

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

7:00 PM Public Hearing Begins

November 16, 2023

ACTION SHEET

I. APPROVAL OF MINUTES

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

The Board voted to adopt all three sets of minutes.

***Motion:** G. Mahana; **Second:** K. Conard. The motion passed with all in favor.*

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)

A motion was made to recommend Amended Site Plan Approval to the PDA Board.

Mr. Hewitt moved to add a condition the PDA request a review of the project by the Rockingham Regional Planning Commission for a project of regional impact for traffic and water use and Mr. Mahanna seconded the amendment, which ended in a 7-2 vote, with Councilor Moreau and Ms. Conard voting against.

The Board voted to recommend Amended Site Plan Approval to the PDA Board with the following condition:

- 1.1) *A recommendation for the PDA to request a review of the project by the Rockingham Regional Planning Commission for a project of regional impact for traffic and water use.*

***Motion:** C. Clark; **Second:** B. Moreau. The motion passed with all in favor.*

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)

The Board voted to find that the Conditional Use Permit application meets the criteria set forth in Section 10.1017.60 and to adopt the findings of fact as presented.

***Motion:** C. Clark, **Second** J. Almeida. The motion passed with all in favor.*

*The Board voted to **grant** the Wetland Conditional Use permit with the following **conditions**:*

- 2.1) *In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers during project construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department. They should be installed every 50 ft along the existing vegetative buffer approximately 25' back from the edge of the pond of the northern side of the pond.*
- 2.2) *Applicant shall install signage indicating no salt is to be used on the new sidewalk within the wetland buffer.*
- 2.3) *The new sidewalk shall be properly lighted with dark sky compliant and/or motion detected lights.*
- 2.4) *A restoration plan will be submitted for restoration of the vegetation within the buffer directly abutting the development as shown on Sheet C-2 within one year to the Conservation Commission.*
- 2.5) *It is recommended that all future winter landscaping contracts include Green SnowPro certification as a requirement. See NHDES webpage for more details:*

<https://www.des.nh.gov/land/roads/road-salt-reduction/green-snowpro-certification>

***Motion:** C. Clark: **Second:** J. Almeida Motion passed with all in favor.*

- 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)

The Board voted to find that the Amended Site Plan Application meets the requirements set forth in the

Action Sheet, Planning Board Meeting, November 16, 2023

Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented.

Motion: C. Clark; **Second:** B. Moreau. *The motion passed with all in favor.*

*The Board voted to **grant** Amended Site Plan Approval.*

Motion: B. Moreau; **Second:** C. Clark. *The motion passed with all in favor.*

The Board voted to find that the Conditional Use Permit application meets the criteria set forth in Section 10.1112.14 and to adopt the findings of fact as presented.

Motion: C. Clark; **Second:** K. Conard. *The motion passed with all in favor.*

*The Board voted to find that the number of off-street parking spaces are adequate for the property and to **grant** amended Parking Conditional Use Permit approval as presented.*

Motion: B. Moreau; **Second:** K. Conard. *The motion passed with all in favor.*

IV. CITY COUNCIL REFERRALS

A. EV Charging Station Zoning Amendments

The Board took no action on this item.

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.

*The Board voted to **grant** a one-year extension to the site plan approval granted on February 16, 2023.*

Motion: B. Moreau; **Second:** J. Almeida. *Motion passed with all in favor.*

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

The meeting adjourned at 8:40 p.m.