



City of Portsmouth
Planning Department
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Memorandum

To: Planning Board

From: Peter Stith, AICP
Planning Manager

Date: February 27, 2025

Re: Work Session Memo

I. Co-Living

A draft Coliving section is included that would allow this use by CUP in CD4 and CD5 districts only. The amendments include several new definitions and parking requirements for Coliving facilities.

II. Hanover Street

At their August 5, 2024 meeting, the City Council voted to refer the attached letter from the Islington Creek neighborhood regarding the zoning for 361 Hanover Street. See action below:

18. Letter from residents of Islington Creek regarding zoning of 361 Hanover Street – Voted to refer to the Planning Board for review and recommendation for the consideration of a zoning change.

The letter from the neighborhood of July 10, 2024 is included in the packet. Below is the information included in the October 24, 2024 work session the Planning Board held on this matter. At the work session, the Board discussed several options and heard from the neighborhood residents. Included in the materials are the original zoning amendments from January 2020 meeting.

Following up from the work session related to the zoning request for 361 Hanover Street. Below is a timeline of events from 2019.

Robin Husslage has provided a timeline from August 2019 to July 2023 with communication between planning staff and meeting dates.

Staff would add the following date where zoning amendments were adopted that impacted this area:

February 19, 2025 – 361 Hanover Street project received variances for residential building types (Apartment, Rowhouse and Duplex) and residential uses on the ground floor in the Downtown Overlay District.

August 7, 2023: Amendments to Article 5A which included requiring a CUP for incentives in the North End Incentive District.

October 24, 2022: Amendments to Article 5A and changes to the building height map and new definitions for building height, mansard roof, penthouse and short story.

In April 2014 the City Council voted to adopt a new set of form-based zoning provisions which are referred to as “character-based zoning.” This was done by inserting a new Article 5A titled “Character Districts” in the Ordinance, and by rezoning the core of the Central Business District from the existing districts (CBB, CBA and MRO) to three new Character Districts (CD5, CD4 and CD4-L), along with overlays regulating building height, façade types, and special use regulations. In May 2014, the Council voted to direct staff to expand the character-based zoning approach to the North End and the Islington Street Corridor (i.e., the West End).

In August 2015 the City Council voted to amend Article 5A and the Zoning Map. As the first step in this process, the Planning Department held a community design charrette for the North End in November 2014, which resulted in North End Vision plan: [https://files.cityofportsmouth.com/files/planning/FINAL North End Vision Plan 1-15-15.pdf](https://files.cityofportsmouth.com/files/planning/FINAL%20North%20End%20Vision%20Plan%201-15-15.pdf)

This process was subsequently repeated for the West End which resulted in a West End Vision Plan, <https://files.cityofportsmouth.com/files/planning/FINAL%20Revised%20West%20End%20Vision%20Plan%2010-6-15.pdf>