

**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

APRIL 22, 2021 (Continued from April 15, 2021)

ACTION SHEET

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

ALSO PRESENT: Juliet Walker, Planner Director; Peter Britz, Environmental Planner

MEMBERS ABSENT: Peter Whelan, City Council Representative

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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 request of the **Islamic Society of the Seacoast Area, Owners**, for property located at **686 Maplewood Avenue** for a second 1-year extension of Site Plan Review Approval to construct a 2-story building for religious assembly with a building footprint of 3,880 s.f. and gross floor area of 5,333 s.f. with related paving, lighting, utilities, landscaping, drainage and associated site improvements that was originally granted on April 18, 2019 and was granted an initial 1-year extension on April 9, 2020.

The Board voted to **grant** the request for an additional 1-year extension.

- B. The application of **The Martha B. Masiello Revocable Trust of 2004, Owner**, for property located at **239 Gosport Road** requesting a Wetland Conditional Use permit in accordance with Article 10 Section 10.1017 of the Zoning Ordinance to permit, after the fact, yard disturbance including grading and fill of approximately 4,790 square feet and installation of 350 square feet of new impervious surface in the wetland buffer. All work was completed by a prior owner. Said property is shown on Assessor Map 224 Lot 10-10 and lies within the Single Residence A (SRA) District.

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

- 1) The property owners shall endeavor to utilize NOFA (Northeast Organic Farming Association) approved practices (or comparable equivalent) within the wetland buffer area.
- 2) Wetland boundary markers shall be installed at the edge of the rain garden to define the wetland buffer or as deemed appropriate by the Planning Department.
- 3) The area in the rear of the property near the retaining wall shall be allowed to be natural or be planted with additional plantings as approved by the Planning Department.

II. PUBLIC HEARINGS – CITY COUNCIL REFERRAL

- A. **REQUEST TO POSTPONE** -- 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. RIML 21-1

The Board voted to **postpone** the public hearing to the May Planning Board meeting.

III. PRELIMINARY CONCEPTUAL CONSULTATION

- A. The request of **Dagny Taggart, LLC, Owner** for property located at **93 Pleasant Street** requesting Preliminary Conceptual Consultation for a proposed mixed use development consisting of office space and 61 residential units that will involve the renovation of an existing commercial building and new construction of a 2 1/2 story building in the existing parking lot with associated site improvements. Said property is shown on Assessor Map 107 Lot 74 and lies within the Character District 4 (CD4) District.

IV. OTHER BUSINESS

- A. The request of **4 Amigos LLC, Owner** for property located at **1400 Lafayette Road** requesting a 1-year extension of Conditional Use Permit approval for a Development Site according to the requirements of Section 10.5B40 of the Zoning Ordinance and

Site Plan Review approval for the construction of a 53-unit Garden and Townhouse Style residential development consisting of 6 structures with a combined total footprint of 37,775 +/- s.f. and 122,000 +/- GFA with associated grading, lighting, utilities, stormwater management, landscape improvements and community space. The original approval was granted on April 30, 2020. Said property is shown on Assessor Map 252 Lots 7, 4 & 5 and lies within the Gateway Neighborhood Mixed Use Center (G2) District.

The Board voted to **grant** a 1-year extension of the Conditional Use Permit and Site Plan Review approval.

B. City Council referral regarding acceptance of Chevrolet Avenue Easements

The Board voted to recommend that the City Council approve the proposed easements.

V. ADJOURNMENT

The meeting adjourned at 8:05 pm.