



CITY OF PORTSMOUTH

Planning & Sustainability
Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

PLANNING BOARD

August 22, 2024

Perkins Kwoka Joint Revocable Trust
Rebecca P & Katelyn E. Kowka Trustees
224 Broad Street, Unit #3
Portsmouth, New Hampshire 03801

RE: Wetland Conditional Use Permit for property located at 224 Broad Street, Unit #3,
Portsmouth, NH (LU-23-179)

Dear Owner:

The Planning Board, at its regularly scheduled meeting of **Thursday, August 15, 2024**, considered your application for a Wetland Conditional Use Permit from Section 10.1017.50 for the replacement and expansion of an existing 192 s.f. sunroom and the demolition of a 286 s.f. rear deck, with new construction proposed for an addition of 384 s.f. to the existing sunroom, a new 367.5 s.f. rear deck and regrading of a portion of the site for the installation of a retaining wall and underdrain for stormwater control. The applicant is proposing to remove 491 s.f. of existing pavers and asphalt to be replaced with 401 s.f. of new pavers. This proposal includes the removal of the existing lawn to be replaced with a micro-clover seed mix, a planting plan, and a stone drip edge. Said property is shown on Assessor Map 131, Lot 13-3 and lies within the General Residence A (GRA). As a result of said consideration, the Board voted 1) to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as presented; *and* 2) to grant the Conditional Use Permit as presented.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Unless otherwise indicated, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work. All conditions of approval must be completed prior to issuance of a building permit unless otherwise indicated.

This approval shall expire one year after the date of approval by the Planning Board unless a building permit is issued prior to that date. The Planning Board may grant a one-year extension of a conditional use permit if the applicant submits a written request to the Planning Board prior to the expiration date.

The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Planning Board Meeting website:

<https://www.cityofportsmouth.com/planportsmouth/planning-board/planning-board-archived-meetings-and-material>

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in black ink, appearing to read "Rick Chellman". The signature is stylized with large, sweeping loops and a long horizontal tail stroke.

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Findings of Fact | Wetland Conditional Use Permit

City of Portsmouth Planning Board

Date: August 15, 2024

Property Address: 224 Broad Street

Application #: LU-23-179

Decision: Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

In order to grant Wetland Conditional Use permit approval the Planning Board shall find the application satisfies criteria set forth in the Section 10.1017.50 (Criteria for Approval) of the Zoning Ordinance.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
1	<i>1. The land is reasonably suited to the use activity or alteration.</i>	Meets	The existing site has a steep slope which has been directing stormwater into and around the existing home, instead of towards the adjacent wetland. The proposed stormwater controls will involve some regrading of the lawn and the redirection of stormwater away from the home and through an underdrain to outlet underneath the expanded deck. This proposed deck will have ¾" spaced decking and will have crushed stone underneath for infiltration.
2	<i>2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.</i>	Meets	The majority of this property is within the 100 ft. buffer. The existing home is within the buffer and experiencing impacts of stormwater and ponding on the property. The applicant is proposing to address these issues with new stormwater controls and the addition of plantings, while working to reduce the impervious surface where possible.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
3	<i>3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.</i>	Meets	The applicant is proposing to redirect stormwater directly through an underdrain and into a crushed stone area to slow infiltration. This should improve the flooding conditions for the home while directing the flow closer to the wetland with an option for infiltration into the soil.
4	<i>4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.</i>	Meets	The applicant is proposing to maintain all existing trees and vegetation. In addition, the applicant will be improving the vegetation on site by planting a native micro-clover lawn in addition to planting beds and multiple trees and shrubs.
5	<i>5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.</i>	Meets	While the applicant is proposing an expansion of the home within the buffer, the expansion is occurring in the direction opposite of the wetland and will be compensated with a reduction in existing impervious. There are plans for overall improvements to the buffer including landscaping and reseeding the lawn with a micro-clover seed mix.
6	<i>6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.</i>	Meets	The applicant is proposing to stay completely outside of the 25' vegetated buffer.
7	<u>Other Board Findings:</u>		



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PLANNING BOARD

August 22, 2024

Elisabeth Blaisdell, Sheppard Houston and Charles Stewart
77 Newcastle Avenue
Portsmouth, New Hampshire 03801

RE: CUP for DADU for property located at 77 New Castle Avenue, Portsmouth, NH (LU-24-126),

Dear Property Owners:

The Planning Board, at its regularly scheduled meeting of Thursday, August 15, 2024, considered your application for a Conditional Use Permit from Section 10.814 for the conversion of an existing accessory structure into a Detached Accessory Dwelling Unit (DADU) that does not conform with the dimensional requirements of the Ordinance. Said property is shown on Assessor Map 101 Lot 50 and lies within the General Residence B (GRB) and Historic Districts. As a result of said consideration, the Board voted 1) to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.814.62 of the Ordinance and adopt the findings of fact as presented; and 2) to **grant** the Conditional Use Permit with the following **conditions**:

2.1) Documentation of the conditional use permit approval shall be recorded at the Rockingham County Registry of Deeds, together with an affidavit that either the principal dwelling unit or the accessory dwelling unit will be occupied by the owner of the dwelling as the owner's principal place of residence, as required by Section 10.814.22.

2.2) A certificate of use issued by the Planning Department is required to verify compliance with the standards of this Section, including the owner occupancy and principal residency requirements. Said certificate shall be issued by the Planning Department upon issuance of a certificate of occupancy by the Inspection Department. A certificate of use shall not be issued prior to recording of documentation as required by this Ordinance.

2.3) The certificate of use shall be renewed annually upon submission of such documentation as the Planning Department may require to verify continued compliance with the standards of this Section. Failure to comply with this requirement shall be deemed a violation of the ordinance and may be enforced as provided in Article 2.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work. All stipulations of approval must be completed prior to issuance of a building permit unless

otherwise indicated above. **Prior to issuance of a building permit, this letter of decision shall be recorded at the Rockingham Registry of Deeds.**

A certificate of use issued by the Planning & Sustainability Department is required to verify compliance with the standards of the approval, including the owner-occupancy and principal residence requirements. Said certificate shall be issued by the Planning & Sustainability Department upon issuance of a certificate of occupancy by the Inspection Department and is required to be renewed annually.

This approval shall expire unless a building permit is obtained within a period of one year from the date granted, unless otherwise stated in the conditions of approval. The Planning Board may, for good cause shown, extend such period by as much as one year if such extension is requested and acted upon prior to the expiration.

The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Planning Board Meeting website:

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The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in black ink, appearing to read "Rick Chellman". The signature is stylized with a large, sweeping initial "R" and "C".

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Findings of Fact | Detached Accessory Dwelling Unit

City of Portsmouth Planning Board

Date: August 15, 2024

Property Address: 77 New Castle Ave.

Application #: LU-24-126

Decision: Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Zoning Ordinance -10.814.60: Before granting a conditional use permit for a detached ADU, the Planning Board shall make the following findings:

	Section 10.814.62	Finding (Meets Requirement/ Criteria)	Supporting Information
1	10.814.621 The ADU complies with all applicable standards of this Section 10.814 or as may be modified by the conditional use permit.	Meets	The DADU complies with the standards in Section 10.814 with no modifications needed.
2	10.814.622 The exterior design of the ADU is architecturally consistent with or similar in appearance to the existing principal dwelling on a lot.	Meets	The exterior design of the DADU is consistent with the principal dwelling. No exterior changes are proposed with this application.
3	10.814.623 The site plan provides adequate and appropriate open space and landscaping for both the ADU and the principal dwelling unit and complies with the off-street parking requirements of 10.814.26.	Meets	The DADU is separated from the main house with a yard area in between and there is adequate off-street parking for both the DADU and the principal dwelling.
4	10.814.624 The ADU will maintain a compatible relationship with the character of adjacent and neighborhood properties in terms of location, design, and off-street parking layout, and will not significantly reduce the privacy of adjacent properties.	Meets	There will be no change in character as there are changes proposed with this application.
5	Other Board Findings:		



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PLANNING BOARD

August 22, 2024

Flippin Bergers LLC
71 Brackett Road
Portsmouth, New Hampshire 03801

RE: WCUP for property located at 1 Sagamore Grove, Portsmouth, NH (LU-24-100)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of **Thursday, August 15, 2024**, considered your application for a Wetland Conditional Use Permit from Section 10.1017.50 for the demolition of the existing dwelling and construction of a new single-family dwelling with attached garage, walkway, patio, driveway and the removal of an existing septic tank. The proposed impervious surface within the wetland buffer will be 2,376 s.f. and will be 40' from the wetland edge. The applicant is proposing a permeable driveway, walkway and patio, a stone drip edge, a vegetated swale in the front lawn, the restoration of the 25' vegetated buffer on site and additional wetland buffer plantings. Said property is shown on Assessor Map 201 Lot 8 and lies within the Single Residence B (SRB). As a result of said consideration, the Board voted 1) to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as presented; *and* 2) to **grant** the Conditional Use Permit with the following **conditions**:

2.1) In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers where applicable.

2.2) The final letter of decision from the Planning Board shall be placed with the deed and recorded at the registry of deeds to ensure that all future property owners are aware of the stipulations associated with this Wetland Conditional Use Permit.

2.3) All fertilizers to be used on the property, if any, shall be slow-release fertilizers.

2.4) A visual buffer shall be placed along the edge of the naturalized restoration area to deter disturbance within the buffer (i.e. boulders, shrubbery).

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Unless otherwise indicated, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work. All conditions of approval must be completed prior to issuance of a building permit unless otherwise indicated.

This approval shall expire one year after the date of approval by the Planning Board unless a building permit is issued prior to that date. The Planning Board may grant a one-year extension of a conditional use permit if the applicant submits a written request to the Planning Board prior to the expiration date.

The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Planning Board Meeting website:

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Very truly yours,

A handwritten signature in black ink, appearing to read "Rick Chellman". The signature is stylized and fluid, with a long horizontal line extending from the end.

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor
Eric Weinrieb, Engineer, Altus Engineering

Findings of Fact | Wetland Conditional Use Permit

City of Portsmouth Planning Board

Date: August 15, 2024

Property Address: 1 Sagamore Grove

Application #: LU-24-100

Decision: Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

In order to grant Wetland Conditional Use permit approval the Planning Board shall find the application satisfies criteria set forth in the Section 10.1017.50 (Criteria for Approval) of the Zoning Ordinance.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
1	<i>1. The land is reasonably suited to the use activity or alteration.</i>	Meets	This project proposes an expansion of a previously disturbed area within the wetland buffer with a larger home and attached garage. However, the applicant proposes a complete restoration of the 25' buffer and controlled infiltration of stormwater where none exist today.
2	<i>2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.</i>	Meets	Due to the constraints associated with this lot, it is difficult to rebuild this home anywhere else on the property that is further from the inland wetland with less impact in the buffer except for in the front setback.
3	<i>3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.</i>	Meets	The amount of impervious area will increase within this buffer which will have an adverse impact on the human activity, footprint and stormwater runoff entering this sensitive area. The applicant is proposing mitigation through restoration of the 25' no cut buffer, plantings, stormwater controls and permeable

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
			paths/patios/driveways. The applicant should commit to proper maintenance and long-term care for the 25' buffer to ensure that future homeowners do not disturb, cut or mow the area.
4	<i>4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.</i>	Meets	The applicant intends to increase the building footprint from what currently exists as well as the impervious surface impact within the buffer. The restoration of the 25' vegetated buffer is necessary to protect the freshwater wetland on site and additional plantings should be considered to help offset impacts from the proposed construction.
5	<i>5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.</i>	Meets	The proposal increases impervious impact to the wetland buffer. The applicant is attempting to offset some impacts with the restoration of the 25' buffer, additional plantings, stormwater controls and pervious materials.
6	<i>6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.</i>	Meets	The applicant has committed to return this area to a natural state. The applicant should ensure all future property owners are aware of the no-cut conditions to this area.
7	<u>Other Board Findings:</u>		



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PLANNING BOARD

August 22, 2024

Samuel Holman & Kristina Schneider Holman
271 Lafayette Rd
Portsmouth , New Hampshire 03801

RE: CUP for DADU for property located at 271 Lafayette Road, Portsmouth NH (LU-24-138)

Dear Property Owners:

The Planning Board, at its regularly scheduled meeting of **Thursday, August 15, 2024**, considered your application for a Conditional Use Permit from Section 10.814 for the construction of a new Detached Accessory Dwelling Unit (DADU). Said property is shown on Assessor Map 230 Lot 18 and lies within the Single Residence B (SRB) District. As a result of said consideration, the Board voted 1) to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.814.62 of the Ordinance and adopt the findings of fact as presented. 2)The board voted to **continue** the application to the September meeting.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, September 19, 2024**. One (1) hard copy of any revised plans and/or exhibits as well as an updated electronic file (in a PDF format) must be filed in the Planning & Sustainability Department and uploaded to the online permit system no later than Friday, August 30, 2024.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Rick Chellman, Chairman of the Planning Board

cc:



CITY OF PORTSMOUTH

Planning & Sustainability
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1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

PLANNING BOARD

August 22, 2024

Matt Ball & Andrea Fershtam
252 Wibird Street
Portsmouth, New Hampshire 03801

RE: CUP for DADU for property located at 252 Wibird St, Portsmouth, NH (LU-24-137)

Dear Property Owners:

The Planning Board, at its regularly scheduled meeting of **Thursday, August 15, 2024**, considered your application for a Conditional Use Permit from Section 10.814 for the conversion of an existing accessory structure into a Detached Accessory Dwelling Unit (DADU) that does not conform with the dimensional requirements of the Ordinance. Said property is shown on Assessor Map 149 Lot 12 and lies within the General Residence A (GRA) District. As a result of said consideration, the Board voted 1) to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.814.62 of the Ordinance and adopt the findings of fact as presented. 2)The board voted to **continue** the application to the September meeting.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, September 19, 2024**. One (1) hard copy of any revised plans and/or exhibits as well as an updated electronic file (in a PDF format) must be filed in the Planning & Sustainability Department and uploaded to the online permit system no later than Friday, August 30, 2024.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Rick Chellman, Chairman of the Planning Board

cc:

Colby Gamester, Gamester Law



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PLANNING BOARD

August 22, 2024

Portsmouth Housing Authority
Christ Church Parish
1035 Lafayette Road
Portsmouth, New Hampshire 03801

RE: CUP approvals for a development site, increased dwelling units, and parking relief; and Site Plan Review approval for property located at 1035 Lafayette Road, Portsmouth NH (LU-24-92)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of **Thursday, August 15, 2024**, considered your application for Conditional Use permits from Section 10.5B41.10 for a Development Site, from Section 10.5B72 for density bonus incentive for increased dwelling units per building and a Conditional Use Permit from Section 10.1112.14 to provide less than the required parking and Site Plan Review Approval for construction of a 4-story, 44-unit multi-family residential building to the south of the existing church building, conversion of the first-floor of the existing church into office space and construction of a 7-unit transitional housing addition. The lower level of the existing church will be renovated for the daycare and the church will be relocated to the existing rectory building on the site. The project will include associated site improvements such as parking, pedestrian connections, access to public transportation, utilities, stormwater management, lighting, and landscaping. Said property is shown on Assessor Map 246 Lot 1 and lies within the Gateway Center (G2) District. As a result of said consideration, the Board voted 1) to find that the Conditional Use Permit application (for parking) meets the criteria set forth in Section 10.1112.14 and to adopt the findings of fact as presented; and 2) to **grant** the Conditional Use Permit.

Density Bonus Incentive Conditional Use Permit

1) The Board voted to find that the Conditional Use Permit application meets the criteria set forth in Section 10.5B11 and 10.5B73 and to adopt the findings of fact as presented; and 2) to grant modifications of standards from Section 10.5B41.81 to allow 0% community space where 20% is required; and 3) to **grant** the Conditional Use Permit.

Development Site Conditional Use Permit

1) The Board voted to find that the Conditional Use Permit application meets the criteria set forth in Section 10.5B43.10 and to adopt the findings of fact as presented; and 2) to **grant** the conditional use permit for a Development Site **subject to the requirements and conditions** of site plan review approval.

Site Plan Approval

1) The Board voted to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented; and 2) to **grant** Site Plan approval with the following **conditions**:

Conditions to be satisfied subsequent to final approval of site plan but prior to the issuance of a building permit or the commencement of any site work or construction activity:

2.1) *The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.*

2.2) *The applicant shall agree to pay for the services of an oversight engineer, to be selected by the City, to monitor the construction of improvements within the public rights-of-way and on site.*

2.3) *Any site development (new or redevelopment) resulting in 15,000 square feet or greater ground disturbance will require the submittal of a Land Use Development Tracking Form through the Pollutant Tracking and Accounting Program (PTAP) online portal. For more information visit: <https://www.cityofportsmouth.com/publicworks/stormwater/ptap>*

2.4) *Applicant will coordinate with DPW the final sewer connection location on Lafayette Road.*

Conditions to be satisfied subsequent to final approval of site plan but prior to the issuance of a certificate of occupancy and release of the surety:

2.5) *The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance.*

2.6) *A stormwater inspection and maintenance report shall be completed annually and copies shall be submitted for review to the City's Stormwater Division/ Public Works Department.*

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

This site plan approval shall not be effective until a site plan review agreement has been signed satisfying the requirements of Section 2.12 of the City's Site Review Approval Regulations.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

The Planning & Sustainability Director must certify that all outstanding conditions of approval have been completed prior to issuance of a building permit unless otherwise indicated above.

This site plan approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Planning Board unless an extension is granted by the Planning Board in accordance with Section 2.14 of the Site Review Regulations.

The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Planning Board Meeting website:

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Very truly yours,

A handwritten signature in black ink, appearing to read "Rick Chellman". The signature is fluid and cursive, with a large initial "R" and "C".

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Peter H. Rice, Director of Public Works
Mark Lentz, Portsmouth Housing Authority
Colter Krzcuik, Tighe & Bond

Findings of Fact | Parking Conditional Use Permit

City of Portsmouth Planning Board

Date: August 15, 2024

Property Address: 1035 Lafayette Road

Application #: LU-24-92

Decision: Approve

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Parking Conditional Use Permit

10.1112.14 The Planning Board may grant a conditional use permit to allow a building or use to provide less than the minimum number of off-street parking spaces required by Section 10.1112.30, Section 10.1112.61, or Section 10.1115.20, as applicable, or to exceed the maximum number of off-street parking spaces allowed by Section 10.1112.51.

	Parking Conditional Use Permit 10.1112.14 Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
1	10.1112.141 An application for a conditional use permit under this section shall include a parking demand analysis, which shall be reviewed by the City's Technical Advisory Committee prior to submission to the Planning Board, demonstrating that the proposed number of off-street parking spaces is sufficient for the proposed use.	Meets	<p>The parking demand analysis has been reviewed by the Technical Advisory Committee for conformance with the minimum criteria of the Parking CUP.</p> <ul style="list-style-type: none"> TAC reviewed the proposed development's consistency with the purpose and intent set forth in Section 10.1112.141. <p>The application was recommended for approval on July 2, 202 at the Technical Advisory Committee Meeting.</p>
2	10.1112.142 An application for a conditional use permit under this section shall identify permanent evidence-based measures to reduce parking demand, including but not limited to provision of rideshare/microtransit services	Meets	<p>The parking demand analysis has been reviewed by the Technical Advisory Committee for conformance with the minimum criteria of the Parking CUP.</p> <ul style="list-style-type: none"> TAC reviewed the proposed development's consistency with the purpose and intent set forth in

	Parking Conditional Use Permit 10.1112.14 Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
	or bikeshare station(s) servicing the property, proximity to public transit, car/van-pool incentives, alternative transit subsidies, provisions for teleworking, and shared parking on a separate lot subject to the requirements of 10.1112.62.		<p>Section 10.1112.142.</p> <ul style="list-style-type: none"> Project proposes adding a COAST bus stop on site. <p>The application was recommended for approval on July 2, 202 at the Technical Advisory Committee Meeting.</p>
3	10.1112.143 The Planning Board may grant a conditional use permit only if it finds that the number of off-street parking spaces required or allowed by the permit will be adequate and appropriate for the proposed use of the property. In making this determination, the Board may accept, modify or reject the findings of the applicant's parking demand analysis.	Meets	<p>The parking demand analysis has been reviewed by the Technical Advisory Committee for conformance with the minimum criteria of the Parking CUP.</p> <p>The application was recommended for approval on July 2, 202 at the Technical Advisory Committee Meeting.</p>
4	10.1112.144 At its discretion, the Planning Board may require more off-street parking spaces than the minimum number requested by the applicant, or may allow fewer spaces than the maximum number requested by the applicant.	Meets	<p>The parking demand analysis has been reviewed by the Technical Advisory Committee for conformance with the minimum criteria of the Parking CUP.</p> <p>The application was recommended for approval on July 2, 202 at the Technical Advisory Committee Meeting.</p>
5	<u>Other Board Findings:</u>		
6	<u>Additional Conditions of Approval:</u>		

Findings of Fact | Density Bonus Incentives Conditional Use Permit

City of Portsmouth Planning Board

Date: August 15, 2024

Property Address: 1035 Lafayette Road

Application #: LU-24-92

Decision: Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Density Bonus Incentives Conditional Use Permit

10.5B72 A conditional use permit may be granted by the Planning Board for increased housing density or for increased building height and footprint.

	Density Bonus Incentive Findings	Finding (Meets Criteria/Requirement)	Supporting Information
1	The proposed project (and any conditions of approval) satisfies the requirements in Section 10.5B73 for providing workforce housing and Public Realm improvements (if seeking more than 1 incentive).	Meets	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum criteria of the Density Bonus Incentives CUP.</p> <ul style="list-style-type: none"> TAC reviewed the proposed development's consistency with the purpose and intent set forth in Section 10.5B73. <p>The application was recommended for approval on July 2, 202 at the Technical Advisory Committee Meeting.</p>
2	The proposed project is consistent with the purpose and intent set forth in Section 10.5B11	Meets	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum criteria of the Density Bonus Incentives CUP.</p> <ul style="list-style-type: none"> TAC reviewed the proposed development's consistency with the purpose and intent set forth in Section 10.5B11. <p>The application was recommended for</p>

	Density Bonus Incentive Findings	Finding (Meets Criteria/Requirement)	Supporting Information
			approval on July 2, 2024 at the Technical Advisory Committee Meeting.
3	10.5B11.10 Purpose of Article 5B is to implement and support the goals of the City's Master Plan and Housing Policy to encourage walkable mixed-use development and continued economic vitality in the City's primary gateway areas, ensure that new development complements and enhances its surroundings, provide housing stock that is suited for changing demographics, and accommodate the housing needs of the City's current and future workforce.	Meets	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum criteria of the Density Bonus Incentives CUP.</p> <ul style="list-style-type: none"> • TAC reviews the proposed development's consistency with the purpose and intent set forth in Section 10.5B11.10. • The project will support goals of the City master plan to encourage a walkable multi-family development. • The project will also accommodate current and future housing needs for the workforce. <p>The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.</p>
4	10.5B11.20 a) Promote development that is consistent with the goals of the Master Plan to create vibrant, authentic, diverse, connected and resilient neighborhoods;	Meets	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum criteria of the Density Bonus Incentives CUP.</p> <ul style="list-style-type: none"> • TAC reviews the proposed development's consistency with the purpose and intent set forth in Section 10.5B11.20a. • The project will support goals of the City master plan to create vibrant, authentic, diverse, connected and resilient neighborhoods. <p>The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.</p>
	b) Encourage high quality housing for a variety of household types and income ranges;	Meets	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum criteria of the Density Bonus Incentives CUP.</p> <ul style="list-style-type: none"> • TAC reviews the proposed development's consistency with the purpose and intent set forth in Section 10.5B11.20b. • The project will provide high quality housing suitable for

	Density Bonus Incentive Findings	Finding (Meets Criteria/Requirement)	Supporting Information
			<p>different income ranges. The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.</p>
	<p>c) Guide the physical character of development by providing a menu of building and site development types that are based on established community design principles; and</p>	<p>Meets</p>	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum criteria of the Density Bonus Incentives CUP.</p> <ul style="list-style-type: none"> • TAC reviews the proposed development's consistency with the purpose and intent set forth in Section 10.5B11.20c. <p>The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.</p>
	<p>d) Create quality places by allowing for whole site development with meaningful public spaces and neighborhood centers.</p>	<p>Meets</p>	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum criteria of the Density Bonus Incentives CUP.</p> <ul style="list-style-type: none"> • TAC reviews the proposed development's consistency with the purpose and intent set forth in Section 10.5B11.20d. • The project will provide quality public space. <p>The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.</p>
<p>5</p>	<p><u>Other Board Findings:</u></p>		

Findings of Fact | Development Site Conditional Use Permit

City of Portsmouth Planning Board

Date: August 15, 2024

Property Address: 1035 Lafayette Road

Application #: LU-24-92

Decision: Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Development Site Conditional Use Permit

10.5B43.10 For a development that contains multiple buildings in the Gateway District, the Planning Board may grant a conditional use permit, if all of the following criteria are met:

	Development Site Conditional Use Permit 10.5B43.10 Findings	Finding (Meets Criteria/Requirement)	Supporting Information
1	The development project is consistent with the Portsmouth Master Plan.	Meets	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum criteria of the Development Site CUP.</p> <ul style="list-style-type: none"> TAC reviews the proposed development's consistency with Goals 1.2, 2.1, & 3.1 of the City of Portsmouth Master Plan. <p>The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.</p>
2	The development project has been designed to allow uses that are appropriate for its context and consistent with City's planning goals and objectives for the area.	Meets	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum criteria of the Development Site CUP.</p> <ul style="list-style-type: none"> TAC reviews the proposed development's use relative to the City's planning goals and objectives for the area. <p>The application was recommended for approval on July 2, 2024 at the Technical Advisory Meeting.</p>

	Development Site Conditional Use Permit 10.5B43.10 Findings	Finding (Meets Criteria/Requirement)	Supporting Information
3	The project includes measures to mitigate or eliminate anticipated impacts on traffic safety and circulation, demand on municipal services, stormwater runoff, natural resources, and adjacent neighborhood character.	Meets	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum criteria of the Development Site CUP.</p> <ul style="list-style-type: none"> • TAC reviewed the proposed project's anticipated impacts on traffic safety and circulation, demand on municipal services, stormwater runoff, natural resources, and adjacent neighborhood character. • The Project will have a negligible impact on traffic due to the existing large traffic volumes on Lafayette Road. A traffic study has been prepared and is being reviewed by NHDOT. • The development site has been designed to mitigate stormwater runoff with the use of detention and filtration stormwater treatment practices. The proposed project is a significant improvement over existing conditions as there is no stormwater treatment on site. <p>The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.</p>
4	The project is consistent with the purpose and intent set forth in Section 10.5B11.	Meets	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum criteria of the Development Site CUP.</p> <ul style="list-style-type: none"> • TAC reviews the proposed development's consistency with the purpose and intent set forth in Section 10.5B11. <p>The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.</p>
5	<u>Other Board Findings:</u>		

	Development Site Conditional Use Permit 10.5B43.10 Findings	Finding (Meets Criteria/Requirement)	Supporting Information

Findings of Fact | Site Plan Review

City of Portsmouth Planning Board

Date: August 15, 2024

Property Address: 1035 Lafayette Road

Application #: LU-24-92

Decision: Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Site Plan Regulations Section 2.9 Evaluation Criteria - in order to grant site plan review approval, the TAC and the Planning Board shall find that the application satisfies evaluation criteria pursuant to NH State Law and listed herein. In making a finding, the TAC and the Planning Board shall consider all standards provided in Articles 3 through 11 of these regulations.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
1	Compliance with all City Ordinances and Codes and these regulations. <u>Applicable standards:</u>	Meets	<u>Applicable standards:</u> The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations. The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.
2	Provision for the safe development, change or expansion of use of the site.	Meets	The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations. The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
3	Adequate erosion control and stormwater management practices and other mitigative measures, if needed, to prevent adverse effects on downstream water quality and flooding of the property or that of another.	Meets	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <ul style="list-style-type: none"> • TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements. • A full drainage analysis report was submitted that included analysis of the predevelopment and post development drainage conditions. <p>The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.</p>
4	Adequate protection for the quality of groundwater.	Meets	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <ul style="list-style-type: none"> • TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements. • A full drainage analysis report was submitted that included analysis of the predevelopment and post development drainage conditions. <p>The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.</p>
5	Adequate and reliable water supply sources.	Meets	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <ul style="list-style-type: none"> • TAC reviewed the water service design for conformance with City design requirements. • The site will be served by city water. <p>The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.</p>
6	Adequate and reliable sewage disposal facilities,	Meets	<p>The application has been reviewed by the Technical Advisory Committee for</p>

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
	lines, and connections.		<p>conformance with the minimum requirements of the Site Plan Regulations.</p> <ul style="list-style-type: none"> TAC reviewed sewage disposal facilities, lines, and connections for conformance with City design requirements. The site will be served by municipal sewer. <p>The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.</p>
7	Absence of undesirable and preventable elements of pollution such as smoke, soot, particulates, odor, wastewater, stormwater, sedimentation or any other discharge into the environment which might prove harmful to persons, structures, or adjacent properties.	Meets	<p>Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <ul style="list-style-type: none"> TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements. <p>The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.</p>
8	Adequate provision for fire safety, prevention and control.	Meets	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <p>The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.</p>
9	Adequate protection of natural features such as, but not limited to, wetlands.	Meets	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <p>The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.</p>
10	Adequate protection of historical features on the site.	Meets	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <ul style="list-style-type: none"> There are no on-site historical features that will be removed/disturbed.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
			The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.
11	Adequate management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion.	Meets	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <ul style="list-style-type: none"> • TAC reviewed the management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion. for conformance with City design requirements. • A full traffic impact study was submitted that included analysis of the no-build and build conditions. <p>The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.</p>
12	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	Meets	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <ul style="list-style-type: none"> • TAC reviewed the management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion. for conformance with City design requirements. • A full traffic impact study was submitted that included analysis of the no-build and build conditions. <p>The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.</p>
13	Adequate insulation from external noise sources.	Meets	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <p>The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.</p>

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
14	Existing municipal solid waste disposal, police, emergency medical, and other municipal services and facilities adequate to handle any new demands on infrastructure or services created by the project.	Meets	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <ul style="list-style-type: none"> • TAC reviewed that police, emergency medical, and other municipal services and facilities adequate to handle any new demands on infrastructure or services created by the project. • Project will not utilize municipal solid waste disposal. <p>The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.</p>
15	Provision of usable and functional open spaces of adequate proportions, including needed recreational facilities that can reasonably be provided on the site	Meets	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <ul style="list-style-type: none"> • TAC reviewed the community space areas proposed as part of the design plan. <p>The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.</p>
16	Adequate layout and coordination of on-site accessways and sidewalks in relationship to off-site existing or planned streets, accessways, bicycle paths, and sidewalks.	Meets	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <ul style="list-style-type: none"> • TAC reviewed the layout and coordination of on-site accessways and sidewalks in relationship to off-site existing or planned streets, accessways, bicycle paths, and sidewalks. <p>The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.</p>
17	Demonstration that the land indicated on plans submitted with the application shall be of such character that it can be used for building purposes without danger to health.	Meets	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <p>The application was recommended for approval on July 2, 2024 at the Technical</p>

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
			Advisory Committee Meeting.
18	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	Meets	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <ul style="list-style-type: none"> • TAC reviewed the quantities, type or arrangement of landscaping and open space. <p>The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.</p>
19	Compliance with applicable City approved design standards.	Meets	<p>The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations.</p> <p>The application was recommended for approval on July 2, 2024 at the Technical Advisory Committee Meeting.</p>
	Other Board Findings:		



CITY OF PORTSMOUTH

Planning & Sustainability
Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

PLANNING BOARD

August 22, 2024

Lonza Biologics
230 Corporate Drive
Portsmouth, New Hampshire 03801

RE: Site Plan Review approval for property located at 101 International Drive, Portsmouth, NH (LU-24-112)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of Thursday, August 15, 2024, considered your application for Site Plan Approval from the Pease Development Authority (PDA) for the addition of two (2) industrial equalization (EQ) tanks and one (1) pump house located between the EQ Tanks that will include portions of the existing detention basin to be regraded. Installation of a new outlet structure to support the resized detention basin and a stormwater filtration system are proposed with this project. Said property is shown on Assessor Map 305 Lot 6 and lies within the Airport Business (ABC) District. As a result of said consideration, the Board voted 1) to recommend Amended Site Plan Approval to the PDA Board with the following **condition**:

1.1) The applicant shall clean the drainage swale from Goose Bay to Corporate and on Corporate Drive.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Peter H. Rice, Director of Public Works



CITY OF PORTSMOUTH

Planning & Sustainability
Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

PLANNING BOARD

August 22, 2024

C/O The Kane Company
231 Corporate Drive, LLC
210 Commerce Way, Suite 300
Portsmouth, New Hampshire 03801

RE: Site Review Approval request for property located at 231 Corporate Drive, Portsmouth, NH (LU-24-114)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of Thursday, August 15, 2024, considered your application for Site Plan Review Approval from the Pease Development Authority (PDA) for the construction of a 2,340 SF addition for a linear accelerator vault to support the veterinary hospital. The project includes removal of a row of parking which will reduce overall impervious surface impacts within the wetland buffer by approximately 8,801 SF. The project consists of associated site improvements such as lighting, landscaping, and stormwater management that will include stormwater treatment via a Contech Jellyfish unit to treat the proposed pavement section and building addition. Said property is shown on Assessor Map 314 Lot 2 and lies within the Airport Business Commercial (ABC) District. As a result of said consideration, the Board voted to recommend Amended Site Plan Approval to the PDA Board.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Peter H. Rice, Director of Public Works



CITY OF PORTSMOUTH

Planning & Sustainability
Department
1 Junkins Avenue
Portsmouth, New Hampshire
03801
(603) 610-7216

PLANNING BOARD

August 22, 2024

Eben Tormey
One Raynes Ave LLC
1359 Hooksett Rd
Hooksett, New Hampshire 03106

RE: Request for 1-Year extension to the Site Plan Review, Parking CUP and Wetland CUP approvals Property Located at 1 Raynes Ave, 31 Raynes Ave, 203 Maplewood Ave (LU-21-54)

Dear Mr. Tormey:

The Planning Board, at its meeting of Thursday, August 15, 2024, considered your request for requesting a 1-Year extension to the Site Plan Review, Parking and Wetland Conditional Use approvals set to expire on September 15, 2024.

As a result of said consideration, the Board voted to grant a one-year extension of the Planning Board Approval of the Site Plan and Conditional Use Permits to September 15, 2025.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor
31 Raynes Ave, LLC
203 Maplewood Ave, LLC
Patrick Crimmins, Tighe & Bond
Carla Goodknight, AIA, CJ Architects



CITY OF PORTSMOUTH

Planning & Sustainability
Department
1 Junkins Avenue
Portsmouth, New Hampshire
03801
(603) 610-7216

PLANNING BOARD

August 22, 2024

Doug Pinciaro
Stone Creek Realty, LLC
PO Box 121
Newcastle, New Hampshire 03854

RE: Request for 1-Year extension to the Site Plan & Wetland CUP approvals; and a second 6-month extension to the Subdivision approval for Property located at 53 Green Street, Portsmouth, NH(LU-21-55)

Dear Mr. Pinciaro:

The Planning Board, at its meeting of Thursday, August 15, 2024, considered your request for a 1-Year extension to the Site Plan and Wetland Conditional Use Permit approvals; and a second 6-month extension to the Subdivision approval set to expire on September 29, 2024.

As a result of said consideration, the Board voted to **grant** a one-year extension to the Planning Board Approval of the Site Plan and Conditional Use permit to September 29, 2025, and a second six-month extension for the Subdivision to March 29, 2025.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor
Patrick Crimmins, Tighe & Bond
Rob Simmons, CPI Management LLC
Neil Hansen, Tighe & Bond