

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM

October 20, 2022

AGENDA

REGULAR MEETING 7:00pm

I. BOARD DISCUSSION OF REGULATORY AMENDMENTS AND OTHER MATTERS

II. APPROVAL OF MINUTES

A. Approval of the September 15, 2022 meeting minutes.

III. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

A. The request of **Randi and Jeff Collins (Owners and Applicants)**, for property located at **77 Meredith Way** requesting Preliminary and Final Subdivision Approval to subdivide one (1) existing lot into two (2) lots.

B. The request of **Richard Fusegni (Owner)**, for property located at **201 Kearsarge Way** requesting Preliminary and Final Subdivision approval to subdivide one (1) existing lot into three (3) lots.

IV. 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 FOR POSTPONEMENT** The request of **Blus O'Leary Family Living Trust (Owner)**, for property located at **225 Wibird Street** requesting Conditional Use Permit Approval as permitted under Section 10814.40 of the Zoning Ordinance to construct an attached Accessory Dwelling Unit. Said property is located on

Assessor Map 133 Lot 54 and located within the General Residence A (GRA) district.
(LU-22-174) **REQUEST FOR POSTPONEMENT**

V. 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 **Coventry Realty, LLC (Owner)**, for property located at **111 State Street** requesting a conditional use permit approval in accordance with section 10.1112.14 of the Zoning Ordinance to allow zero (0) parking spaces where 35 are required. Said property is located on Assessor Map 107 Lot 50 and lies within the Character District 4 (CD4) and the Historic District. (LU-22-125)
- B.** The request of **Neal L. Ouellett Revocable Trust (Owner)**, for property located at **124 Kensington Road** requesting Wetland Conditional Use Permit approval in accordance with section 10.1017 of the Zoning Ordinance for the demolition of a detached garage and the construction of a new attached garage with 59 square foot increase of impervious area totaling 4,320 square feet of wetland buffer impacts on the property. Said property is shown on Assessor Map 152 Lot 20 and is lies within the Single Residence B (SRB) District. (LU-22-138)
- C.** The request of **Peter Ward (Owner)**, for property located at **15 Central Avenue** requesting Conditional Use Permit Approval as permitted under Section 10814.40 of the Zoning Ordinance to construct an attached Accessory Dwelling Unit. Said property is shown on assessor Map 209 Lot 4 and lies within the Single Residence B (SRB) and the Highway Noise Overlay Districts. (LU-22-123)
- D.** The request of **Randi and Jeff Collins (Owners and Applicants)**, for property located at **77 Meredith Way** requesting Preliminary and Final Subdivision Approval to subdivide one (1) existing lot with 22,463 square feet of lot area and 31.7 feet of street frontage into two (2) lots with associated 73.3 foot road extension as follows: Proposed Lot 1 with 11,198 square feet of lot area with 73.79 feet of street frontage, and Proposed Lot 2 with 11,265 square feet of lot area and 31.61 feet of street frontage. Said property is located on Assessor Map 162 Lots 16 and lies within the General Residence A (GRA) District. (LU-22-61)
- E.** The request of **Richard Fusegni (Owner)**, for property located at **201 Kearsarge Way** requesting Preliminary and Final Subdivision approval to subdivide a lot with an area of 52,253 s.f. and 205' of continuous street frontage into three (3) lots as follows: proposed Lot 1 with an area of 17,125 s.f. and 100' of continuous street frontage; proposed Lot 2 with an area of 17,406 s.f. and 100.2' of continuous street frontage; and Proposed Lot 3 with an area of 17,723 s.f. and 82.84' of continuous street frontage. Said property is shown on Assessor Map 218 Lot 5 and lies within the Single Residence B (SRB) District. (LU-22-150)

VI. CITY COUNCIL REFERRALS – PUBLIC HEARING

- A.** The request of **Dale Whitaker (Owner)** for the restoration of involuntary merged lots at **880 Woodbury Avenue** to their pre-merger status pursuant to NH RSA 674:39aa. Said property is shown on Assessor Map 236 Lot 52 and lies within the Single Residence B District. (RIML 22-1)

VII. OTHER BUSINESS

- A.** Chairman's Updates and Discussion Items

VIII. ADJOURNMENT

**Members of the public also have the option to join this meeting over Zoom. A unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_IoXZyPFFRuK6oY8HHJIGUA