PLANNING BOARD PORTSMOUTH, NEW HAMPSHIRE

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

7:00 PM Public Hearings begin

October 17, 2024

AGENDA

REGULAR MEETING 7:00pm

- I. APPROVAL OF MINUTES
 - **A.** Approval of the September 19, 2024 Meeting Minutes.
- II. DETERMINATION OF COMPLETENESS -SITE PLAN REVIEW
 - A. The request of HPII Boston Portsmouth LLC (Owner), Hammes Realty Services, LLC (Applicant), for property located at 1900 Lafayette Road requesting amended site plan for the addition of a new parking area with associated site improvements including storm water, landscaping and lighting. Said property is located on Assessor Map 267 Lot 8 and lies within the Gateway Corridor (G1) District. (LU-24-148)
- III. 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. POSTPONED TO JANUARY 2025 The request of Matt Ball and Andrea Fershtam (Owners), for property located at 252 Wibird Street requesting 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 located on Assessor Map 149 Lot 12 and lies within the General Residence A (GRA) District. POSTPONED TO JANUARY 2025 (LU-24-137)

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.

- **B.** The request of **HPII Boston Portsmouth LLC (Owner), Hammes Realty Services, LLC (Applicant),** for property located at **1900 Lafayette Road** requesting amended site plan for the addition of a new parking area with associated site improvements including storm water, landscaping and lighting. Said property is located on Assessor Map 267 Lot 8 and lies within the Gateway Corridor (G1) District. (LU-24-148)
- C. Proposed Ordinance Amending Chapter 10, Article 6 Overlay Districts, Section 10.680 Gateway Neighborhood Overlay District, by Establishing a New Incentive Overlay District Allowing for Higher Density Housing. Affected parcels are listed on Assessor Map/Lot:

0213-0001-0000	0216-0001-0005
0213-0002-0000	0216-0001-0008
0213-0011-0000	0216-0001-0009
0213-0012-0000	0216-0001-0010
0214-0003-0000 (portion of)	0216-0001-0011
0216-0001-0001	0216-0001-008A
0216-0001-0002	0217-0002-1819
0216-0001-0004	0217-0002-1975

D. The request of **Scott Rafferty (Owner)**, to remove **185 Orchard Street** from The Historic District. Said property is located on Assessor Map152 Lot 2-1 and lies within the Historic and General Residence A (GRA) Districts.

V. CITY COUNCIL REFERRALS

- A. Gateway Neighborhood Overlay District (GNOD) see above
- B. 185 Orchard Street see above
- C. 165 & 177 Bartlett Street Sidewalk & Temporary Construction Easements

VI. OTHER BUSINESS

- **A.** Presentation from Portsmouth High School Student ACE (Architecture, Construction, Engineering) Mentorship Club
- **B.** 2 Russell Street Requesting a second one-year extension of the Site Plan Approval, through December 15, 2025.
- C. Chairman updates and discussion items
- **D.** Board discussion of Regulatory Amendments, Master Plan Scope & other matters

VII. ADJOURNMENT

*Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:

https://us06web.zoom.us/webinar/register/WN fdoHfGi3Qyydae32K0sl1A