

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

7:00 PM Public Hearing Begins

February 15, 2024

ACTION SHEET

I. APPROVAL OF MINUTES

- A. Approval of the January 18, 2024 and January 25, 2024 meeting minutes.
- B. Approval of the January 25, 2024 Work Session meeting minutes.

The Board approved both the January 18, 2024 and January 25, 2024 meeting minutes.

Motion: J. Almeida. **Second:** B. Moreau

II. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

- A. The request of **The Islamic Society of the Seacoast Area (Owner)**, for property located at **686 Maplewood Avenue** requesting Site Plan Review approval and Conditional Use Permit approval.

The Board voted to determine that Item A is complete according to the Site Plan Review Regulations, and to accept the application for consideration.

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

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 **The Islamic Society of the Seacoast Area (Owner)**, for property located at **686 Maplewood Avenue** requesting Site Plan Review approval for the construction of six (6) single family unit residential condominium with the associated paving, stormwater management, lighting, utilities and landscaping and a Conditional Use Permit in accordance with Section 10.674 Highway Noise Overlay District. Said property is located on Assessor Map 220 Lot 90 and lies within the Single Residence B (SRB) District. (LU-23-57)

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.

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

*The Board voted to **grant** Site Plan Approval with the following **conditions**:*

- 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 prepare a Construction Management and Mitigation Plan (CMMP) for review and approval by the City's Legal and Planning Departments.*
- 2.3) *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.*
- 2.4) *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>*

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.*

Motion: B. Moreau. **Second:** K. Conard. Motion passed with all in favor.

The Board voted to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.674 of the Ordinance and to adopt the findings of fact as presented.

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

*The Board voted to **grant** the Conditional Use Permit as presented.*

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

- B.** Amend the Zoning Map to change the zoning designation to Gateway Neighborhood Business (G1) as follows: from Office Research (OR): Map 267 Lot 4, Map 267 Lot 5, Map 267 Lot 6, Map 267 Lot 7, Map 267 Lot 8, Map 252 Lot 1, Map 252 Lot 1-7, Map 233 Lot 145, Map 234 Lot 3, Map 234 Lot 7-7, Map 234 Lot 2; from Garden Apartment/Mobile Home Park (GA/MH): Map 291 Lot 1-1 and Map 285 Lot 1; from General Business (GB): Map 234 Lot 7-6, Map 234 Lot 5, Map 234 Lot 6, Map 234 Lot 51, Map 174 Lot 12, Map 174 Lot 13, Map 175 Lot 11, Map 175 Lot 4, Map 175 Lot 5, Map 236 Lot 35, Map 236 Lot 34, Map 236 Lot 33 (portion of), Map 236 Lot 36, Map 236 Lot 39, Map 237 Lot 56 (portion of) and Map 237 Lot 57; from Single Residence B (SRB): Map 243 Lot 66, Map 229 Lot 6, Map 229 Lot 6A, and Map 268 Lot 97; from Mixed Residential Business (MRB): Map 217 Lot 1 (portion of) and Map 217 Lot 2A (portion of); from General Residence A (GRA): Map 174 Lot 14; from Industrial (I): Map 273 Lot 5; from Industrial (I) and General Residence A (GRA): Map 173 Lot 9.

Amend the Zoning Map to change the zoning designation to Gateway Neighborhood Mixed Use Center (G2) as follows: from Single Residence B (SRB): Map 246 Lot 1.

Amend the Zoning Map to change the zoning designation to Garden Apartment/Mobile Home Park (GA/MH) as follows: from Gateway Neighborhood Business (G1) and Office Research (OR): Map 215 Lot 9.

The above Zoning Map changes are proposed pursuant to Chapter 10, Article 4, Zoning and District Use Regulations, Section 10.421, District Location and Boundaries, Section 10.421.10 of the Zoning Ordinance.

*The Board voted to **continue** the discussion on **February 29th at 6 pm.***

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

IV. PRELIMINARY CONCEPTUAL CONSULTATION

- A.** The request of **100 Durgin Lane LLC (Owner)**, for property located at **100 Durgin Lane** requesting residential redevelopment to include 360 rental housing units with approximately 580 parking spaces and 10% community space including associated site improvements for parking, pedestrian access, utilities, stormwater management, lighting, and landscaping. Said property is located on Assessor Map 239 Lot 18 and lies within the Gateway Corridor (G1) and Highway Noise Overlay Districts. (LUPD-24-1)

No action taken.

V. CITY COUNCIL REFERRALS

- A.** Request for Salter Street to be rezoned from Waterfront Business to General Residence B

*The Board voted to **continue** the discussion on **February 29th at 6 pm.***

***Motion:** P. Giuliano **Second:** J. Almeida. Motion passed with all in favor.*

- B.** Solar Energy Amendments

No action taken.

- C.** Electric Vehicle Amendments

No action taken.

VI. OTHER BUSINESS

- A.** Appointment to Rockingham Planning Commission Transportation Advisory Committee

The Board voted to recommend to City Council to appoint Eric Eby as the Portsmouth representative on the Rockingham Planning Commission's Transportation Advisory Committee and Jillian Harris as an alternate.

***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

No action taken.

VII. ADJOURNMENT

The meeting was adjourned at 10:11 PM.