

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM Public Hearings begin

July 21, 2022

AGENDA

REGULAR MEETING 7:00pm

I. APPROVAL OF MINUTES

- A. Approval of June 16, 2022 and June 23, 2022 meeting minutes.
- B. Approval of June 29, 2022 special meeting minutes.
- C. Approval of June 29, 2022 joint work session minutes.

II. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

- A. The request of **230 Commerce Way LLC (Owner and Applicant)**, for Property located at **230 Commerce Way** requesting **Amended Site Plan Review Approval** to construct a new two-story building.
- B. The request of **HCA Health Service of NH IINC (Owner)**, for property located at **333 Borthwick Avenue** requesting Amended Site Plan Approval for an 8,700 square foot addition to the existing building.

III. 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. The request of **Artwill LLC (Owner)**, for property located at **437 Lafayette Road** requesting Preliminary and Final Subdivision approval to subdivide one existing lot with 65,365 square feet of lot area and 123.92 of frontage on Lafayette Road and 336.61 feet of frontage on Andrew Jarvis Drive into three lots as follows: Proposed Lot 1 with 18,434 square feet of lot area and 123.92 feet of frontage on Lafayette Road and 129.57 feet of frontage on Andrew Jarvis Drive, Proposed Lot 2 with 16,606 square feet of lot area and

102.04 feet of frontage on Andrew Jarvis Drive, and Proposed Lot 3 with 30,325 square feet of lot area and 107 feet of frontage on Andrew Jarvis Drive. Said property is located on Assessor Map 229 Lot 1 and lies within the Single Residence B (SRB) District. (LU-22-82)

- B.** The request of **Artwill LLC (Owner)**, for property located at **437 Lafayette Road** requesting Site Plan Approval and Conditional Use Permit Approval as permitted under Section 10814.40 of the Zoning Ordinance to subdivide the lot and construct two new single-family dwellings (one includes an attached accessory dwelling unit) in addition to the existing single-family dwelling. Said property is located on Assessor Map 229 Lot 1 and lies within the Single Residence B (SRB) District. (LU-22-82)

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 **230 Commerce Way LLC (Owner and Applicant)**, for Property located at **230 Commerce Way** requesting **Amended Site Plan Review Approval** to construct a new two-story building with a 12,500 square foot footprint and totaling 25,000 square feet with associated site improvements including lighting, utilities and stormwater treatment/management systems. Said property is located on Assessor Map 216 Lot 1-5 and lies within the Office Research (OR) District. (LU-22-14)
- B.** The request of **230 Commerce Way LLC (Owner and Applicant)**, for Property located at **230 Commerce Way** requesting Wetland Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for the installation of a treated stormwater drainage outfall, removal of 5,070 square feet of impervious surface, and 9,250 square feet of buffer enhancements within the 100 foot buffer area for associated construction outside the buffer area. Said property is located on Assessor Map 216 Lot 1-5 and lies within the Office Research (OR) District. (LU-22-14)
- C.** The request of **HCA Health Service of NH IINC (Owner)**, for property located at **333 Borthwick Avenue** requesting Amended Site Plan Approval for an 8,700 square foot addition to the existing building with associated landscaping, utilities, sidewalk connectivity, and other related site work. Said property is located on Assessor Map 240 Lot 2-1 and lies within the Office Research (OR) District. (LU-22-35)
- D.** The request of **HCA Health Service of NH IINC (Owner)**, for property located at **333 Borthwick Avenue** requesting Wetland Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for 200 square feet of permanent and 4,400 square feet of temporary impact to the inland wetland; and 13,000 square feet of permanent and 4,300 square feet of temporary impact to the 100 foot buffer area for associated expansion of hospital facilities. Said property is located on Assessor Map 240 Lot 2-1 and lies within the Office Research (OR) District. (LU-22-35)

- E. The request of **Lancen and Sophie LaChance (Owner and Applicant)**, for property located at **11 Fletcher Street** requesting Wetland Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for the installation of a stormwater underdrain outlet creating 140 square feet of permanent impact within the 100 foot wetland buffer. Said property is shown on Assessor Map 233 Lot 76-1 and lies within the Single Residence B (SRB) District. (LU-20-42)

- F. The request of **Tom and Angela Mita (Owners and Applicants)**, for property located at **81 Taft Road** requesting Wetland Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for 17 square feet of permeant disturbance to the buffer area for the construction of an expansion to the existing structure. Said property is shown on Assessor Map 247 Lot 87 and is lies within the Single Residence B (SRB) district. (LU-22-98)

- G. The request of **The Fritz Family Revocable Living Trust, Owner**, for property located at **0 Patricia Drive** requesting Wetland Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance to replace an existing unfinished right-of-way with a new private road to access two lots as well as the installation of stormwater treatment infrastructure and wetland buffer plantings which will result in 1,738 square feet of temporary impact and 4,283 square feet of permanent impact to the wetland buffer. Said property is shown on Assessor Map 283 Lot 1 and lies within the Single Residence A (SRA) district. (LU-20-190)

V. OTHER BUSINESS

- A. Hemlock / Patricia Drive Subdivision Extension Request

- B. Public Involvement Summary Report

- C. Chairman's Updates and Discussion Items

VI. ADJOURNMENT

https://us06web.zoom.us/webinar/register/WN_xSAF_eLtRKWLmLYR6TAuaQ