

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM Public Hearings begin

December 21, 2023

AGENDA

REGULAR MEETING 7:00pm

I. PRESENTATIONS

- A. Receive a presentation and consider a recommendation to the City Council to adopt the proposed **FY 2025-2030 Capital Improvement Plan**.

II. APPROVAL OF MINUTES

- A. Approval of the November 16, 2023 meeting minutes.

III. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

- A. The request of **Pease Development Authority (Owner)**, for property located at **360 Corporate Drive** requesting Site Plan Review approval for construction of a three-story Healthcare Complex with approximately 52,000 GSF. to allow space for up to 10 tenants which include an Ambulatory Surgical Center, Imaging Center and Plastic Surgery Center. The project includes (125) vehicle parking spaces, (2) loading docks as well as associated paving, stormwater management, lighting, utilities and landscaping. Said property is located on Assessor Map 315 Lot 5 and lies within the Airport Business Commercial (ABC) District.
- B. The request of **Maureen Oakman and Michael A. Valinski (Owners)**, for property located at **1155 Sagamore Avenue** requesting Site Plan Review Approval for the demolition of the existing building and construction of a 4-unit residential condominium with the associated paving, stormwater, lighting, utilities and landscaping. Said property is located on Assessor Map 224 Lot 18 and lies within the Mixed Residential Office (MRO) District.

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 **Pease Development Authority (Owner)**, for property located at **360 Corporate Drive** requesting Site Plan Review approval for the construction of a three-story Healthcare Complex with approximately 52,000 GSF. to allow space for up to 10 tenants which include an Ambulatory Surgical Center, Imaging Center and Plastic Surgery Center. The project includes (125) vehicle parking spaces, (2) loading docks as well as associated paving, stormwater management, lighting, utilities and landscaping. Said property is located on Assessor Map 315 Lot 5 and lies within the (Airport Business Commercial (ABC) District. (LU-23-135)

- B. The request of **120-0 Wild Rose Lane LLC (Owner)**, for property located at **60 Pleasant Point Drive** requesting Wetland Conditional Use Permit Approval a Wetland Conditional Use Permit from Section 10.1017.50 of the Zoning Ordinance for the demolition of the existing home and construction of a new dwelling. The project consists of 5,368 sf of impervious surface including a dock, two sets of stairs, a pool, patio, cabana, and a portion of the home, which results in a reduction of 31 sf from the existing conditions. The project includes pervious pavers within the buffer, a long-term storm-water maintenance plan, landscaping plan within the buffer, a bank restoration plan, replacement of the existing lawn with a micro-clover seed mix and the removal of invasive species on site. Said property is located on Assessor Map 207 Lot 13 and lies within the Single Residence B (SRB) District. (LU-23-180)

- C. The request of **Maureen Oakman and Michael A. Valinski (Owners)**, for property located at **1155 Sagamore Ave** requesting Site Plan Review Approval for the demolition of the existing building and construction of a 4-unit residential condominium with the associated paving, stormwater, lighting, utilities and landscaping. Said property is located on Assessor Map 224 Lot 18 and lies within the Mixed Residential Office (MRO) District. (LU-23-178)

V. OTHER BUSINESS

- A. Chairman updates and discussion items

- B. **Planning Board Rules and Procedures:** The Planning Board will consider general amendments to the Planning Board Rules & Procedures. The proposed rules may be reviewed in the Planning Department at City Hall, or online by visiting the Planning Board meeting date on the City's Municipal Meetings Calendar here:
<https://www.cityofportsmouth.com/planportsmouth/events/planning-board-meeting-57>

C. Board discussion of Regulatory Amendments, Master Plan Scope & other matters

VI. ADJOURNMENT

https://us06web.zoom.us/webinar/register/WN_FTyb1m4nSImZUWiD8STCuw