AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the March 17, 2016 Planning Board Meeting;
2. Approval of Minutes from the March 31, 2016 Planning Board Work Session;

II. DETERMINATIONS OF COMPLETENESS

A. Subdivision:

1) The application of Borthwick Forest, LLC, KS Borthwick, LLC, Atlantic Star Communications, HCA Realty, Inc., and Jackson Gray Condominium Association, Owners, for property located off Islington Street and Borthwick Avenue, requesting Preliminary and Final Subdivision Approval.

B. Site Plan Review:

1) The application of HCA Realty, Inc., Owner, for property located off Borthwick Avenue, and Jackson Gray Condominium Association, for property located at 330 Borthwick Avenue, requesting Site Plan Approval.

2) The application of 2422 Lafayette Road Associates, LLC, Owner, for property located at 2454 Lafayette Road (Southgate Plaza), requesting a Gateway Planned Development Conditional Use Permit

3) The application of 2422 Lafayette Road Associates, LLC, Owner, for property located at 2454 Lafayette Road (Southgate Plaza), requesting Site Plan Approval

III. 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 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.


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”.

(This item was continued from the March 17, 2016 Planning Board Meeting.)

B. The application of the Scott Mitchell, Owner, and Meredith Village Savings Bank, Applicant, for property located at 2839 Lafayette Road, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for the demolition of two existing buildings and the construction of a proposed 70’ x 46’ bank building with drive-thru, with 4,010 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 286 as Lots 18 & 19 and lie within the Gateway (G) District. (This application was continued from the March 17, 2016 Planning Board Meeting.)

IV. 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 Maplewood Ridge, LLC, to re-zone 678 Maplewood Avenue and the adjacent vacant parcel from the Single Residence B (SRB) District to the Business (B) District.

B. Proposed Amendment to the Zoning Ordinance establishing a new Transportation Corridor District and amending the Zoning Map to rezone existing railroad right-of-ways to the new district.
C. The application of Borthwick Forest, LLC, KS Borthwick, LLC, Atlantic Star Communications, HCA Realty, Inc., and Jackson Gray Condominium Association, Owners, for property located off Islington Street and Borthwick Avenue, requesting Preliminary and Final Subdivision Approval as follows:

1. To consolidate the following four lots:
   a. Lot 25 as shown on Assessor Map 241 having an area of 22.807 ± acres,
   b. Lot 26 as shown on Assessor Map 241 having an area of 4.927 ± acres,
   c. Lot 113 as shown on Assessor Map 233 having an area of 13.815 ± acres,
   d. Lot 112 as shown on Assessor Map 233 having an area of 0.732 ± acre;
   and to re-subdivide the consolidated lot into two new lots and a public right-of-way as follows:
      a. Proposed Lot “25/26” having an area of 25.572 ± acres and 970.58 ± feet of continuous frontage on a proposed street,
      b. Proposed Lot “112/113” having an area of 15.262 ± acres and 889.92 ± feet of continuous frontage on a proposed street,
      c. Proposed municipal land parcel having an area of 0.089 ± acres and 89.93 ± feet of continuous street frontage, and
      d. Proposed City right-of-way having an area of 1.359 ± acres.

2. For a Lot Line Revision, to create a public right-of-way, as follows:
   a. Lot 2-2 as shown on Assessor Map 240 decreasing in area from 4.978 ± acres to 4.596 ± acres with 571.58 feet of continuous frontage on Borthwick Avenue,
   b. Lot 7-4A as shown on Assessor Map 234 decreasing in area from 9.085 ± acres to 8.583 ± acres with 1,127.14 ± feet of continuous frontage on Borthwick Avenue,
   c. Proposed City right-of-way having an area of 0.833 ± acre.

3. For a Lot Line Revision, to create a public right-of-way, as follows:
   a. Lot 114 as shown on Assessor Map 233 decreasing in area from 0.404 ± acres to 0.179 ± acre, with 84.64 ± feet of continuous frontage on Islington Street,
   b. Proposed City right-of-way having an area of 0.225 ± acre.

The application also proposes to relocate and dedicate to the City as public rights-of-way two separate 60-foot rights-of-way across land owned by the Boston & Maine Railroad, which in conjunction with the above subdivision and lot line revisions will result in a new City street between Borthwick Avenue and Islington Street with a total length of 1,826 ± lf and a total right-of-way area of 2.764 ± acres.

Said properties are located in the Office Research (OR) District which requires a minimum lot size of 3 acres and 300’ of continuous street frontage and Lot 114 as shown on Assessor Map 233 is in the Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100’ of continuous street frontage.

D. The application of HCA Realty, Inc., Owner, for property located off Borthwick Avenue, and Jackson Gray Condominium Association, for property located at 330 Borthwick Avenue, requesting Site Plan Approval for the reconfiguration of an existing parking area and construction of a roadway, with related paving, lighting, utilities, in-ground services and associated site improvements. Said properties are shown on Assessor Map 234 as Lot 7-4-A and Assessor Map 240 as Lot 2-2 and lie within the Office Research (OR) District.
E. The application of **2422 Lafayette Road Associates, LLC, Owner**, for property located at **2454 Lafayette Road (Southgate Plaza)**, requesting a Gateway Planned Development Conditional Use Permit for the partial demolition of two existing retail buildings, the construction of a proposed 4-story, 94-unit residential building with a footprint of 28,700 ± s.f. and gross floor area of 112,550 ± s.f., the construction of two 1-story 2,000 ± s.f. restaurants and a 1-story 4,000 ± s.f. restaurant, and reconfiguration of the existing parking area, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 273 as Lot 3 and lies within the Gateway (G) District.

F. The application of **2422 Lafayette Road Associates, LLC, Owner**, for property located at **2454 Lafayette Road (Southgate Plaza)**, requesting Site Plan Approval for the partial demolition of two existing retail buildings, the construction of a proposed 4-story, 94-unit residential building with a footprint of 28,700 ± s.f. and gross floor area of 112,550 ± s.f., the construction of two 1-story 2,000 ± s.f. restaurants and a 1-story 4,000 ± s.f. restaurant, and reconfiguration of the existing parking area, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 273 as Lot 3 and lies within the Gateway (G) District.

V. OTHER BUSINESS

A. Rockingham Planning Commission Membership.

B. Waterline Easement – Nimble Hill Road, Newington.

VI. 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.