

**PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

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

**7:00 PM Public Hearings begin**

**November 16, 2023**

**AGENDA**

---

**REGULAR MEETING 7:00pm**

**I. APPROVAL OF MINUTES**

- A. Approval of the September 28 Work Session minutes.
- B. Approval of the October 19, 2023 meeting minutes.
- C. Approval of the October 26, 2023 meeting minutes.

**II. 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 **Lonza Biologics (Owner)**, for property located at **101 International Drive** requesting Amended Site Plan approval for Phase 2 which includes fit-up of Building #1 and the utility building, construction of a temporary surface parking lot and gravel area for construction trailers, parking and laydown area in the location of Proposed Building #2. Said property is located on Assessor Map 305 Lot 6 and lies within the Airport Business Commercial (ABC) District. (LU-23-108)

**III. 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 **Springbrook Condominium Association (Owner)**, for property located at **0 Springbrook Circle** requesting a Wetland Conditional Use Permit from Section 10.1017.40 for the installation of a concrete sidewalk within the City's 100-ft wetland buffer. The 5'wide by 174' long sidewalk will add an additional 870 s.f. of impervious surface to the buffer. New buffer plantings are proposed to offset the impacts of the new impervious surface and a culvert is proposed where the sidewalk will cross over an

existing drainage ditch. Said property is located on Assessor Map 272 Lot 6 and lies within the Gateway Corridor (G1), Single Residence A (SRA), and Rural (R) Districts. (LU-23-157)

- B.** The request of **2422 Lafayette Road Association (Owner)**, for property located at **2454 Lafayette Road** requesting Amended Site Plan Review Approval and Amended Conditional Use Permit from Section 10.1112.14 for a new motor vehicle sales office. Said property is located on Assessor Map 273 Lot 3 and lies within the Gateway Corridor (G1) District. (LU-23-160)

#### **IV. CITY COUNCIL REFERRALLS**

- A.** EV Charging Station Zoning Amendments

#### **V. OTHER BUSINESS**

- A.** The request of **One Market Square LLC (Owner)**, for property located at **1 Congress Street** requesting a 1-Year Extension to the Site Plan approval, originally granted on February 16, 2023.
- B.** Chairman updates and discussion items
- C.** Planning Board Rules and Procedures
- D.** Board discussion of Regulatory Amendments, Master Plan Scope & other matters

#### **VI. ADJOURNMENT**

[https://us06web.zoom.us/webinar/register/WN\\_FTylm4nSlmZUWiD8STCuw](https://us06web.zoom.us/webinar/register/WN_FTylm4nSlmZUWiD8STCuw)