surface. It would be more attractive with more green space. The shared parking across the street makes a lot of sense. Underground parking will solve a lot of the parking issue. The smaller residential units are good. Chairman Legg questioned if the revised flood maps impacted this area at all. Mr. Crimmins responded that they did not impact the buildings. Chairman Legg commented that the team should pay attention to the building design. The 145 Maplewood Ave. building is very attractive. It is unique but still feels like Portsmouth. The team should think further about the building designs for this project.

PUBLIC HEARING

Andrea Ardito of 121 Northwest St. commented that she lived directly across the water and their neighborhood would be directly affected by the project. Ms. Ardito was in support of developing Raynes Ave., but also had significant concerns. This is directly across from the Jackson House which is one of the oldest wood houses in Portsmouth. There should not be any pesticides or fertilizer used in the planting areas. The pond has been cleaned up a lot, but there is more work to do in the area. The lighting, noise, and traffic were also a concern. The surrounding neighborhoods should be considered for those aspects. The project should proceed with respect to the history of area.

Peter Anania of 197 Woodlawn Circle was in support of the project and hoped the new development would lower property taxes. The North Mill Pond used to be very polluted. It is a pleasure to see well designed projects going up. The parking could go in the new garage which is under used.

Barbara Adams of Kent St. commented that Portsmouth did not need another 5-story hotel or mixed-use building. The City has 2,200 hotel rooms in the immediate downtown area and that count does not include the AC Hotel. Meanwhile there many vacancies for office space in the old downtown Portsmouth area. The City needs affordable housing. The added traffic without enough parking is a concern for this project. The impacts to the fragile water system are also concerning. The buildings will not be a good enhancement to the City for residents.

Chairman Legg asked if anyone else was present from the public wishing to speak to, for, or against the petition. Seeing no one else rise, the Chair closed the public hearing.

DICUSSION AND DECISION

Chairman Legg commented that this project will come before the Board again and there will be more opportunity for the public to comment in the next phase. This will go to other land use boards as well.

Ms. Walker commented that this was on the TAC agenda for the April 6, 2021 meeting. There will be a public hearing at that meeting and people can submit comments ahead of time as well.

Mr. Gamester moved to find that the Design Review process is complete, seconded by Vice Chairman Moreau.

City Council Representative Whelan noted that the comments about the historic nature around the Mill Pond were valid. The development group should do research to see how they can support the history of the area.

Mr. Clark agreed with City Council Representative Whelan.

The motion passed unanimously.

IV. OTHER BUSINESS

A. Communication regarding separation of lots for **229-231 Raleigh Way**

V. ADJOURNMENT

Vice Chairman Moreau moved to adjourn the meeting at 9:40 p.m., seconded by Mr. Gamester. The motion passed unanimously

Respectfully submitted,

Becky Frey,
Acting Secretary for the Planning Board