

**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 https://zoom.us/webinar/register/WN_xoXF5gF2Tky8IMULXz1XSg.

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

MARCH 25, 2021

AGENDA

I. 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 **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.
- 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.
- 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.

- 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.
- 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.
- 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.

II. CITY COUNCIL REFERRAL - PUBLIC HEARING

- A. **POSTPONED** 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. **POSTPONED**

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.

IV. OTHER BUSINESS

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

V. ADJOURNMENT