

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM Public Hearings begin

April 17, 2025

AGENDA

REGULAR MEETING 7:00pm

I. APPROVAL OF MINUTES

- A. Approval of the March 20, 2025 meeting minutes.
- B. Approval of the March 27, 2025 Work Session minutes.

II. 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. The request of **96 State Street LLC (Owner)**, for property located at **96 State Street** requesting a parking Conditional Use Permit from Section 10.1112.14 to allow zero (0) parking spaces where thirty (30) are required. Said property is located on Assessor Map 107 Lot 52 and lies within the Character District 4 (CD-4) and Historic District. (LU-25-28)

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. **361 Hanover Steam Factory, LLC (Owner)**, for property located at **361 Hanover Street**, requesting Design Review for the construction of new residential buildings along Hanover Street and the renovation of the existing building with associated site improvements. Said property is located on Assessor Map 138 Lot 63 and lies within the Character District 5 (CD5), Downtown Overlay District (DOD), and North End Incentive Overlay District (NEIOD). (LUPD-25-2)

- B. The request of **David and Tracy Foster (Owners)**, for property located at **200 FW Hartford Drive** requesting a Wetland Conditional Use Permit from Section 10.1017.50 for the removal of six trees within the 100' wetland buffer. Said property is located on Assessor Map 270 Lot 33 and lies within the Single Residence B (SRB) District. (LU-25-23)

- C. The request of **Rainboth Revocable Trust (Owner)**, for property located at **56 Ridges Court** requesting a Wetland Conditional Use Permit in accordance with Section 10.1017.50 to merge three lots and construct an addition and deck on the existing dwelling for a proposed permanent buffer impact of 2,653 square feet. Applicant is proposing stormwater improvements and partial revegetation of the wetland buffer as part of this project. Said property is located on Assessor Map 207 Lot 63 and lies within the Single Residence B (SRB) District. (LU-25-13)

- D. **REQUEST TO POSTPONE** The request of **Aviation Avenue Group (Owner), Kane Management Group LLC (Applicant)**, for property located at **100 New Hampshire Avenue** requesting Amended Site Plan approval to modify a prior condition of approval. Said property is located on Assessor Map 308 Lot 1 and lies within the Pease Industrial (PI) District. **REQUEST TO POSTPONE** (LU-22-210)

- E. **REQUEST TO POSTPONE** The request of **909 West End LLC (Owner)**, for property located at **909 Islington St** requesting a Conditional Use Permit in accordance with Section 10.1112.62 to allow 114 parking spaces where 119 are required (*115 spaces were advertised*). Said property is located on Assessor Map 172 Lot 7 and lies within the Character District 4 (CD-4). **REQUEST TO POSTPONE** (LU-24-221)

- F. The request of **Kent and Jennifer Bonniwell (Owner)**, for property located at **332 Hanover Street** requesting Conditional Use Permit from Section 10.814 for construction of a new single-family dwelling containing an Attached Accessory Dwelling Unit. Said property is located on Assessor Map 126 Lot 43 and lies within the Character District 4-L1 (CD-4-L1) District. (LU-25-52)

V. **DESIGN REVIEW**

- A. **361 Hanover Street** - Design Review (*See above*)

VI. **CITY COUNCIL REFERRALS**

- A. Zoning Amendments – Hill/Hanover Street area, Downtown Overlay District & North End Incentive Overlay District

VII. OTHER BUSINESS

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

VIII. 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_hOuHiBUWShSs0Vypw2Us8Q