

**6:30 WORK SESSION on Conflict of Interest**

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

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

**7:00 PM**

**OCTOBER 20, 2016**

**REVISED AGENDA**  
(See Section VII, Item B)

**I. APPROVAL OF MINUTES**

1. Approval of Minutes from the September 15, 2016 Planning Board Meeting;

**II. PRELIMINARY CONCEPTUAL CONSULTATION**

A. The request of **The Foundation for Seacoast Health, Owner**, for property located on **Campus Drive**, for preliminary conceptual consultation review of a proposed subdivision to create two new lots: (1) approximately 50 acres to be conveyed to the City to expand the City's recycling center, to provide new multi-purpose playing fields, and to protect land for wetlands conservation and passive recreation purposes; and (2) approximately 11 acres to be conveyed to the Hope for Tomorrow Foundation to construct an elementary school and associated facilities.

B. The request of **Deer Street Associates, Owner**, for property located at **165 Deer Street and 181 Hill Street**, for preliminary conceptual consultation review of proposals to construct three mixed-use buildings fronting on Deer Street and a fourth mixed-use building fronting on a future public street off Bridge Street to be created in association with the City's new parking garage.

**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 application of **599 Lafayette, LLC, Owner**, for property located at **599 Lafayette Road**, requesting Site Plan Approval for the construction of a 772 s.f. 1-story drive-thru Aroma Joe's coffee shop, revision of the existing parking and circulation layout, and relocation of dumpsters, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 229 as Lot 8 and lies within the Gateway (GW) District. (This application was continued from the September 15, 2016 Planning Board Meeting.)

B. The application of **Seacoast Trust, LLP, Owner**, and **Stonegate NH Construction, LLC, Applicant**, for property located at **150 Route 1 By-Pass**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for the demolition of the existing building and Request of a proposed 246' x 85' 3-story multi-family building with a footprint of 17,667 ± s.f. and gross floor area of 17,667 ± s.f. with 24,950 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 231 as Lot 58 and lies within the Single Residence B (SRB) District. (This application was continued from the September 15, 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.  
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that issue should be raised at this point or it will be deemed waived.*

A. The application of **Foundation for Seacoast Health, Owner**, for property located on **Campus Drive**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland and wetland buffer to pave an existing 320' sidewalk (290' of which is in the wetland buffer) extending from the parking lot near the tennis courts to the Community Campus building, to construct associated drainage swales, and to install two 12" culverts, with 240 ± s.f. of impact to the wetland and 2,130 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 266 as Lot 4 and lies within the Industrial (I) District.

B. The application of **Alden Watson Properties, LLC, Owner**, for property located at **56 Lois Street**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for the construction of a single family home with access driveway, with 27,581 ± s.f. of impact to the wetland buffer, and for the construction of an extension of Lois Street with 5,161 ± s.f. of impact to the wetland buffer. A Subdivision Application for said property is currently on file with the Planning Department and includes the extension of Lois Street. Said property is shown on Assessor Map 232 as Lot 8 and lies within the Single Residence B (SRB) District.

#### V. PUBLIC HEARING – LAND USE REGULATIONS

*The Board's action in these matters has been deemed to be legislative 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. Proposed amendments to the Zoning Ordinance, Articles 2, 3, 4, 5, 6, 8, 10, 11, 12 and 15, relating to variances, nonconforming buildings and structures, accessory dwelling units, building coverage and yards, residential bulk control and building heights, Historic District exemptions and design guidelines, wetlands protection, off-street parking setbacks, digital signs, and definitions. The proposed amendments are available for review in the Planning Department during normal City Hall business hours, and are also posted on the Planning Department website, [planportsmouth.com](http://planportsmouth.com). (This matter was continued from the September 15, 2016 Planning Board Meeting.)

## **VI. CITY COUNCIL REFERRALS/REQUESTS**

*The Board's action in these matters has been deemed to be legislative 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. Request for waiver of referral of the acquisition of a portion of 150 Greenleaf Avenue by eminent domain.
- B. Request for waiver of referral regarding the acquisition of two parcels of land and two drainage easements and conveyance of one parcel of land on Commerce Way, in connection with the Commerce Way Conditional Road Layout and Betterment Assessment.
- C. Request of Northern Utilities, Inc. d/b/a Unital for an easement across land owned by the City at 1 Franklin Drive (New Franklin School).
- D. Proposed acquisition of property at 850 Banfield Road from George Elliott.

## **VII. OTHER BUSINESS**

- A. Appointment of CIP Sub-Committee.
- B. The request of **Mark McNally, Owner**, for property located at **21 Brewster Street**, for a waiver of Site Plan Review for conversion of the existing building to six condominium units, construction of a garage and associated site improvements.

## **VIII. 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.**