

**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**

**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; Polly Henkel, Alternate and Corey Clark, Alternate

**ALSO PRESENT:** Juliet Walker, Planner Director

**MEMBERS ABSENT:** Rick Chellman and Peter Harris

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**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.

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

1) 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.

2) To find that the application meets the requirements of Section 10.815.40 and to grant the conditional use permit as presented, 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.

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.

The Board voted 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.

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.

The Board voted to find that the application meets the requirements of Section 10.814.60 and to **grant** the conditional use permit as presented 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.

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.

The Board voted to **approve** the Wetland Conditional Use Permit as presented with the following stipulation:

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

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.

The Board voted to grant the request as follows:

1) 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.

2) To find that the application meets the requirements of Section 10.814.60 and to grant the conditional use permit as presented, with the following stipulation:

2.1) 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.

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.

The Board voted to **grant** this request as presented.

## 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.

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

## 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.

The Board voted to find that the Design Review process is complete.

## IV. OTHER BUSINESS

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

Informational discussion only. No action required or taken.

## V. ADJOURNMENT

The meeting adjourned at 9:40 pm.