



# CITY OF PORTSMOUTH

Planning Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801

(603) 610-7216

## **PLANNING BOARD**

February 27, 2020

Pastor Chad Lynn  
Bethel Assembly of God  
200 Chase Drive  
Portsmouth, NH 03801

RE: Conditional Use Permit for parking for property located at 200 Chase Drive

Dear Pastor Lynn:

The Planning Board, at its regularly scheduled meeting of Thursday, February 20, 2020, considered your application for a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance for provision of 109 on-site parking spaces where a minimum of 134 are required. Said property is shown on Assessor Map 210 Lot 02 and lies within the Gateway Neighborhood Mixed Use Center (G2) District. As a result of said consideration, the Board voted to grant your request as follows:

- 1) To accept the findings of the applicant's parking demand analysis and to find that the provision of 109 parking spaces on-site will be adequate and appropriate for the proposed 22-unit development site as long as the proposed measures to reduce and manage parking demand are implemented.
- 2) To grant a conditional use permit pursuant to Section 10.1112.14 and the requirements of Section 10.1112.62 for provision of shared parking on separate lots to permit a total of 109 parking spaces with the following stipulations:
  - 2.1) the church shall implement renovations to the assembly space to reduce the maximum rated occupancy to 250, subject to final approval by the Planning and Inspections Departments;
  - 2.2) any special events that are anticipated to exceed parking capacity beyond 75 spaces shall require implementation of a parking management plan. At no time shall parking management plans include blocking of parking lot aisles and accessways or on-street parking in the neighborhood. The parking management plan shall be finalized for review and approval by DPW and the Planning Dept. prior to building permit issuance;
  - 2.3) the shared parking covenant and an access easement for the proposed driveway between proposed Lots 1 and 2 shall be reviewed and approved by the Planning and Legal Departments and recorded at the Rockingham Registry of Deeds;
  - 2.4) A report back shall be provided to the Planning Department after 1 year of occupancy of the completed residential apartment building, confirming that the proposed

shared parking arrangement and parking management plan meet the demand as proposed, to be reviewed and approved by the Planning 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.

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.

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 date. No other extensions may be requested.

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

Very truly yours,

A handwritten signature in blue ink, appearing to read "Dexter R. Legg".

Dexter R. Legg, Chairman of the Planning Board

cc: Robert Marsilia, Chief Building Inspector  
Rosann Maurice-Lentz, City Assessor  
Cory Belden, PE, Altus Engineering, Inc.