

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

6:00 PM Meeting Begins

December 15, 2022

AGENDA

REGULAR MEETING 6:00pm

I. PRESENTATIONS

- A. Receive a presentation and consider a recommendation to the City Council to adopt the proposed **FY2024- 2029 Capital Improvement Plan**.

II. APPROVAL OF MINUTES

- A. Approval of the November 17, 2022 meeting minutes. (*Expected start time 7:00 pm*)

III. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

- A. The request of Port Harbor Land, LLC (Owner and Applicant), for property located at 2 Russell Street requesting Lot Line Revision Approval to adjust the boundary lines on three lots. (LU-22-111)
- B. The request of Jonathan Watson Sobel Revocable Trust (Owner), for property located at 49 Sheafe Street requesting preliminary and final subdivision approval to subdivide one (1) lot into two (2) lots. (LU-22-179)

SITE PLAN REVIEW

- A. The request of Port Harbor Land, LLC (Owner and Applicant), for property located at 2 Russell Street requesting Site Plan Approval for the construction of 80 residential units, commercial space, and parking in three buildings. (LU-22-111)

- B. The request of Tom Balon and EightKPH, LLC (Owner and Applicant), for property located at 161 Deer Street requesting Site Plan Review approval for the construction of a four (4) story building to include a penthouse, commercial space, 19 dwelling units, and associated site improvements. (LU-22-173)
- C. The request of Seaport Realty LLC (Owner), for property located at 85 Daniel Street requesting Site Plan Approval to add a two-story rear addition and convert the existing structure into a four unit building consisting of 4 apartments. (LU-22-75)

IV. 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 **Jason A. and Kristin E. Britt (Owners)**, for property located at **29 Versailles Avenue** requesting Conditional Use Permit approval as permitted under Section 10.815 of the Zoning Ordinance to create a Garden Cottage (Accessory Dwelling Unit). Said property is shown on Assessor Map 222 Lot 61 and is located within the General Residence A (GRA) District. (LU-22-200)
- B. The request of **Port Harbor Land, LLC (Owner and Applicant)**, for property located at **2 Russell Street** requesting Lot Line Revision Approval to adjust the boundary lines on three lots to create one lot with 18,237 square feet (0.418 acres) of lot area, one lot with 52,651 square feet (1.209 acres) of lot area, and one lot with 19,141 square feet (0.429 acres) of lot area. Said properties are located on Assessor Map 118 Lot 28, Map 124 Lot 12, and Map 125 Lot 21 and lie within the Character District 5 (CD5), North End Incentive Overlay District, Historic District, and the Downtown Overlay District. (LU-22-111)
- C. The request of **Port Harbor Land, LLC (Owner and Applicant)**, for property located at **2 Russell Street** requesting Site Plan Approval for the construction of 80 residential units, commercial space, and parking in three buildings with associated community space, paving, utilizes, landscaping, and other site improvements including three proposed land transfers to allow for the realignment of the Russell Street & Deer Street intersection and for the City's future construction of a roundabout at Russell Street and Market Street (Land transfer area 1 is proposed from Map 119 Lot 4 to the City of Portsmouth. Land transfer areas 2 and 3 are from Map 119 Lot 1-1C to the City of Portsmouth); Conditional Use Permit Approval to provide 334 parking spaces on separate lots where 334 spaces are required as permitted under Section 10.1112.62 of the Zoning Ordinance; and Conditional Use Permit Approval to allow a 40,000 square foot building footprint within the CD5 as permitted under 10.5A43.43 of the Zoning Ordinance. Said properties are located on Assessor Map 118 Lot 28, Map 124 Lot 12, Map 125 Lot 21, Map 119 Lot 4, and Map 119 Lot 1-1C and lie within the Character District 5 (CD5),

North End Incentive Overlay District, Historic District, and the Downtown Overlay District. (LU-22-111)

- D.** The request of **Tom Balon and EightKPH, LLC (Owner and Applicant)**, for property located at **161 Deer Street** requesting Site Plan Review approval for the construction of a four (4) story building to include a penthouse, commercial space, 19 dwelling units, and associated site improvements. Said property is shown on Assessor Map 125 Lot 17-3 and lies within the Character District 5 (CD5), Downtown Overlay, North End Incentive, and Historic Districts. (LU-22-173)
- E.** The request of **Seaport Realty LLC (Owner)**, for property located at **85 Daniel Street** requesting Site Plan Approval to add a two-story rear addition and convert the existing structure into a four unit building consisting of 4 apartments with associated stormwater, utility and site improvements. Said property is shown on Assessor Map 107 as Lot 8 and lies within the Character District 4 (CD4) and Historic Districts. (LU-22-75)
- F.** The request of **Jonathan Watson Sobel Revocable Trust (Owner)**, for property located at **49 Sheafe Street** requesting preliminary and final subdivision approval to subdivide one (1) lot with an area of 5,402 s.f. and 50.55 ft. of continuous street frontage on Sheafe Street and 22.93 feet of frontage on Custom House Court into two (2) lots as follows: Proposed lot 1 with an area of 1,855 s.f. and 22.93 ft. of continuous street frontage on Custom House Court; and Proposed Lot 2 with an area of 3,548 s.f. and 50.55 ft of continuous street frontage on Sheafe Street. Said property is shown on Assessor Map 107 Lot 21 and lies within the CD4 and Historic Districts. (LU-22-179)
- G.** The request of **Darren Kenny (Owner)**, for property located at **800 Mcgee Drive** requesting a Wetland Conditional Use Permit under section 10.1017. This project proposes a disturbance of 168 s.f. within the 100' wetland buffer zone. This application proposes constructing a 10 x 12' shed on top of 2" of crushed stone in an area that is 12 x 14' within the wetland buffer. The applicant is proposing an area that is farthest from the wetland edge and has already done invasive species removal on site and within the 25' vegetated buffer strip. Said property is shown on Assessor Map 219 Lot 45-6 and lies within the Single Residence B (SRB) District. (LU-22-208)
- H.** The request of **Jaws LJ Jaws Brindamour Revocable Trust and SC Brindamour Revocable Trust (Owners)**, and **Luke J. Brindamour (Applicant)**, for property located at **653 Greenland Road** requesting Conditional Use Permit approval as permitted under Section 10.814.50 of the Zoning Ordinance to create a Detached Accessory Dwelling Unit in an existing Garage. Said property is shown on Assessor Map 259 Lot 31 and is located within the Single Residence B (SRB) District. (LU-22-228)

V. CITY COUNCIL REFFERALS

- A.** Review and discuss Phase II Regulatory Amendments and set a public hearing date for consideration.

VI. OTHER BUSINESS

- A. Gregory and Amanda Morneault (Owners)**, for the property located at **137 Northwest Street** requesting a 1-Year Extension to the Planning Board approval for a Wetland Conditional Use Permit granted on January 27, 2022. (LU-20-222)

- B. 2422 Lafayette Road Associates LLC (Owner)**, and **Torrington Properties Inc. (Applicant)**, for property located at **2454 Lafayette Road** requesting a 1-year Extension to the Planning Board approval for Site Plan and CUP permits granted on December 30, 2021. (LU-21-192)

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

- D. Board Discussion of Regulatory Amendments and Other Matters**

VII. 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_yALGNh0WSB2451cYdwULFg