

**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 2021-06, 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**

**May 20, 2021**

**ACTION SHEET**

**MEMBERS PRESENT:** Dexter Legg, Chair; Elizabeth Moreau, Vice Chair; Karen Conard, City Manager; Peter Whelan, Ray Pezzullo, Assistant City Engineer; Colby Gamester; Corey Clark; Peter Harris; Rick Chellman; Polly Henkel, Alternate

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

**MEMBERS ABSENT:**



**I. APPROVAL OF MINUTES**

I. Approval of the Planning Board minutes from the April 15 and 22, 2021 meetings

The Board voted to **approve** minutes from the April 15 and 22, 2021 meetings

**II. 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 POSTONE** Request of **Stone Creek Realty, LLC, (Owner), and CPI Management, LLC, (Applicant)**, for property located **53 Green Street** for a Wetland Conditional Use Permit according to Section 10.1017 of the Zoning Ordinance for the demolition of an existing building, construction of a 5-story mixed-use building and renovation of an existing parking area that will result in 98 square

feet of impervious surface in the 25' to 50' tidal wetland buffer zone and 8,425 square feet of impervious surface in the 50' to 100' tidal wetland buffer zone representing an overall net reduction of 3,058 square feet of impervious surface in the tidal wetland buffer areas from the existing condition. Said property is shown on Assessor Map 119 Lot 02 and lies within the Character District 5 (CD5) District, the Historic District, and the North End Incentive Overlay District.

The Board voted to **postpone** to the June Planning Board meeting

- B. Request of **Noble Island Condominium Association, (Owner)** and **CP Management, Inc. (Applicant)**, for property located at **500 Market Street** for a Wetland Conditional Use Permit according to Section 10.1017 of the Zoning Ordinance to remove and replace existing decks on Buildings A, B, and C including the addition of new structural supports with no expansion of the existing footprint resulting in 27 square feet of permanent impact and up to 1,240 square feet of temporary impacts all within the 100' tidal wetland buffer area. Said property is shown on Assessor Map 120 Lot 2 and lies within the Character District 4-L1 (CD4-L1) District.

The Board voted to **grant** a Wetland Conditional Use Permit as presented with the following stipulations:

- 1) The property owners shall utilize NOFA (Northeast Organic Farming Association) approved practices (or comparable equivalent) for maintenance of the area between the decks and the waterline.
- 2) The applicant shall consider other salt tolerable plantings in addition to grass for planting along the area between the decks and the waterline.
- 3) Any treatment to the decks (i.e. bleaching) shall be done in a manner to prevent overspray or contamination of soil or water.
- 4) The applicant shall use composite decking in order to avoid the use of paint and other chemical treatment required for wooden decks.

- C. **REQUEST TO POSTPONE** Request of **Brora, LLC, Owner**, and **210 Commerce Way LLC, Applicant**, for property located at **Shearwater Drive (at intersection of Portsmouth Boulevard and Market Street)** for a Wetland Conditional Use Permit according to Section 10.1017 of the Zoning Ordinance for an after the fact approval for cutting of vegetation on 88,700 square feet in the wetland and vegetated buffer areas. Said property is shown on Assessor Map 217 Lot 2-1975 and lies within the Office Research (OR) District.

The Board Voted to **postpone** to the June 17, 2021 Planning Board meeting.

### III. PUBLIC HEARINGS – CITY COUNCIL REFERRAL

- 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 recommend that the City Council **deny** this request as recommended by the City Assessor.

### IV. PRELIMINARY CONCEPTUAL CONSULTATION

- A. Request of **Naveesha Hospitality, LLC, Owner, and Monarch Village, LLC, Applicant**, for property located at **3548 Lafayette Road** for Preliminary Conceptual Consultation for a multi-family residential redevelopment consisting of 75 units in 6 existing buildings and 2 proposed new buildings with associated site improvements. Said property is shown on Assessor Map 297 Lot 6 and lies within the Gateway Corridor (G1) District.
- B. Request of **Banfield Realty, LLC, Owner** for property located at **375 Banfield Road** for Preliminary Conceptual Consultation for the construction of a 75,000 s.f. industrial warehouse building and associated parking, stormwater management, lighting, utilities and landscaping. Said property is shown on Assessor Map 266 Lot 7 and lies within the Industrial (I) District.

### V. OTHER BUSINESS

### VI. ADJOURNMENT

The meeting adjourned at 7:54PM.