

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

7:00 PM Public Hearing Begins

April 18, 2024

**ACTION SHEET**

**REGULAR MEETING 7:00pm**

<p><b>PLEASE NOTE: THE PUBLIC HEARING PORTION OF THIS MEETING WAS RESCHEDULED. ALL NEW BUSINESS ITEMS (II. A) THROUGH (III. D) ARE TO BE HEARD AT THE THURSDAY, APRIL 25, 2024 MEETING.</b></p>
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**I. APPROVAL OF MINUTES**

A. Approval of the March 21, 2024 meeting minutes.

*The March 21, 2024 meeting Minutes were approved as presented.*

*Motion: G. Mahanna, **Second:** B. Moreau. Motion passed with all in favor.*

**II. ~~DETERMINATIONS OF COMPLETENESS~~**

**~~SITE PLAN REVIEW~~**

~~A. **REQUEST TO POSTPONE** The request of **Atlas Commons LLC (Owner)**, for property located on **581 Lafayette Road** requesting Site Plan review approval for two 4-story additions to the existing building that will total 72 residential units with associated site improvements including lighting, utilities, landscaping, and stormwater treatment/management and a Conditional Use Permit from Section 10.5B72 for increased density, building height and footprint. Said property is located on Assessor Map 229 Lot 8B and lies within the Gateway Corridor (G1) District. **REQUEST TO POSTPONE**~~

**III. ~~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 **ZJBV Properties LLC (Owner)**, for property located at **180 Islington Street** requesting a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance to provide 2 preexisting nonconforming parking spaces where 9 are~~

~~required. Said property is located on Assessor Map 137 Lot 19 and lies within the Character District 4 L2 (CD4 L2) and Historic Districts. (LU 24-27)~~

~~**B. REQUEST TO POSTPONE** The request of **Atlas Commons LLC (Owner)**, for property located on **581 Lafayette Road** requesting Site Plan review approval for two 4-story additions to the existing building that will total 72 residential units with associated site improvements including lighting, utilities, landscaping, and stormwater treatment/management and a Conditional Use Permit from Section 10.5B72 for increased density, building height and footprint. Said property is located on Assessor Map 229 Lot 8B and lies within the Gateway Corridor (G1) District. **REQUEST TO POSTPONE** (LU 23-189)~~

~~**C.** The request of **Edward R. Raynolds (Owner)**, for property located on **110 Aldrich Road** requesting a Wetland Conditional Use Permit in accordance with Section 10.1017 for the construction of a 768 s.f. detached, two-car garage with an accessory dwelling unit on the second floor. Approximately 522 s.f. will be impacting the 100 ft wetland buffer as a permanent impervious impact, with the edge of the proposed garage located approximately 76 ft from the wetland resource and a Conditional Use permit to construct a Detached Accessory Dwelling unit in accordance with Section 10.814.62 Said property is located on Assessor Map 153 Lot 3 and lies within the Single Residence B (SRB) District. (LU 23-174)~~

~~A.—~~

~~**D.** Consider amendments to change the definition of a home occupation found in Chapter 10, Article 15 Definitions, pursuant to Section 10.150 of the Zoning Ordinance.~~

#### IV. PRELIMINARY CONCEPTUAL CONSULTATION

**A. 361 Hanover Steam Factory, LLC (Owner)**, for property located at **361 Hanover Street**, requesting Preliminary Conceptual Consultation for the construction of a new building along Hanover Street with a 20-foot tunnel entrance from Hanover Street to a central courtyard between the new building and the existing 361 Hanover Street (Portsmouth Steam Factory) building. The courtyard will provide access to the indoor parking areas at both the existing and the new building. The upper floors of the new Hanover Street building will contain 12 residential dwelling units and the Portsmouth Steam Factory Building would contain 24 dwelling units; for a total of 36 dwelling units. There would be 72 off-street parking spaces in the aggregate. (LUPD-24-3)

**B. The Portsmouth Housing Authority (Applicant)**, for property located at **1035 Lafayette Road** proposing to construct a 4-story, 44-unit multi-family residential building to the south of the existing church building. HAVEN will convert and renovate the first floor of the existing church into office space and will construct a 7-unit transitional housing building to the north of the office. The lower level of the existing church will be renovated for Little Blessings Childcare Center. The Christ Episcopal Church will be relocated to the existing rectory building on the southern portion of the site. The project will include associated site improvements such as parking, pedestrian connections, access to public transportation, utilities, stormwater management, lighting, and landscaping. (LUPD-24-4)

## V. DESIGN REVIEW APPLICATION ACCEPTANCE

- A. **361 Hanover Steam Factory, LLC (Owner)**, for property located at **361 Hanover Street**, requesting Design Review application acceptance for the construction of a new building along Hanover Street with a 20-foot tunnel entrance from Hanover Street to a central courtyard between the new building and the existing 361 Hanover Street (Portsmouth Steam Factory) building. The courtyard will provide access to the indoor parking areas at both the existing and the new building. The upper floors of the new Hanover Street building will contain 12 residential dwelling units and the Portsmouth Steam Factory Building would contain 24 dwelling units; for a total of 36 dwelling units. There would be 72 off-street parking spaces in the aggregate. (LUPD-24-3)

*There was consensus of the Board to begin the Design Review process at the May 16, 2024 Planning Board meeting.*

## VI. CITY COUNCIL REFERRALS

- A. Home Occupation (*See above notice*)
- B. Disposition of tax deeded real estate

*1) The Board voted to recommend to City Council to choose **Option 1 – Public Auction.***

***Motion:** G. Mahanna; **Second:** J. Almeida Motion passed with all in favor.*

- C. Solar Amendments

*The HDC solar amendments will be included in the packet for the April 25<sup>th</sup> meeting for discussion by the Planning Board.*

## VII. OTHER BUSINESS

- A. **765 Middle Street – 1-Year Extension Request**

*The Board voted to **grant** a one-year extension to the Planning Board Approval of the Site Plan to **May 18, 2025.***

***Motion:** B. Moreau; **Second:** J. Almeida Motion passed with all in favor.*

- B. Chairman updates and discussion items
- C. Board discussion of Regulatory Amendments, Master Plan Scope & other matters

## VIII. ADJOURNMENT

*The meeting was adjourned at 9:22 PM*