

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

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

7:00 PM

MARCH 16, 2017

AGENDA

I. APPROVAL OF MINUTES

- A. Approval of Minutes from the February 16, 2017 Planning Board meeting.

II. DETERMINATIONS OF COMPLETENESS

- A. Site Plan Review
1. The application of **Hope for Tomorrow Foundation, Owner**, for property located at **315 Banfield Road**.
 2. The application of **Old Tex Mex, LLC, Owner**, for property located at **3510 Lafayette Road**.

III. REQUEST FOR DESIGN REVIEW

- A. The request of **299 Vaughan Street, LLC, and Sanel Realty Co., Inc., Owners**, and **299 Vaughan Street, LLC c/o Cathartes, Applicant**, for property located at **299 and 225 Vaughan Street and off Vaughan Street**, for design review under the Site Plan Review Regulations for the construction of a hotel with 143 guest rooms and 2,500± s.f. of commercial space, a 43,325± s.f. public park along the North Mill Pond waterfront (to be constructed in two phases), and a 2,869± s.f. public path from Vaughan Street to the waterfront park. Said properties are shown on Assessors Map 123 as Lot 15 and Assessors Map 124 as Lots 10 and 11, and lie within Character District 5 (CD5), the North End Incentive Overlay District, the Downtown Overlay District (DOD) and the Historic District.

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. Request to name a new city street to be constructed between Bridge Street and Rock Street, providing access to the new municipal parking garage. The Parking Garage Building Committee has proposed three names for consideration: Depot, Foundry and Creek. Other names may also be considered.

B. Petition of **393 New Castle Avenue, LLC, owner**, for property located at **390 New Castle Avenue**, requesting Conditional Use Permit approval for work within a tidal wetland buffer including 437 ± s.f. of temporary impact and 133 ± s.f. of permanent impact to raise the elevation of the existing main structure, pour a concrete slab within the existing garage, close openings in the foundations of the main structure and garage, remove a portion of the gravel parking area, and add landscape improvements. Said property is shown on Assessor Plan 207 as Lot 6 and lies within the Single Residence B (SRB) District and the Historic District.

C. Petition of **Hope for Tomorrow Foundation and Foundation for Seacoast Health, owners**, and **Hope for Tomorrow Foundation, applicant**, for property located at **315 Banfield Road and 100 Campus Drive**, requesting Conditional Use Permit approval for work within an inland wetland buffer including 15,200 ± s.f. of permanent impact to construct sewer service through an existing nature trail. Said properties are shown on Assessor Plan 266 as Lots 4 & 5 and lie within the Industrial (I) District.

D. The application of **Hope for Tomorrow Foundation, Owner**, for property located at **315 Banfield Road**, requesting Site Plan Approval for the construction of a 200-student private elementary school with a footprint of 24,150 ± s.f. and gross floor area of 28,000 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 266 as Lot 5 and lies within the Industrial (I) District.

E. The application of **Old Tex Mex, LLC, Owner**, for property located at **3510 Lafayette Road**, requesting Site Plan Approval for the conversion of an existing office/warehouse building to 24 dwelling units with a footprint of 13,250 ± s.f. and gross floor area of 27,135 ± s.f., and to retain the existing single-family dwelling with a footprint of 1,087 ± s.f. and gross floor area of 2,174 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 297 as Lot 8 and lies within the Gateway (GW) District.

F. The application of **Mark McNally, Owner**, for property located at **21 Brewster Street**, requesting Site Plan Approval for the conversion of a former boarding house to 6 dwelling units with a footprint of 4,160 ± s.f. and gross floor area of 11,112 ± s.f., and the construction of a 6-bay attached garage with a footprint of 1,404 ± s.f. and gross floor area of 1,910 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 138 as Lot 11 and lies within the General Residence C (GRC) District.

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.