



City of Portsmouth
Planning Department
1 Junkins Ave, 3rd Floor
Portsmouth, NH
(603)610-7216

Memorandum

To: Planning Board

From: Peter Stith, AICP
Planning Manager

Date: April 11, 2025

Re: Recommendations for the April 17, 2025 Planning Board Meeting

I. APPROVAL OF MINUTES

A. Approval of the March 20, 2025 and March 27, 2025 meeting minutes.

Planning Department Recommendation

1) Board members should determine if the draft minutes include all relevant details for the decision-making process that occurred at the March 20, 2025 and March 27, 2025 meetings and vote to approve meeting minutes with edits if needed.

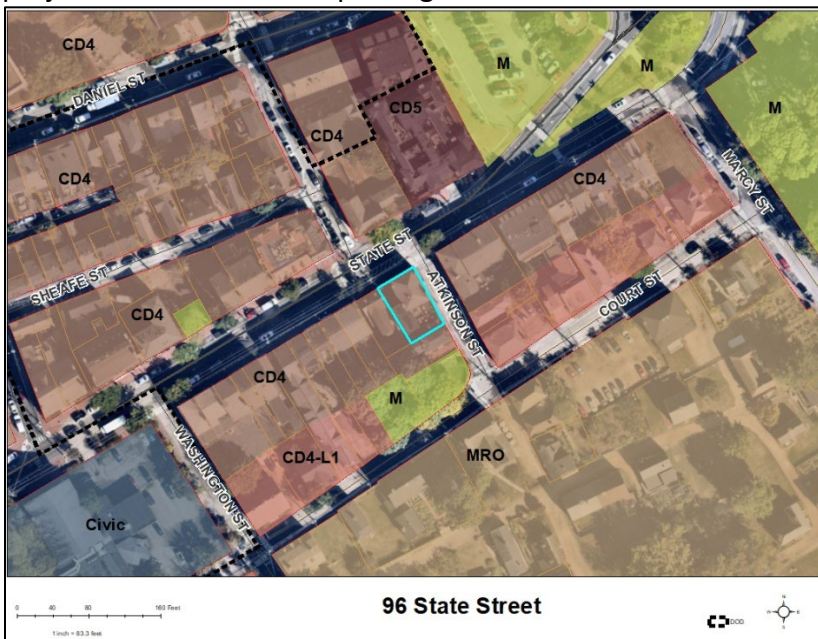
II. PUBLIC HEARINGS – OLD BUSINESS

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 Sate 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.

Project Background Updated

The applicant is seeking a Conditional Use Permit as a result of a change of use to convert part of the restaurant and a prior commercial space into a second apartment. The prior addition to the second and third floor are no longer proposed and just the conversion of the second floor from restaurant to residential is proposed in the revised submission. The parking calculation remains the same, however the issues raised at the March meeting with the addition overhanging the lot line or interfering with the adjacent window have been removed with the revised plans. The lot does not have space to provide any off-street parking. The parking demand will decrease with the change of use from commercial and restaurant space to residential. The property is outside of the Downtown Overlay District (DOD); therefore, parking is required for all uses and parking must come into conformance with the Ordinance when there is a change of use on the property. If the property was in the DOD, they would receive a 4-space credit for the 2 apartments and with no parking requirement for the restaurant use, this project would not need a parking CUP.



Project Review, Discussion, and Recommendations

The project was before the Technical Advisory Committee and Historic District Commission. See below for details.

Historic District Commission

The Historic District Commission granted a certificate of approval for the addition at their regular meeting of Wednesday, September 4, 2024.

Technical Advisory Committee

The applicant began the site plan review process with TAC at their February 11, 2025 meeting to review the parking demand analysis as required under Section 10.1112.141. There were questions about the square footage and with the proposed additions to the second and third floor. The applicant was instructed to review and confirm the actual square footage allocation per use and submit to the DPW prior to submitting to Planning Board. The applicant revised the parking demand analysis based on comments from TAC and confirmed the square footage in the updated materials for the Planning Board.

Planning Department Recommendation

Parking Conditional Use Permit

1) Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1112.14 of the Ordinance and adopt the findings of fact as presented.

(Alt.) Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1112.14 of the Ordinance and adopt the findings of fact as amended.

2) Vote to grant the Conditional Use Permit as presented.

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 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).

Description

This item is a request for Design Review under the Site Plan Review Regulations. Under the State statute (RSA 676:4,II), the Design Review phase is an opportunity for the Planning Board to discuss the approach to a project before it is fully designed and before a formal application for Site Plan Review is submitted. The Design Review phase is not mandatory and is nonbinding on both the applicant and the Planning Board. The application was accepted at the March 20, 2025 meeting and scheduled for public hearing for Design Review at this meeting (April 17, 2025).

Although the State statute calls this pre-application phase “design review,” it does not encompass review of architectural design elements such as façade treatments, rooflines and window proportions. Rather, it refers to site planning and design issues such as the size and location of buildings, parking areas and open spaces on the lot; the interrelationships and functionality of these components, and the impact of the development on adjoining streets and surrounding properties.

The process as outlined in Section 2.4.3 of the Site Review regulations is that the Board first has to determine that the request for design review includes sufficient information to allow the Board to understand the project and identify potential issues and concerns, and, if so, vote to accept the request and schedule a public hearing. *Completion of the design review process also has the effect of vesting the project to the current zoning.* Design review discussions must take place in a public hearing. At the conclusion of the public hearing process, the Board decides the design review process for the application has ended.

Planning Department Recommendation

- 1) *Vote to find the design review process is complete.*

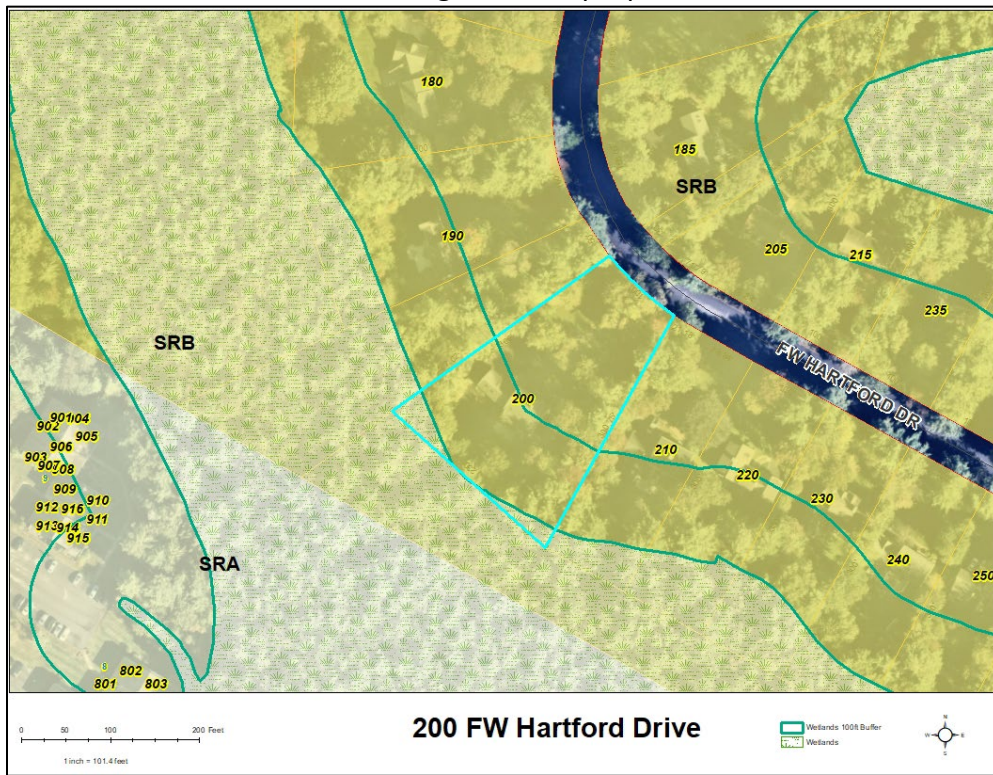
III. PUBLIC HEARINGS – NEW BUSINESS

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- 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.

Project Background

The applicant is seeking a Wetland Conditional Use Permit to remove six trees within the wetland buffer area towards the rear of the property at 200 FW Hartford Drive. These trees include four pines and two maple trees, one of which is diseased according to an ISA Certified Arborist. The applicant is proposing to leave the stumps in place and plant two new red maple trees and four new winterberry bushes close to where the existing trees are proposed to be removed.



Staff Analysis – Wetland CUP

According to Article 10 Section 10.1017.50 the applicant must satisfy the following conditions for approval of this project.

1. The land is reasonably suited to the use activity or alteration.

The six trees proposed to be removed are within the 100' wetland buffer which is a forested wetland.

2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.

The six trees are all located within the wetland buffer and while they serve as a vital function within the wetland buffer, the applicant is proposing a replacement of plantings in lieu of the trees to be removed.

3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.

The removal of these large trees will have an adverse impact on the wetland functional values as they serve as great habitat and carbon capture for this ecosystem. The installation of new plantings will help to boost this ecosystem, but it may not be sufficient to compete with the trees to be removed. The applicant should consider planting a greater ratio of trees to shrubs.

4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.

This project calls for the removal of six trees, all within the wetland buffer and most within the 25' no-cut buffer. A certified arborist has stated that only one of the proposed trees to be removed is diseased and unless the other five are a significant risk, the removal of the healthier trees does not seem necessary at this time.

5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.

This proposal appears to have some adverse impact at the removal of five healthy trees that are serving multiple functions within the wetland buffer. The proposed plantings will help to offset the impacts felt from removing those trees but it may be necessary to substitute more trees instead of or in addition to the winterberries to equate the loss of those six trees.

6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.

It appears that most of the trees to be removed are located in the vegetated buffer strip and proposed plantings will be in this general vicinity.

Conservation Commission

The applicant was before the Conservation Commission at its regularly scheduled meeting of Wednesday, March 12, 2025 and the Commission voted unanimously to recommend approval with the following conditions:

1. *It is recommended that the applicant consider a greater number of trees to be planted compared to shrubs. If the applicant increases the proportion of trees to be planted, they should plant within the 100' wetland buffer, where appropriate.*
2. *Applicant shall provide a report back to the Planning and Sustainability Department one year after the proposed landscaping area has been planted, demonstrating at least an 80% survival rate of new plantings within the wetland buffer.*
3. *In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. Markers are to be placed along the 25' vegetative buffer at 50-foot intervals and must be installed prior to the start of any construction.*

The applicant has addressed the Conservation Commission's recommended conditions in the Planning Board application or they have been added to the conditions below.

Planning Department Recommendation

Wetland Conditional Use Permit

1) *Vote 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.*

(Alt.) Vote 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 amended.

2) *Vote to grant the Conditional Use Permit with the following conditions:*

- 2.1) *Applicant shall monitor the success of proposed seeded areas and prepare a memo to be sent to the Portsmouth Planning & Sustainability Department annually for the first two years after planting/seeding. If after two years, the seeded areas show a survival rate of less than 80%, applicant will replant/reseed.*
- 2.2) *Applicant shall provide a report back to the Planning and Sustainability Department one year after the proposed landscaping area has been planted, demonstrating at least an 80% survival rate of new plantings within the wetland buffer.*
- 2.3) *In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. Markers are to be placed along the 25' vegetative buffer at 50-foot intervals and must be installed prior to the start of any construction.*

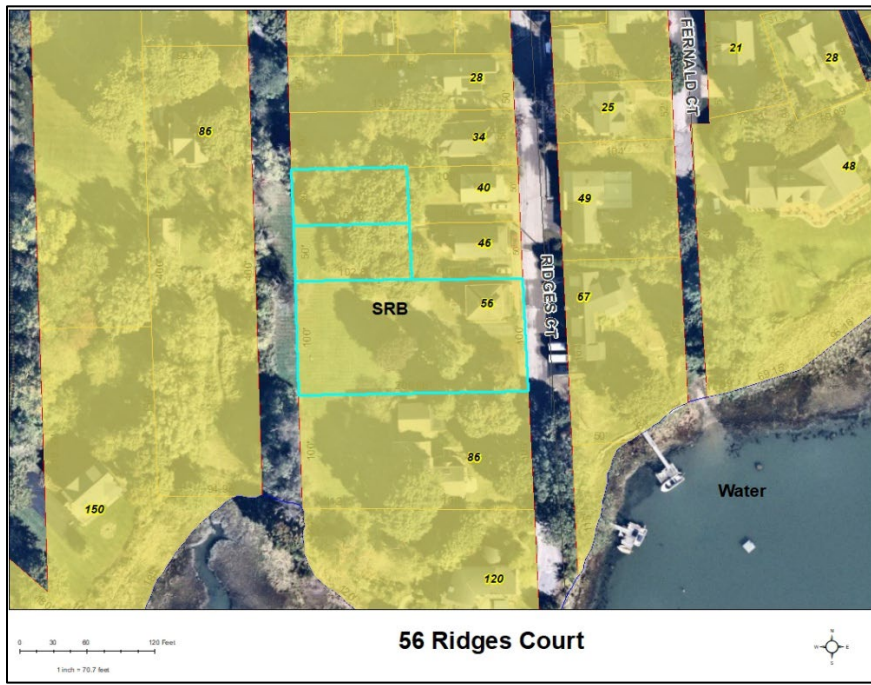
III. PUBLIC HEARINGS – NEW BUSINESS

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.

- 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.

Project Background

The application proposes work across three existing parcels which includes the demolition of an existing garage, shed, and deck, the removal of paved walkways, existing landscaped steps and the removal of vegetation for the purposes of construction for the new addition and deck. The proposal includes merging the three lots into one lot, new addition, reconstructed driveway, new decking, new permeable walkways, a shed and a garage. The existing impervious coverage within the 100' wetland buffer over all three lots is 2,715 s.f. and this application proposes a final impervious cover of 2,653 s.f., a decrease of 62 s.f. The project complies with dimensional requirements of the Ordinance and no variances are needed to construct the addition and deck.



Staff Analysis – Wetland CUP

According to Article 10 Section 10.1017.50 the applicant must satisfy the following conditions for approval of this project.

1. The land is reasonably suited to the use activity or alteration.

This project proposes the removal of existing structures and pavement from the wetland buffer with the installation of new structures and a driveway within the buffer but further away from the resource. The majority of the work is within the wetland buffer.

2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.

The majority of the work is proposed within the 100' wetland buffer and includes new structures in the buffer but an overall reduction in impervious surfaces. The proposed shed and deck are slightly further from the wetland but not outside of the buffer.

3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.

This project proposes the removal of four existing trees and one shrub within the buffer and the addition of six highbush blueberries and an 1,100 s.f. naturalized area in a portion of the 25' no-cut buffer. Some improvement to the wetland functional values as they exist today appear to be proposed. Proper care and maintenance of the wetland and wetland buffer would prevent adverse impacts. This should include no longer mowing the wetland resource. In addition, the applicant should come into compliance with the City's 25' no-cut vegetative buffer regulations.

4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.

This project proposes the removal of some existing vegetation to achieve construction goals and proposes replacement with blueberries and a small portion of the 25' no-cut buffer to be naturalized. Property owners have historically altered the vegetative state of a portion of the wetland and the entire 25' buffer through regular mowing. Staff suggest this practice ceases to comply with the vegetative buffer strip standards.

5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.

The proposal is not the alternative with the least adverse impact. The proposal

requests the continued mowing of some of the most sensitive ecosystems on the properties.

6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.

The large wetland lawn will be allowed to revert to a natural state. The 25-foot no cut buffer will be limited to two cuttings per year. The benefits of the improved stormwater management system, moving the impervious areas away from the resource and enhancing the wetland system and buffer meet the spirit and intent of the Ordinance.

Conservation Commission

The applicant was before the Conservation Commission at its regularly scheduled meeting of Wednesday, March 12, 2025 and the Commission voted 5-1 to recommend approval with the following conditions:

- 1. The wetland resource shall no longer be mowed.*
- 2. The property owner shall agree to mowing the 25' vegetated no-cut buffer no more than twice per year. Mowing cannot occur during the nesting bird season (April to July). Owners must abide by best management practices for mowing a sensitive wetland buffer.*
- 3. In accordance with Section 10.1018.40 of the Zoning Ordinance, owner shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. Markers are to be placed along the 25' vegetated buffer at 50-foot intervals and must be installed prior to the start of any construction.*
- 4. Owners shall permanently install markers such as boulders in between the proposed trees to be planted along the wetland edge. This physical barrier shall serve as a deterrent to mowing. Plans must be updated to show proposed location and marker type.*
- 5. A maintenance plan for the property shall be included as part of this project for the purpose of educating current and future property owners. This plan shall address proper long-term maintenance of the permeable pavers and the swale, City cutting regulations within the wetland and wetland buffer, and mowing restrictions for this property (including best management practices for mowing of a wetland meadow buffer).*

The applicant has addressed the Conservation Commission's recommended conditions in the Planning Board application and have been added to the conditions below.

Planning Department Recommendation
Wetland Conditional Use Permit

1) *Vote 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.*

(Alt.) Vote 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 amended.

2) *Vote to grant the Conditional Use Permit with the following conditions:*

2.1) *The wetland resource shall no longer be mowed.*

2.2) *The property owner shall agree to mowing the 25' vegetated no-cut buffer no more than twice per year. Mowing cannot occur during the nesting bird season (April to July). Owners must abide by best management practices for mowing a sensitive wetland buffer.*

2.3) *In accordance with Section 10.1018.40 of the Zoning Ordinance, owner shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. Markers are to be placed along the 25' vegetated buffer at 50-foot intervals and must be installed prior to the start of any construction.*

2.4) *Owners shall permanently install markers such as boulders in between the proposed trees to be planted along the wetland edge. This physical barrier shall serve as a deterrent to mowing. Plans must be updated to show proposed location and marker type.*

2.5) *A maintenance plan for the property shall be included as part of this project for the purpose of educating current and future property owners. This plan shall address proper long-term maintenance of the permeable pavers and the swale, City cutting regulations within the wetland and wetland buffer, and mowing restrictions for this property (including best management practices for mowing of a wetland meadow buffer).*

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.

- 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.

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.

- 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. Said property is located on Assessor Map 172 Lot 7 and lies within the Character District 4 (CD-4).

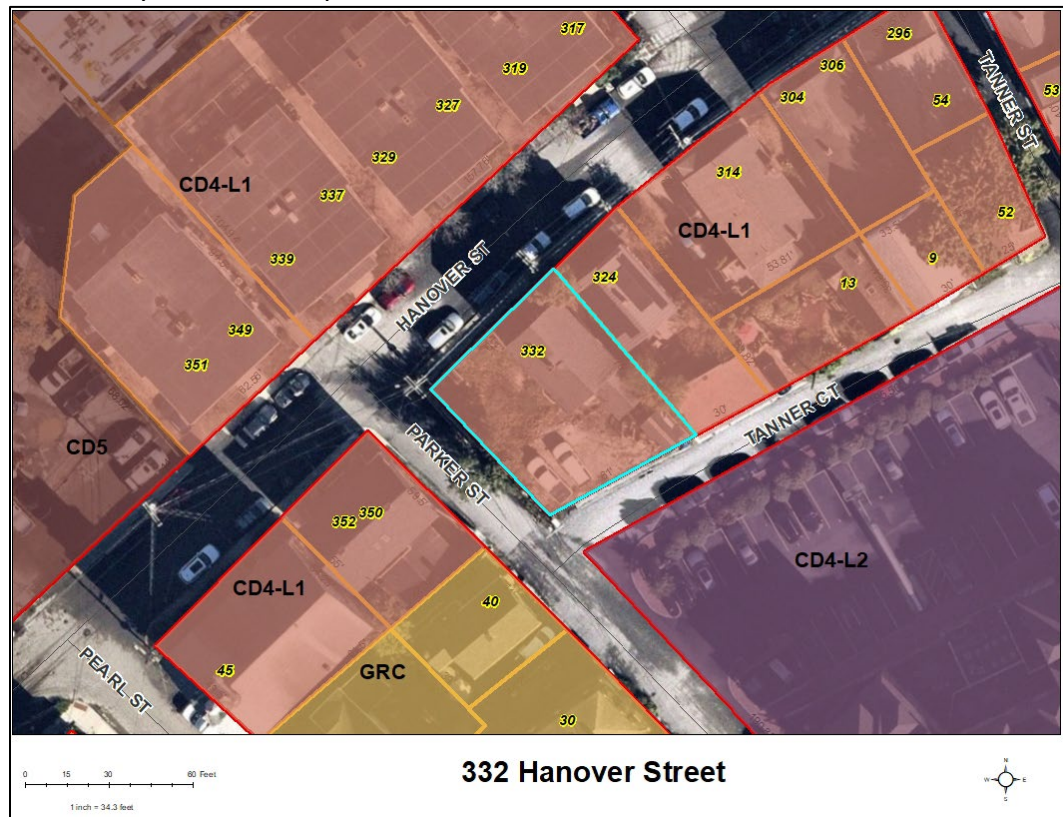
III. PUBLIC HEARINGS – NEW BUSINESS

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.

- 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.

Project Background

The applicant is proposing to construct a new single-family dwelling with a 749 square foot Attached Accessory Dwelling Unit (AADU) on the first floor. The applicant is not seeking any modifications from the Ordinance and the proposed dwelling complies with all dimensional requirements of the Ordinance. The proposal includes three car garage and three exterior spaces, where only three are required.



Planning Department Recommendation
Attached Accessory Dwelling Unit Conditional Use Permit

1) *Vote 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.*

(Alt.) Vote 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 amended.

2) *Vote 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.*

VI. CITY COUNCIL REFERRALS [NOTE: ANY REFERRALS REQUIRING PUBLIC HEARING SHOULD BE INCLUDED ABOVE]

A. Hanover/Hill Street Area/Downtown Overlay District & North End Incentive Overlay District

Background

The City Council voted on August 5, 2024 to refer the letter (included in packet) from the Islington Creek neighborhood to the Planning Board for a report back on possible zoning changes that were originally presented to the Planning Board in 2020.

18. Letter from residents of Islington Creek regarding zoning of 361 Hanover Street – **Voted** to refer to the Planning Board for review and recommendation for the consideration of a zoning change.

The Planning Board has held 4 work sessions where this was discussed, September 26, 2024, October 24, 2024, February 27, 2025 and March 27, 2025. At the March 27th meeting, the Board reviewed options for rezoning several parcels along Hill, Hanover and Rock Street and changing the building height requirement along Bridge and Hill Street. In addition, the Board looked at modifying the boundary of the North End Incentive Overlay (NEIOD) and Downtown Overlay Districts (DOD). Maps below outline the consensus from the work session.

Zoning Changes

Staff provided the recommendation from January 2020 depicted in the map below where the front of 361 Hanover would change from CD5 to CD4-L1 and the back half and two other lots on Hill Street would change from CD5 to CD4. In addition, 66 Rock Street would change from CD5 to CD4. The main differences between CD4 and CD5 are the dimensional standards of the lot occupation by structures as provided in the table below. CD5 allows more coverage and a larger building footprint and less open space requirement where CD4 requires more open space, a slightly smaller footprint and less building coverage. There is no density (lot area per dwelling) requirement in CD4 or CD5 and the permitted uses in both districts are the same. CD4-L1 is less intense, with a max building footprint of 2,500 square feet, a density requirement of 3,000 square feet per dwelling and fewer permitted nonresidential uses. The Board considered and had general consensus on changing the zoning to CD4-W, which provides a step above CD4-L1, but not as intense as CD4 or CD5, as provided in the tables below. CD-W zoned parcels are only located in the west end and no where else in the City.

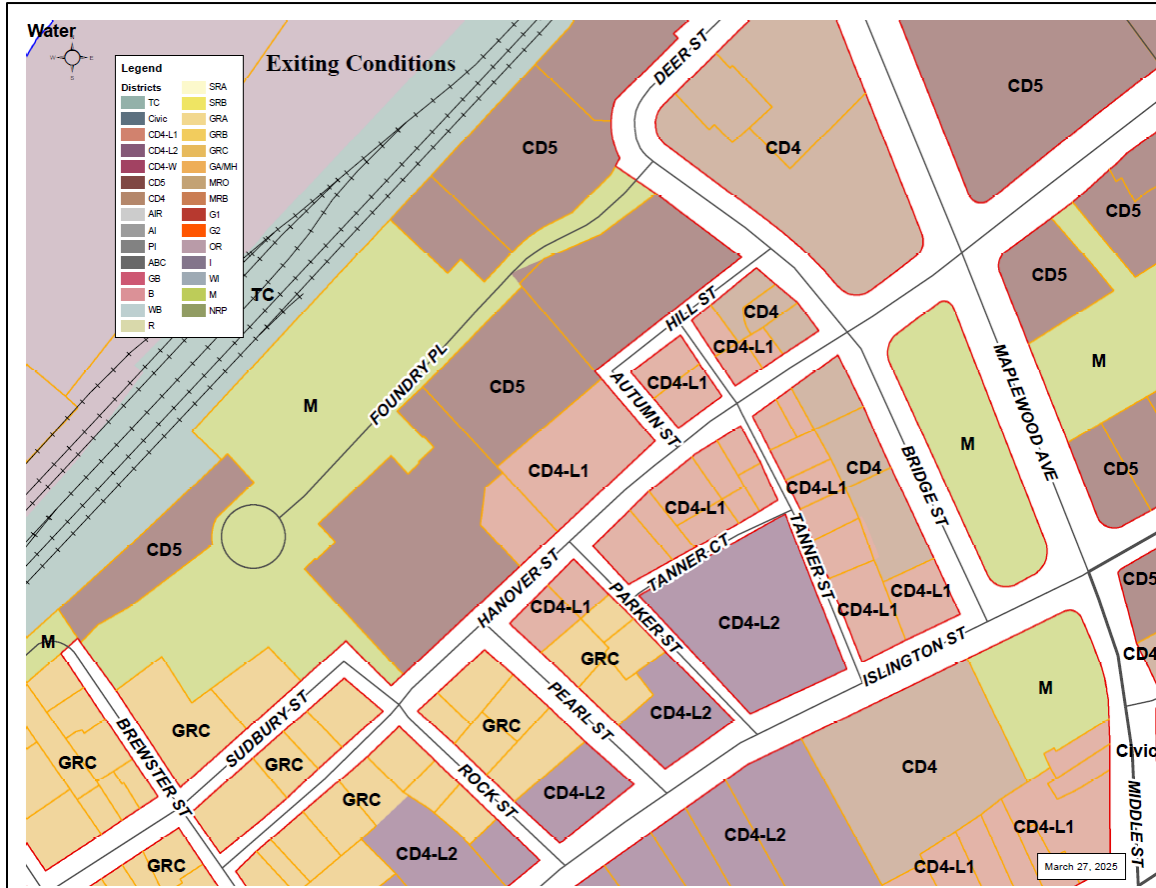
Dimensional Requirements

	CD5	CD4	CD4-L1	CD4-W
Yards (max.)	5'	5'-15'	5'-15'	10'-15'
Front Lot Line Buildout (min.)	80%	50%	60%-80%	50%
Building Coverage	95%	90%	60%	60%
Building Footprint	20,000 s.f.	15,000 s.f.	2,500 s.f.	15,000 s.f.
Building Block Length	225'	200'	80'	200'
Open Space (min.)	5%	10%	25%	15%
Lot area per dwelling unit	NR	NR	3,000 s.f.	2,500 s.f.

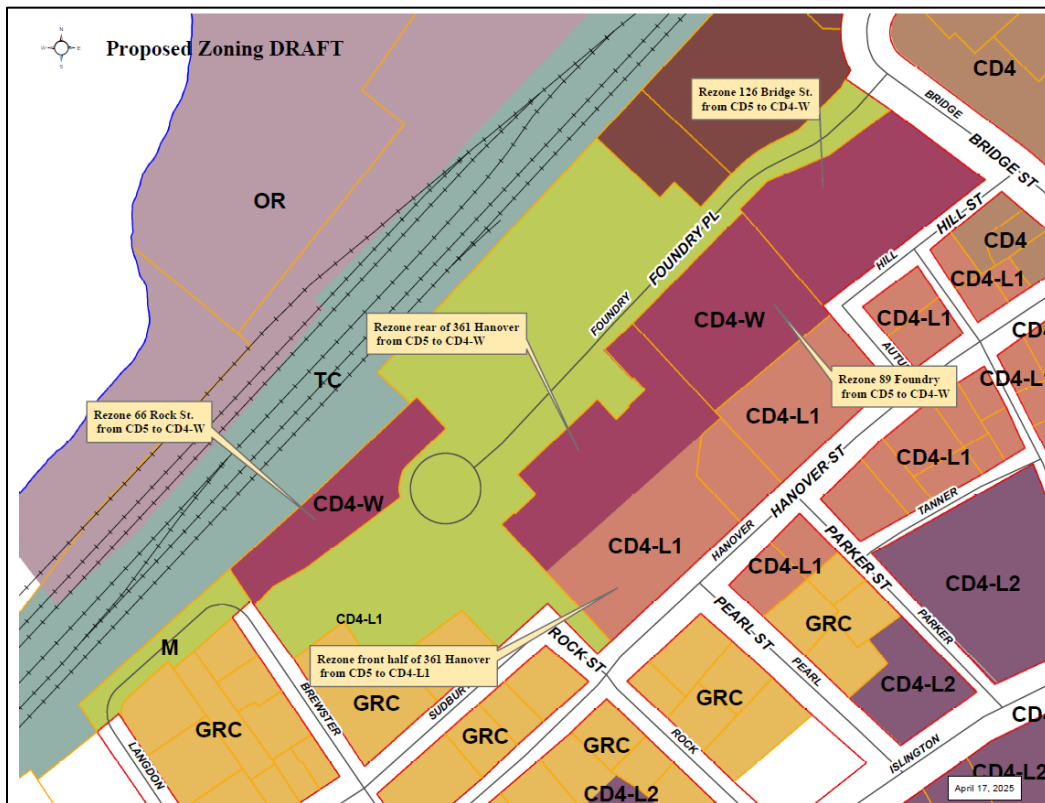
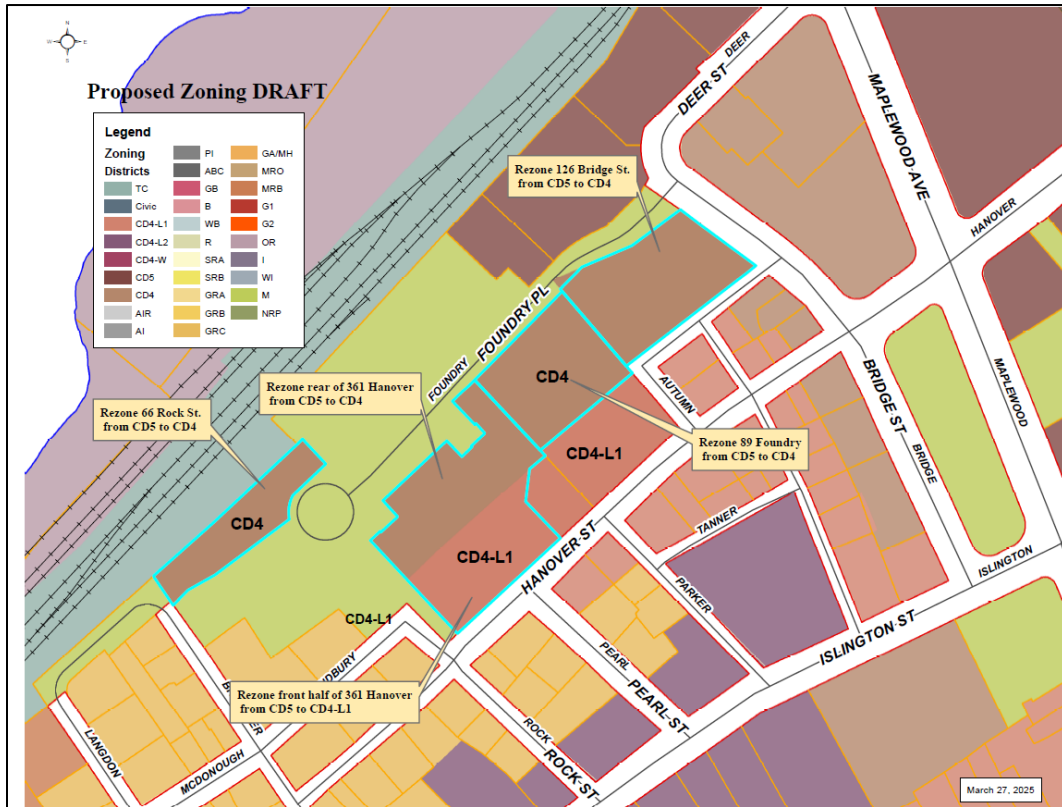
Use Categories

	CD5/CD4	CD4-L1	CD4-W
Residential (up to 8 units)	P	P	P
Residential (8+ units)	P	N	P
Assisted Living Center	P	N	P
Performance Facility	P/S	N	S/N
Cinema or other indoor amusement use	P	N	P
Health club/related use	P/S	S/N	P/S
Office	P	P	P
Retail bank	P	N	P
Outpatient clinic	P	S	P
Personal/consumer services	P	N	P
Laundry / dry cleaning	P/S	N	P
Retail	P	N	P/S
Eating/drinking places	P(500)/S(500+)	N	P(50)/S(250)

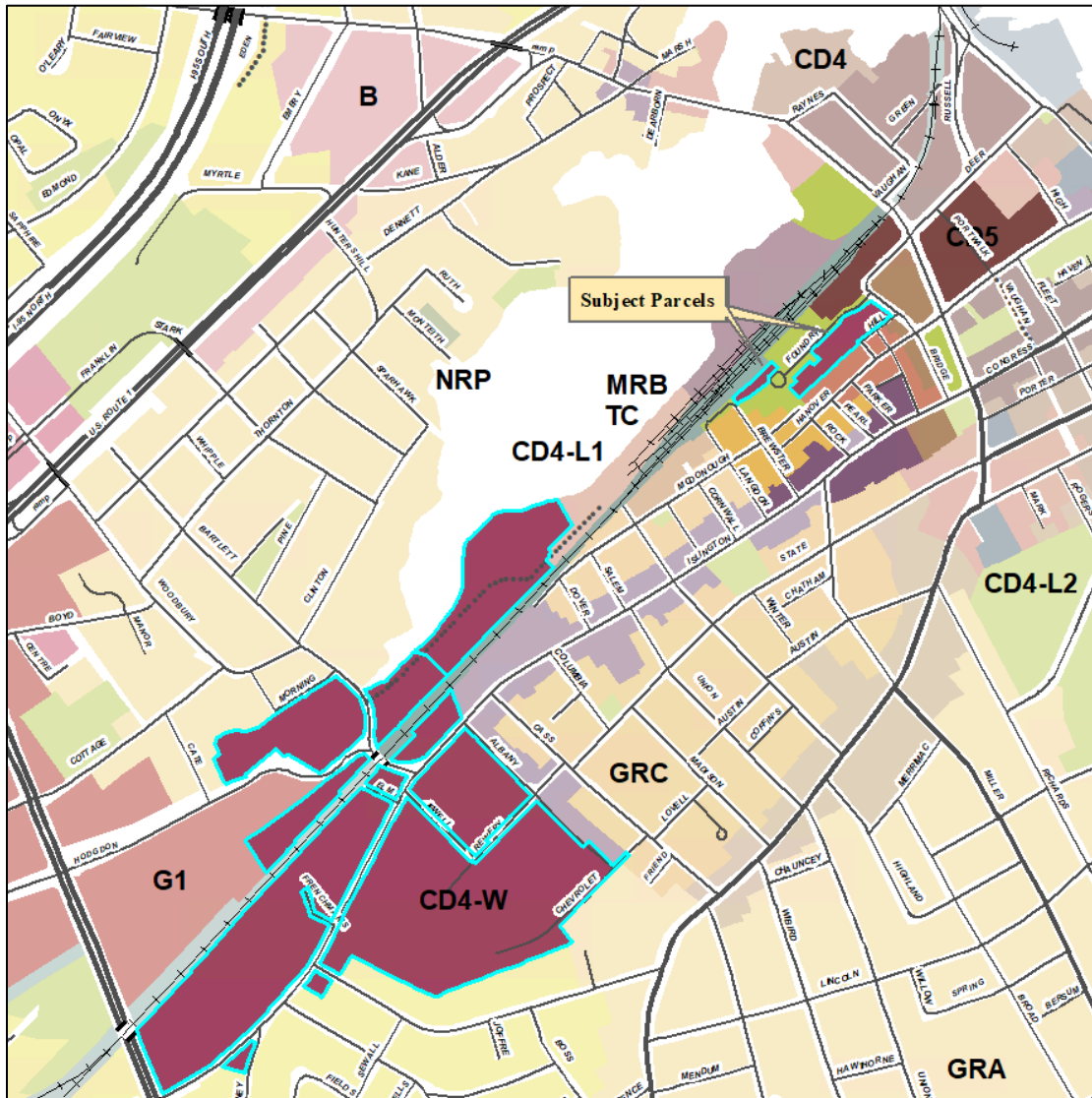
Existing zoning map below shows the subject parcels zoning CD5.



Proposed zoning map that was presented in January 2020 with the addition of 66 Rock Street.

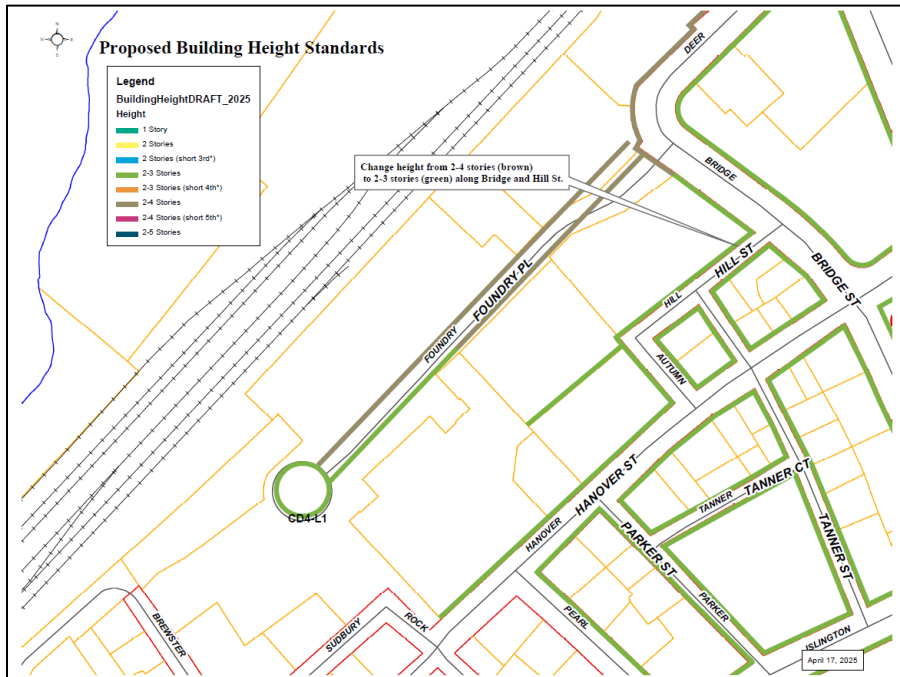
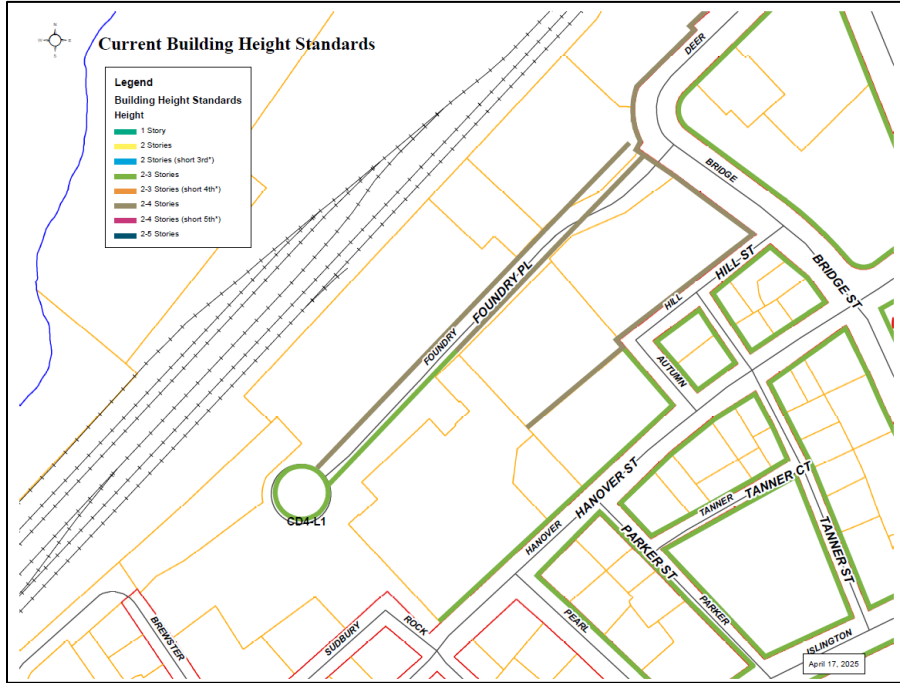


The map above represents the consensus the Board had at the March 27, 2025 work session which changes the subject parcels to CD4-W with the exception of the front of 361 Hanover, which would change to CD4-L1. The only area zoned CD4-W is the West End. The map below shows the current CD4-W zone and includes the subject parcels on Hanover and Hill Street if they were changed to CD4-W. While staff can agree with some of the logic for choosing this district, downzoning some of these parcels will make them nonconforming. For example, 89 Foundry contains a building with a footprint of over 16,000 square foot and 55 apartments on a 22,538 square foot lot. The current zoning allows for this footprint and density. Changing to CD4-W, the building footprint, coverage, open space and lot area per dwelling would all be nonconforming. The project at 361 Hanover will also be nonconforming for lot area per dwelling and building footprint if downzoned to CD4-W. **Staff would recommend the original proposal that was presented in 2020 with the additional change to 66 Rock Street.**



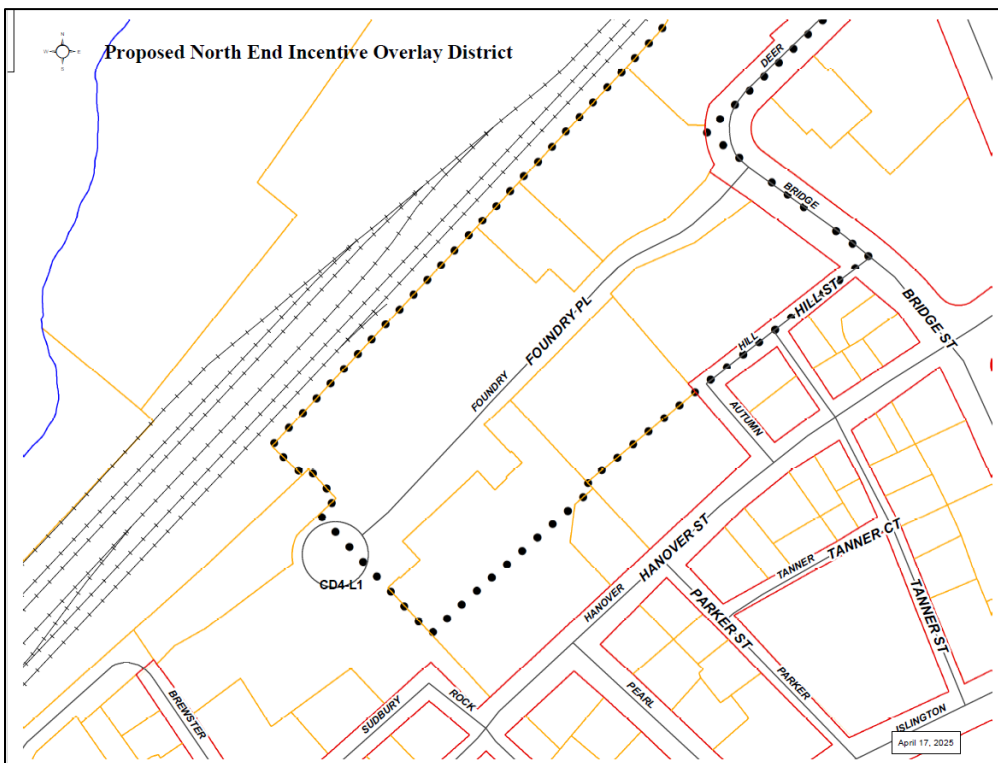
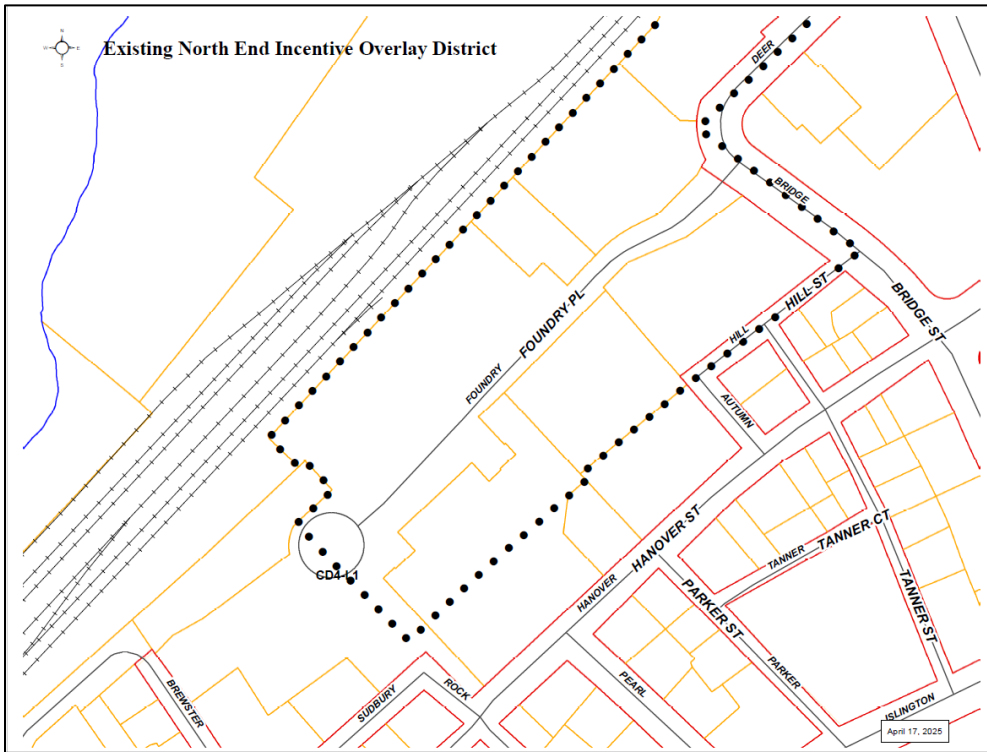
Building Height

The map below shows the current building height standards which allow 2-4 stories (50') along the south side of Bridge Street and down Hill Street. As discussed at the March 27th work session, the Board had consensus of changing the designation to 2-3 stories (40'), which is indicated by the green line. The properties that are located in the North End Incentive Overlay District would still be able to increase the building height by 10' or 1-story about the maximum, subject to the requirements of the overlay district.



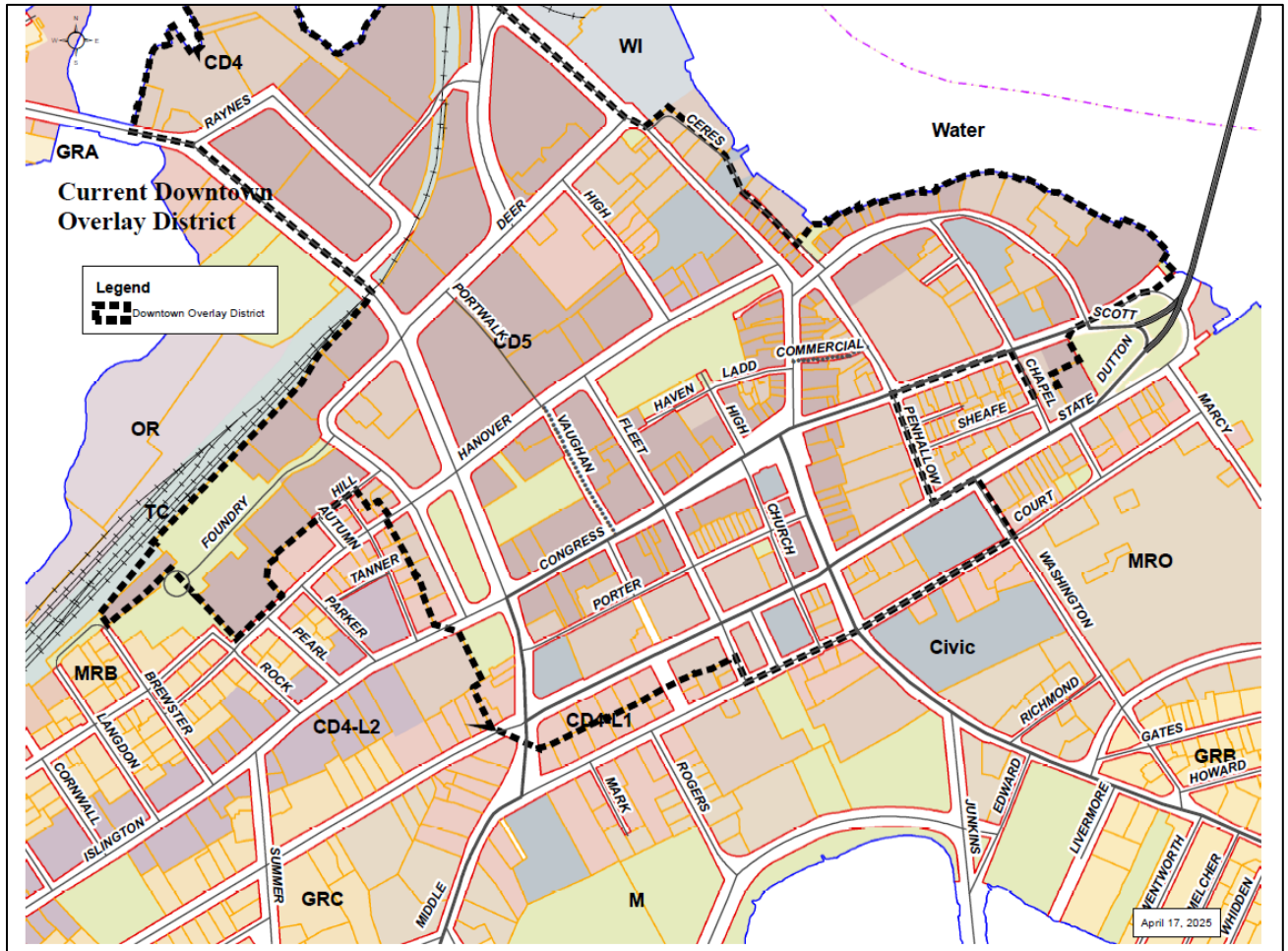
North End Incentive Overlay District (NEIOD)

Minor changes are proposed to the boundary of the NEIOD to better align with lot lines along 361 Hanover Street and 66 Rock Street.



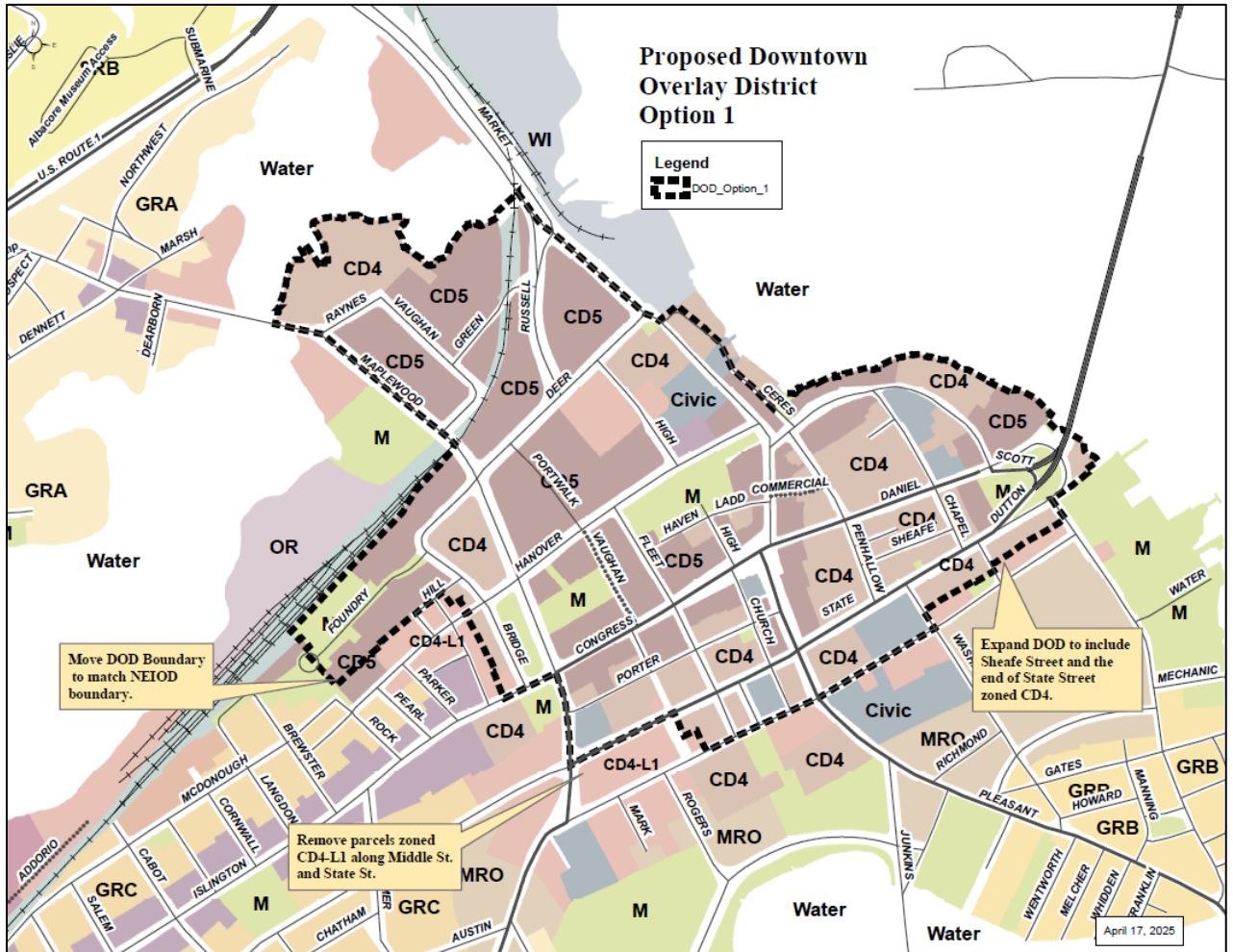
Downtown Overlay District

While the Board has been discussing zoning changes along Hill and Hanover Street, this included revising the boundary of the Downtown Overlay District (DOD) to follow the North End Incentive Overlay District. Below shows the current DOD boundary for reference when reviewing the two options that were discussed at the work session. The Board considered modifying the DOD boundary in other areas and below are 2 options the Board requested to see following the work session.



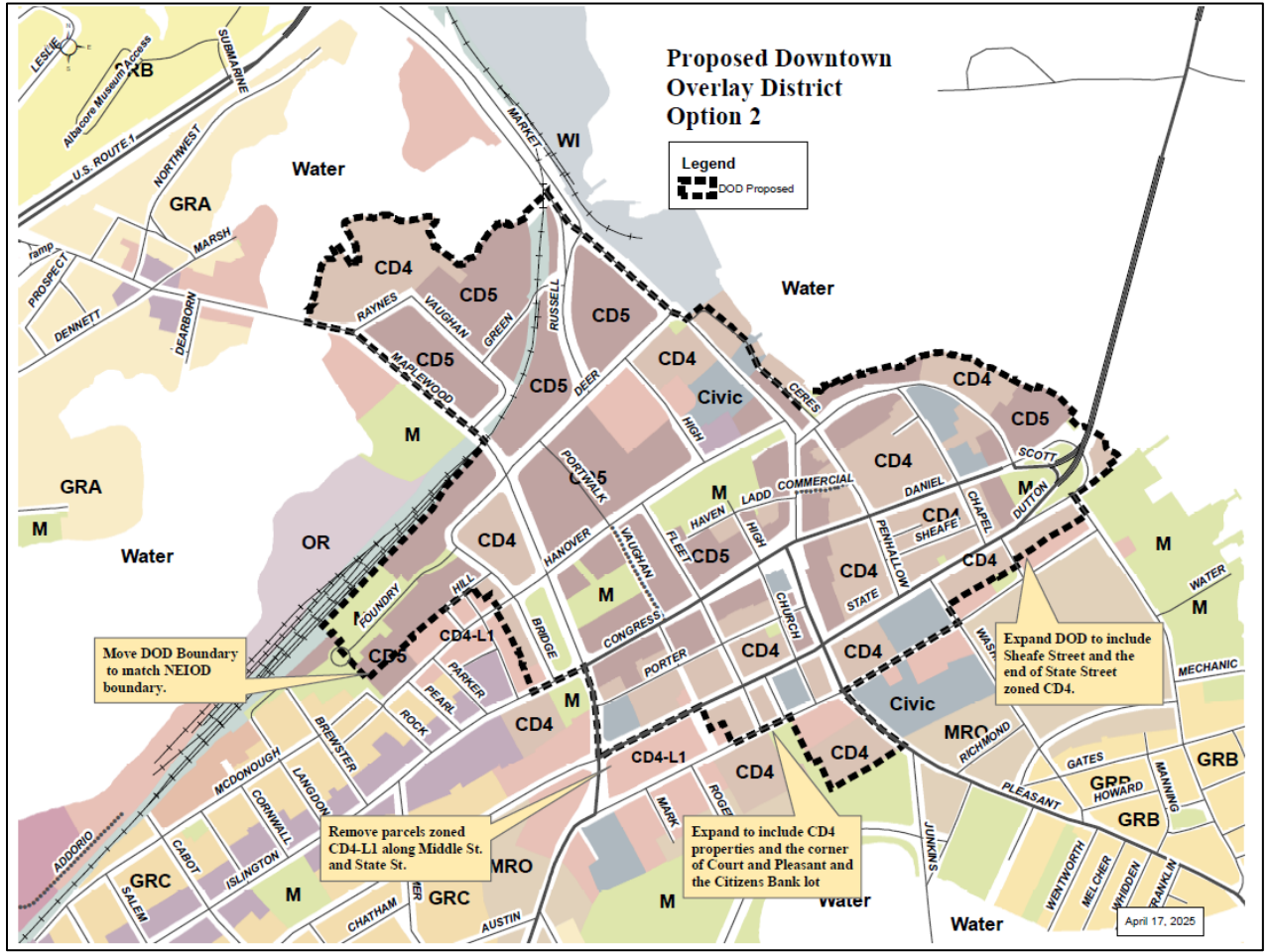
Option 1

Option 1 is outlined in the map below and moves the DOD boundary on 361 Hanover to match the North End Incentive boundary that bisects that parcel. Option 1 includes removing parcels zoned CD4-L1 along Middle Street and State Street and incorporating 2 parcels and a portion of a parcel on Court Street that are zoned CD4. The largest adjustment to the DOD includes moving the boundary to include Sheafe Street and the parcels fronting on State Street that are zoned CD4.



Option 2

Option 1 is outlined in the map below and incorporates all of the changes outlined in the paragraph above with the addition of capturing the corner of Court Street and Pleasant Street including the Citizens Bank property.



Planning Department Recommendation

1) Vote to recommend the City Council hold first reading on the proposed zoning map amendments as presented.

Or

1) Vote to recommend the City Council hold first reading on the proposed zoning map amendments as amended. (pending and Planning Board edits/revisions)

VI. OTHER BUSINESS

A. Chairman's Updates and Discussion Items

B. Board Discussion of Regulatory Amendments and Other Matters

VII. ADJOURNMENT