

**PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

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

**7:00 PM Public Hearings begin**

**September 21, 2023**

**AGENDA**

---

**REGULAR MEETING 7:00pm**

**I. APPROVAL OF MINUTES**

- A. Approval of the August 17, 2023 meeting minutes.
- B. Approval of the August 30, 2023 Work Session minutes.

**II. DETERMINATIONS OF COMPLETENESS**

**SUBDIVISION REVIEW**

- A. **REQUEST TO POSTPONE** The request of **Banfield Realty, LLC (Owner)**, for property located at **375 Banfield Road** requesting to Subdivide one lot into two lots to create the following: Proposed Lot 1 with 6.65 acres of lot area and 354 feet of street frontage and Proposed Lot 2 with 7.96 acres of lot area and 200 feet of street frontage. Said property is shown on Assessor Map 266 Lot 7 and lies within the Industrial (I) District. **REQUEST TO POSTPONE**
- B. The request of **Clyde C. Logue and Mary Duff Kastel (Owners)**, for property located at **27 Shaw Road** requesting Preliminary and Final Subdivision approval for a lot line relocation and subdivision as follows: Tax Map 223 Lot 18 decreasing from 34,205 square feet and 230 feet of frontage to 20, 1999 square feet and 129 feet of frontage; Map 223 Lot 18-1 decreasing from 23,149 square feet and 127 feet of frontage to 21, 241 square feet and 101 feet of frontage; and creation of a new lot with a lot area of 15,812 square feet and 100 feet of frontage. Said property is located on Assessor Map 223 Lot 18, 18-1 and lies within the Single Residence B (SRB) District. (LU-23-102)
- C. The request of **928 S. Street NH LLC (Owner)**, for property located at **928 South Street** requesting Preliminary and Final Subdivision approval for Lot Line Relocation as follows: Tax Map 221 Lot 88 increasing from 69,272 square feet and 165 feet of frontage to 102,228 square feet and 343 feet of frontage; Map 221 Lot 87 increasing from 505,739 square feet and 337 feet of frontage to 537,966 square feet and 120 feet

of frontage; and Tax Map 221 Lot 90 decreasing in size from 284,452 square feet to 219,116 square feet with no change to street frontage. Said property is located on Assessor Map 221 Lots 87, 88, 90 and lies within the Single Residence B (SRB) District.

#### **SITE PLAN REVIEW**

- A. REQUEST TO POSTPONE** The application of **Banfield Realty, LLC (Owner)**, for property located at **375 Banfield Road** requesting Site Plan review approval to demolish two existing commercial buildings and an existing shed and construct a 75,000 s.f. industrial warehouse building with 75 parking spaces as well as associated paving, stormwater management, lighting, utilities and landscaping. **REQUEST TO POSTPONE**
- B.** The request of **JKM Realty LLC (Owner)**, for property located at **700 Peverly Hill Road** requesting Site Plan Review Approval for the construction of a 3,385 square foot addition to an existing commercial building with associated site improvements. Said property is located on Assessor Map 252 Lot 2-10 and lies within the Industrial (I) District. (LU-23-109)

#### **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. REQUEST TO POSTPONE** The application of **Banfield Realty, LLC (Owner)**, for property located at **375 Banfield Road** requesting Site Plan review approval to demolish two existing commercial buildings and an existing shed and construct a 75,000 s.f. industrial warehouse building with 75 parking spaces as well as associated paving, stormwater management, lighting, utilities, and landscaping. Said property is shown on Assessor Map 266 Lot 7 and lies within the Industrial (I) District. **REQUEST TO POSTPONE** (LU-20-259)

#### **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. REQUEST TO POSTPONE** The request of **Banfield Realty, LLC (Owner)**, for property located at **375 Banfield Road** requesting to Subdivide one lot into two lots to create the following: Proposed Lot 1 with 6.65 acres of lot area and 354 feet of street frontage and Proposed Lot 2 with 7.96 acres of lot area and 200 feet of street frontage. Said property is shown on Assessor Map 266 Lot 7 and 7-1 and lies within the Industrial (I) District. **REQUEST TO POSTPONE** (LU-23-107)

- B. REQUEST TO POSTPONE** The application of **Banfield Realty, LLC (Owner)**, for property located at **375 Banfield Road** requesting a Wetland Conditional Use Permit according to Section 10.1017 of the Zoning Ordinance for 7,910 square feet of impact within the 100' wetland buffer for stormwater management in association with the proposed development. Said property is shown on Assessor Map 266 Lot 7 and lies within the Industrial (I) District. **REQUEST TO POSTPONE (LU-20-259)**
- C.** The request of **Jeffrey M. and Melissa Foy (Owners)**, for property located at **67 Ridges Court** will be heard at the **October 19, 2023** Planning Board meeting due to a noticing error. (LU-22-199)
- D.** The request of **JKM Realty LLC (Owner)**, for property located at **700 Peverly Hill Road** requesting Site Plan Review Approval for the construction of a 3,385 square foot addition to an existing commercial building with associated site improvements. Said property is located on Assessor Map 252 Lot 2-10 and lies within the Industrial (I) District. (LU-23-109)
- E.** The request of **Clyde C. Logue and Mary Duff Kastel (Owners)**, for property located at **27 Shaw Road** requesting Preliminary and Final Subdivision approval for a lot line relocation and subdivision as follows: Tax Map 223 Lot 18 decreasing from 34,205 square feet and 230 feet of frontage to 20, 1999 square feet and 129 feet of frontage; Map 223 Lot 18-1 decreasing from 23,149 square feet and 127 feet of frontage to 21, 241 square feet and 101 feet of frontage; and creation of a new lot with a lot area of 15,812 square feet and 100 feet of frontage. Said property is located on Assessor Map 223 Lot 18, 18-1 and lies within the Single Residence B (SRB) District. (LU-23-102)
- F.** The request of **928 S. Street NH LLC (Owner)**, for property located at **928 South Street** requesting Preliminary and Final Subdivision approval for Lot Line Relocation as follows: Tax Map 221 Lot 88 increasing from 69,272 square feet and 165 feet of frontage to 102,228 square feet and 343 feet of frontage; Map 221 Lot 87 increasing from 505,739 square feet and 337 feet of frontage to 537,966 square feet and 120 feet of frontage; and Tax Map 221 Lot 90 decreasing in size from 284,452 square feet to 219,116 square feet with no change to street frontage. Said property is located on Assessor Map 221 Lots 87, 88, 90 and lies within the Single Residence B (SRB) District. (LU-23-144)

**V. OTHER BUSINESS**

- A.** The request of **Richard P. Fusegni (Owner)**, for property located at **201 Kearsarge Way** requesting an additional six-month extension to the Subdivision approval, originally granted by the Planning Board on October 20, 2022. Said property is shown on Assessor Map 218 Lot 5 and lies within the Single Residence B (SRB) District. (LU-22-150)
- B.** The request of **Port Harbor Land LLC (Owner)**, for property located at **2 Russell Street** requesting an additional six-month extension to the Subdivision approval, originally granted on December 15, 2022; and 1-year extensions to the Site Plan

approval, and Conditional Use Permit approvals originally granted on December 15, 2022. Said property is shown 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 lies within the Character District 5 (CD5), North End Incentive Overlay District, Historic District, and the Downtown Overlay District. (LU-22-111)

- C. Chairman updates and discussion items
- D. Planning Board Rules and Procedures
- E. Board discussion of Regulatory Amendments, Master Plan Scope & other matters

**VI. ADJOURNMENT**

[https://us06web.zoom.us/webinar/register/WN\\_-VKb6v66Sxa1hQWq9tK9\\_A](https://us06web.zoom.us/webinar/register/WN_-VKb6v66Sxa1hQWq9tK9_A)