

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM Public Hearings begin

September 15, 2022

AGENDA

REGULAR MEETING 7:00pm

**I. SUMMARY OF LEGISLATIVE CHANGES ENACTED THROUGH HB1661
AND THE IMPACT TO LAND USE BOARDS**

II. APPROVAL OF MINUTES

A. Approval of the August 18, 2022 meeting minutes.

III. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

A. The request of **Hemlock Way Realty Investments, LLC (Owner)**, for property located at **0 Patricia Drive** requesting Preliminary and Final Subdivision approval to subdivide one (1) existing lot into two (2) lots.

SITE PLAN REVIEW

A. The request of **Bromley Portsmouth, LLC (Owner)**, for property located at **1465 Woodbury Avenue** requesting Amended Site plan Review Approval for the demolition of the existing structure, parking, and utility infrastructure.

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A. APPLICATION WITHDRAWN The request of **Coventry Realty, LLC (Owner)**, for property located at **111 State Street** requesting a Conditional Use Permit approval in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 1.3 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)

APPLICATION WITHDRAWN

- B.** The request of **Hemlock Way Realty Investments, LLC (Owner)**, for property located at **0 Patricia Drive** requesting preliminary and final subdivision approval to subdivide a lot with an area of 137,549 s.f. and 414 ft. 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 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. (LU-22-172)
- C.** 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)
- D.** The request of **Bromley Portsmouth, LLC (Owner)**, for property located at **1465 Woodbury Avenue** requesting a Wetland Conditional Use Permit under section 10.1017 of the Zoning Ordinance for the demolition of the existing structure, parking, and utility infrastructure to be replaced with lawn and erosion control measures to result in 4,760 square feet of disturbance in the wetland buffer area. Said property is shown on Assessor Map 216 Lot 3 and lies within the Gateway Corridor (G1) District. (LU-22-149)
- E.** The request of **Bromley Portsmouth, LLC (Owner)**, for property located at **1465 Woodbury Avenue** requesting Amended Site plan Review Approval for the demolition of the existing structure, parking, and utility infrastructure to be replaced with lawn and will incorporate erosion control measures. Said property is shown on Assessor Map 216 Lot 3 and lies within the Gateway Corridor (G1) District. (LU-22-149)

V. OTHER BUSINESS

- A.** Presentation on the Parking Supply and Demand Analysis Study
- B.** Chairman’s Updates and Discussion Items

VI. ADJOURNMENT

Agenda, Planning Board Meeting, September 15, 2022

**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_evOqPMCST-SXsS6nzqjSSA