

**REGULAR MEETING  
PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

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

**7:00 PM**

**FEBRUARY 18, 2016**

**AGENDA**

**I. APPROVAL OF MINUTES**

1. Approval of Minutes from the January 21, 2016 Planning Board Meeting.

**II. DETERMINATIONS OF COMPLETENESS**

**A. Subdivisions:**

- a. The application of **Michael and Janet McCann, Owners**, for property located at **921 Middle Road and 80 Pearson Street**, wherein Preliminary and Final Subdivision Approval is requested.
- b. The application of **John Green and Alison Zaeder, Owners**, for property located at **43 Whidden Street**, and **Mahanna Properties, LLC, Owner**, for property located at **37 Whidden Street**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested.

**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 proposal to amend the Zoning Ordinance to implement Character-Based Zoning in the West End and Islington Street corridor, and to make various related amendments to the Zoning Ordinance and Zoning Map, as follows:
- (1) Delete the existing Article 5A – Character Districts in its entirety and insert in its place the new Article 5A – Character Districts dated 1/11/2016.
  - (2) Amend Articles 4, 5 11, 12 & 15 of the Zoning Ordinance as set forth in the document titled “Conforming Amendments to Zoning Ordinance” dated 1/11/2016.
  - (3) Amend the Zoning Map as set forth in the following maps dated 1/11/2016:
    - (a) Map 10.5A21A – Character Districts and Civic Districts;
    - (b) Map 10.5A21B – Building Height Standards;

(c) Map 10.5A21C – Special Requirements for Façade Types, Front Lot Line Buildout & Uses.

- (4) Amend the Zoning Map by changing the zoning designation of 52 parcels as set forth in the document titled “Proposed Additional West End Zoning Changes” dated 1/11/2016 and as shown on the map titled “Additional West End Zoning Changes – First Reading – January 11, 2016”.

B. The application of **Michael and Janet McCann, Owners**, for property located at **921 Middle Road and 80 Pearson Street**, wherein Preliminary and Final Subdivision Approval is requested between two lots which are currently shown on Assessor Map 232 as Lots 106 and 117. The applicant proposes to merge a portion of Lot 117 with Lot 106 and to subdivide the new Lot 117 into two lots, as follows:

- a. Map 232, Lot 106 merged with a portion of Lot 117, increasing in area from 5,536 s.f. to 16,810 s.f., with 68’ of continuous street frontage on Pearson Street;
- b. Map 232, Lot 117 decreasing in area from 48,823 s.f. to 32,013 s.f. with street frontage on Middle Road; and,
- c. Map 232, Lot 117 subdivided into two lots as follows: Lot A totaling 15,000 s.f. with 129’ of continuous street frontage on Middle Road and Lot B totaling 17,013 s.f. with 149’ of continuous street frontage on Middle Road.

Said lots lie within a Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100 ft. of continuous street frontage.

C. The application of **John Green and Alison Zaeder, Owners**, for property located at **43 Whidden Street**, and **Mahanna Properties, LLC, Owner**, for property located at **37 Whidden Street**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots as follows:

- a. Map 109, Lot 2 decreasing in area from 2,688 ± s.f. to 2,566 ± s.f. with 48.79’ of continuous street frontage along Whidden Street.
- b. Map 222, Lot 3 increasing in area from 1,774 ± s.f. to 1,897 ± s.f. with 34.54’ of continuous street frontage along Whidden Street.

Said lots lie within a General Residence B (GRB) District which requires a minimum lot size of 5,500 s.f. and 80’ of continuous street frontage.

D The application of **Hillcrest at Portsmouth, LLC, Owner**, for property located at **3201 Lafayette Road**, requesting a Conditional Use Permit under Section 10.1017.80 of the Zoning Ordinance for a Wetland Protection Plan showing 90,229 s.f. of wetland protective measures and a maximum of 30,943 s.f. of additional impervious surface area within the inland wetland buffer. Approval of the Conditional Use Permit will constitute pre-approval of multiple individual projects on the property over a multi-year time frame, subject to the submission of individual site plans in connection with building permit applications. Said property is shown on Assessor Map 291 as Lot 7 and lies within the Gateway (G), Garden Apartment/Mobile Home Park (GA/MH), and Rural (R) Districts.

E. The application of **John L. Ahlgren and Bessie Palmisciano, Owners**, for property located on **Langdon Street**, requesting Final Subdivision Approval to subdivide one lot into four lots with the following:

- a. Proposed Lot 1 consisting of 5,022 s.f. and 63.35' of street frontage.
- b. Proposed Lot 2 consisting of 5,301 s.f. and 68.50' of street frontage.
- c. Proposed Lot 3 consisting of 4,965 s.f. and 43.23' of street frontage.
- d. Proposed Lot 4 consisting of 7,920 s.f. and 40.94' of street frontage.

Said lot is shown on Assessor Map 138 as Lot 48 and lies within the Mixed Residential Business (MRB) where a minimum of 7,500' of lot area and 100' of street frontage is required and also within the Office Research (OR) District where a minimum of 3 acres of lot area and 300' of street frontage is required.

F. Proposed amendment to the Subdivision Rules and Regulations, Section III.A., to require Technical Advisory Committee review of any application that contains the creation of a new lot.

G. Proposed amendment to the Site Plan Review Regulations, Section 2.2.1, relating to the composition of the Site Plan Review Technical Advisory Committee.

#### **IV. OTHER BUSINESS**

A. The request of Merton Alan Investments, LLC, Owner, for property located at 30 Cate Street, for a one year extension of Site Plan approval which was granted by the Planning Board on February 19, 2015.

#### **V. ADJOURNMENT**

#### **NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED**

**If you wish to attend a Planning Board meeting and need assistance, please contact the Human Resources Office at 610-7270 one week prior to the meeting.**