

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM Public Hearings begin

August 17, 2023

AGENDA

REGULAR MEETING 7:00pm

I. PRESENTATIONS

- A. Presentation on Capital Improvement Plan Process and appoint a CIP Advisory Committee

II. APPROVAL OF MINUTES

- A. Approval of the July 20, 2023 meeting minutes

III. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

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. Said property is shown on Assessor Map 266 Lot 7 and lies within the Industrial (I) District. **REQUEST TO POSTPONE**

IV. 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 **Tanner Family Revocable Trust (Owner)**, for property located at **380 Greenleaf Avenue** requesting a Wetland Conditional Use Permit according to Section 10.1017 of the Zoning Ordinance for the construction of a new 20 x 20' one-story garage on a residential property with various additions of native buffer plantings and areas of storm water improvement to mitigate any impervious impacts from the garage. The proposal includes removal of 885 square feet of impervious asphalt, installation of 2' drip edge of crushed stone around the perimeter of the garage and 484 square feet of pervious pavers leading up to the garage where asphalt currently exists. Additional planting beds are proposed in areas of existing asphalt. Said property is located on Assessor Map 243 Lot 63 and lies within the Single Residence B (SRB) District. (LU-23-62)
- B. 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)

V. 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 **Nerbonne Family Revocable Trust (Owner)**, for property located at **189 Gates Street** requesting to modify conditions of approval of the previously approved Conditional Use Permit for an accessory dwelling unit granted on April 21, 2022. Said property is shown on Assessor Map 103 as Lot 6 and lies within the General Residence B (GRB) and Historic Districts. Said property is located on Assessor Map 103 Lot 6 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-30)
- B.** The request of **Whitney and Robert Westhelle (Owners)**, for property located at **198 Essex Avenue** requesting a a Wetland Conditional Use Permit according to Section 10.1017 of the Zoning Ordinance for the following: Demolition of the existing garage and breezeway and construction of a new 753 square foot attached garage with a patio and deck. Construction of a new addition located 62 feet from the wetland and completely within the 100-foot buffer resulting in total impervious impacts of 993 square

feet. Said property is located on Assessor Map 232 Lot 128 and lies within the Single Residence B (SRB) District. (LU-23-88)

- C. The request of **Aviation Avenue Group LLC (Applicant)**, for property located at **80 Rochester Avenue (100 New Hampshire Avenue)** requesting Amended Site Plan Approval for construction of a 101,200 sq. ft. footprint including 4,700 sq. ft. of office space and associated site improvements consisting of parking, loading docks, underground utilities, landscaping, lighting, and a stormwater management system. Said property is located on Assessor Map 308 Lot 1 and lies within the Pease Industrial (PI) District. (LU-22-210)

VI. OTHER BUSINESS

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

VII. ADJOURNMENT

https://us06web.zoom.us/webinar/register/WN_-VKb6v66Sxa1hQWq9tK9_A