

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

**7:00 PM Public Hearing Begins**

**August 17, 2023**

**ACTION SHEET**

**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

*The Board voted to **approve** the minutes as amended.*

*Motion: G. Mahana, Second C. Clark*

**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**

*The Board **postponed** the application to the September meeting.*

*Motion: G. Mahana, Second C. Clark*

**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)

*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: K. Conard*

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

2.1) *The applicant shall provide detailed specifications for the proposed pervious pavers including a cross-section plan and information about how they will be installed within the driveway area.*

2.2) *The applicant shall provide a maintenance plan for the proposed pervious pavers.*

*Motion: C. Clark, Second: K. Conard*

- 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)

*The Board voted to grant the request to **postpone** to the September meeting.*

**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)

*The Board voted to **amend the conditions of approval** for as presented with the following change to 1.c) A fence to be constructed on the easement line between 189 Gates St and 199 Gates Street that is in accordance with the Zoning Regulations.*

- 1) *All conditions of approval must be completed prior to issuance of a Certificate of Occupancy.*

**Motion:** G. Mahana, Second: J. Almeida

- B. The request of **Whitney and Robert Westhelle (Owners)**, for property located at **198 Essex Avenue** requesting 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)

*The Board voted to find that the Conditional Use Permit application meets the criteria set forth in Section 10.1017.50 and to adopt the findings of fact as presented.*

**Motion:** B. Moreau, Second: J. Almeida

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

- 2.1) *Any trees to be removed will be replaced with a similar species type and number trees.*
- 2.2) *Any patio or deck area installed shall be pervious.*
- 2.3) *In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers during project construction along the 25' vegetated buffer. These can be purchased through the City of Portsmouth Planning and Sustainability Department.*
- 2.4) *Applicant shall provide a report back to the Planning and Sustainability Department one year after vegetated buffer area has been planted, demonstrating at least an 80% survival rate of new plantings.*
- 2.5) *An additional method of infiltration shall be provided for rain barrel overflows.*
- 2.6) *Any increase in impervious surface will require a new wetland conditional use permit.*
- 2.7) *Applicant shall use only dark sky friendly lighting on the exterior of the home.*

**Motion:** B. Moreau, Second: J. Almeida

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)

1) *The Board voted to recommend Amended Site Plan Approval to the PDA Board with the following **conditions**:*

1.1) *Third-party stormwater report shall be reviewed by DPW.*

1.1)1. *Applicant shall monitor pedestrian safety for the first six months or up to a year after full occupancy and report back to City staff. Applicant will coordinate with PDA, DPW and City staff to set up and schedule monitoring.*

1.2) *Require all truck deliveries to use the Interstate I-95 and Route 33 entrance.*

1.2)1. *Request the PDA look at traffic on Route 33 towards Greenland, taking into account the TA Truck Stop.*

1.2)2. *Request the PDA conduct an overall analysis of existing and projected traffic conditions for all of Pease for the next 5-10 years post construction with a report back to the Portsmouth Planning Board.*

1.3) *Applicant shall monitor trip generation for 1 – 2 years after full building occupancy.*

**Motion:** C. Clark, Second: B. Moreau

## **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**

*The meeting adjourned at 8:15 p.m.*