

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM Public Hearings begin

January 18, 2024

AGENDA

REGULAR MEETING 7:00pm

I. ELECTION OF OFFICERS

II. APPROVAL OF MINUTES

A. Approval of the December 21, 2023 meeting minutes.

III. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

- A. The request of **Portsmouth Submarine Memorial Association (Owners)**, for property located at **569 Submarine Way** requesting Amended Site Plan Approval to construct an approximately 1,588 square foot addition attached to the existing visitor center building and associated site improvements. Said property is located on Assessor Map 209 Lot 87 and lies within the Single Residence B (SRB) District.
- B. The request of **Prospect North 815 LLC (Owners)**, for property located at **815 Lafayette Road** requesting Site Plan Review Approval for the demolition of the existing building and tower along Sagamore Creek and the construction of three 4-story, 24-unit multi-family buildings (72 total units) with first floor parking. The project will include associated site improvements such as parking, pedestrian access, community space, utilities, stormwater management, lighting and landscaping. Said property is located on Assessor Map 245 Lots 3 & 4 and lies within the Gateway Corridor (G1) 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 **Portsmouth Submarine Memorial Association (Owners)**, for property located at **569 Submarine Way** requesting Amended Site Plan Approval to construct an approximately 1,588 square foot addition attached to the existing visitor center building and associated site improvements. Said property is located on Assessor Map 209 Lot 87 and lies within the Single Residence B (SRB) District. (LU-23-165)

- B.** The request of **Prospect North 815 LLC (Owners)**, for property located at **815 Lafayette Road** requesting Site Plan Review Approval for the demolition of the existing building and tower along Sagamore Creek and the construction of three 4-story, 24-unit multi-family buildings (72 total units) with first floor parking. The project will include associated site improvements such as parking, pedestrian access, community space, utilities, stormwater management, lighting and landscaping; and a Development Site Conditional Use Permit under Section 10.5B43.10. Said property is located on Assessor Map 245 Lot 3 & 4 and lies within the Gateway Corridor (G1) District. (LU-23-149)

- C.** The request of **Prospect North 815 LLC (Owners)**, for property located at **815 Lafayette Road** requesting a Wetland Conditional Use Permit under Section 10.1017.50 of the Zoning Ordinance for work within the 100 ft wetland buffer is limited to the removal of existing impervious surfaces, existing leach field and septic system, and the restoration and enhancement of these areas with native grasses, shrubs, and trees. Said property is located on Assessor Map 245 Lot 3 & 4 and lies within the Gateway Corridor (G1) District. (LU-23-149)

- D.** The request of **HCA Health Services of New Hampshire DBA: Portsmouth Regional Hospital & C/O Ducharme McMillen & Associates (Owners)**, for property located at **333 Borthwick Avenue** requesting Amended Site Plan approval to amend the conditions of approval from July 21, 2022. Said property is located on Assessor Map 240 Lot 2-1 and lies within the Office Research (OR) District. (LU-22-35)

V. CITY COUNCIL REFERRALS

- A.** Solar Panel Zoning Amendments

- B.** EV Charging Station Zoning Amendments

VI. 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://files.cityofportsmouth.com/agendas/2024/Planning+Board/01-18-2024+Meeting/PL+Bd+rules++procedures+12.19.23+final+draft_pb_01182024.pdf
- C. Board discussion of Regulatory Amendments, Master Plan Scope & other matters

VII. ADJOURNMENT

https://us06web.zoom.us/webinar/register/WN_FTyb1m4nS1mZUWiD8STCuw