

**PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS  
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

**7:00 PM**

**June 17, 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:**

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**I. APPROVAL OF MINUTES**

A. Approval of the Planning Board minutes from May 20, 2021 meeting

The Board voted to **approve** the Minutes from May 20, 2021.

**II. 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. 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. **REQUEST TO POSTPONE**

The Board voted to **postpone** this application to the July 15, 2021 meeting.

**B. REQUEST TO POSTONE** 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. **REQUEST TO POSTPONE**

The Board voted to **postpone** this application to the July 15, 2021 meeting.

### **III. PUBLIC HEARINGS – NEW BUSINESS**

**A.** Request of **City of Portsmouth, NH, Owner**, for property located at **99 Peirce Island Road**, for Site Plan Review approval for demolition of the existing bath house and pump house buildings and construction of a new bath house and a new chemical storage building. Said property is shown on Assessor Map 208 Lot 1 and lies within the Municipal District.

The Board voted to **grant** the site plan review approval with the following **stipulation**:

1) Organic fertilizer will be used in place of conventional fertilizer applications.

**B.** Request of **Andrew M. Harvey, Owner**, for property located at **710 Middle Road**, for Conditional Use Permit approval in accordance with Section 10.814 of the Zoning Ordinance for the construction of a Detached Accessory Dwelling Unit of 749 square feet gross floor area to be located above a newly constructed detached garage and utility room. Said property is shown on Assessor Map 232 Lot 46 and lies within the Single Residence B (SRB) District.

The Board voted to **grant** the request for the Conditional Use Permit with the following **stipulations**:

- 1) In accordance with Section 10.814.90 of the Zoning Ordinance, the owner is required to obtain a certificate of use from the Planning Department verifying compliance with all relevant standards of the Ordinance and shall renew the certificate use annually.
- 2) Inclusion of gravel drip edge for drainage or as otherwise approved by Portsmouth DPW.
- 3) Detailed survey plan that includes final building coverage calculation is provided to the planning department prior to building permits being issued.
- 4) The common laundry room remain as unheated storage space.

- 5) Six inch PVC sewer line and one inch water line from main house will provide service to the accessory structure as articulated by Portsmouth DPW standards.

**C. REQUEST TO POSTPONE** Request of **The Fritz Family Revocable Living Trust, Owner**, for property located at **0 Patricia Drive** for amended subdivision approval to revise the roadway design and stormwater treatment for a previously approved subdivision that proposes to subdivide a lot with an area of 137,549 s.f. and 414.15 of continuous street frontage on a private road into two (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 264.15 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. **REQUEST TO POSTPONE**

The Board voted to **postpone** this application the July 15, 2021 meeting.

**D. REQUEST TO POSTPONE** Request of **The Fritz Family Revocable Living Trust, Owner**, for property located at **0 Patricia Drive** for amended wetland conditional use permit approval under Section 10.1017 of the Zoning Ordinance to revise the roadway design and stormwater treatment for a previously approved subdivision which will result in 5,718 square feet of temporary wetland buffer impact. Said property is shown on Assessor Map 283 Lot 11 and lies within the Single Residence A (SRA) District. **REQUEST TO POSTPONE**

The Board voted to **postpone** this application the July 15, 2021 meeting.

#### **IV. PUBLIC HEARINGS – CITY COUNCIL REFERRAL**

**A. REQUEST TO POSTPONE** Request of **David Higgins and Julia Higgins, Owners**, for the restoration of involuntarily merged lots at **344 Aldrich Road** to their pre-merger status pursuant to NH RSA 674:39-aa. Said property is shown on Assessor Map 166 Lot 50 and lies within the Single Residence B (SRB) District. **REQUEST TO POSTPONE**

The Board voted to **postpone** to the July 15, 2021 meeting.

**B.** Request of **Marcie Shearman, Owner**, for the restoration of involuntarily merged lots at **635 Lincoln Avenue** to their pre-merger status pursuant to NH RSA 674:39-aa. Said property is shown on Assessor Map 148 Lot 38 and lies within the General Residence A (GRA) District.

The application was **withdrawn** by the applicant.

- C. Request of **Vincent Zingariello and Monica Abruzzese, Owners**, for the restoration of involuntarily merged lots at **135 Thaxter Road** to their pre-merger status pursuant to NH RSA 674:39-aa. Said property is shown on Assessor Map 166 Lot 15 and lies within the Single Residence B District.

The Board voted to **postpone** to the July 15, 2021 meeting.

## V. OTHER BUSINESS

- A. Notification of Separation of Contiguous Lots at 67 & 69 Porpoise Way
- B. Report on Accessory Dwelling Unit Approvals
- C. Request from **Chuck and Allison Dudas, Owners**, for property located at **32 Monteith Street** for a 1-year extension of the Wetland Conditional Use Permit granted on June 18, 2020.

The Board voted to **grant** the request to extend the Conditional Use Permit.

## VI. ADJOURNMENT

The meeting was adjourned at 8:25 p.m.