

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

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

**7:00 PM**

**JULY 20, 2017**

**AGENDA**

**I. APPROVAL OF MINUTES**

1. Approval of Minutes from the June 15, 2017 Planning Board Meeting.
2. Approval of Minutes from the June 22, 2017 Planning Board Work Session.

**II. DETERMINATIONS OF COMPLETENESS**

**A. SITE REVIEW**

1. The application of **Pease Development Authority, Owner, and Summit Land Development, LLC, Applicant**, for property located at **160 Corporate Drive**.
2. The application of **Pease Development Authority, Owner, and 19 Rye Street, LLC, c/o Two International Group, Applicant**, for property located at **19 Rye Street**.
3. The application of **Merton Alan Investments, LLC, Owner**, for property located at **30 Cate Street**.

**B. SUBDIVISION**

1. The application of **Alexander C. Garside and Nicole Outsen, Owners**, for property located at **212 Park Street**, and the **Trudy Gould Irrevocable Living Trust, Owner, William A. Gould, Trustee**, for property located at **226 Park Street**.

**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 **Ryan A. and Adrienne A. Cress, Owners**, for property located at **185 Edmond Avenue**, and **the City of Portsmouth, Owner**, for property located **off Edmond Avenue**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to excavate (8' x 55') along the south and west side of the house, remove and replace the existing headwall and failing CMP culvert and install new RCP culvert, with 750 ± s.f. of temporary impact to the wetland buffer. Said properties are shown on Assessor Map 220 as Lots 56 & 79 and lie within the Single Residence B (SRB) and Municipal (M) Districts. (This application was postponed at the June 15, 2017 Planning Board Meeting).

- B. The application of **Pease Development Authority, Owner, and City of Portsmouth, Applicant**, for property located at **135 Corporate Drive**, requesting Conditional Use Permit approval, under Section 304.A.08 of the Pease Land Use Controls, for work within the inland wetland buffer to construct a 74' 8" X 30' 8" headworks building at the wastewater treatment facility, consisting of three levels (one above grade level and two below grade levels), with 23,790 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 303 as Lot 6 and lies within the Pease Airport Business Commercial (ABC) District. (This application was postponed at the June 15, 2017 Planning Board Meeting).
- C. The application of **Pease Development Authority, Owner, and the City of Portsmouth, Applicant**, for property located at **135 Corporate Drive**, requesting Site Plan Approval, under Chapter 400 of the Pease Land Use Controls, Site Review Regulations, to construct a 74' 8" X 30' 8" headworks building consisting of three levels (one above grade level and two below grade levels) totaling 2,290 ± s.f. , with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessors Map 303 as Lot 6, and lies within the Pease Airport, Business, Commercial (ABC) District. (This application was postponed at the June 15, 2017 Planning Board Meeting).
- D. The application of **Society for the Preservation of New England Antiquities of MA, Owner**, for property located at **62 & 76 Northwest Street**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer consisting of minor grading around the house, a new yard drain system, two new grass swales and a level spreader, with 3,400 ± s.f. of impact to the wetland buffer. Said properties are shown on Assessor Map 141 as Lot 29 and Assessor Map 122 as Lot 9 and lie within the General Residence A (GRA) District and the Historic District. (This application was postponed at the June 15, 2017 Planning Board Meeting).
- E. The application of **Gary and Aerial Sillanpaa, Owners**, for property located at **4 Sylvester Street**, requesting Conditional Use Permit approval to create a two-bedroom 676 ± s.f. detached accessory dwelling unit on the second story of a garage (to be constructed), with associated paving, lighting, and utilities. Said property is shown on Assessor Map 232 as Lot 36 and lies within the Single Residence B (SRB) District. (This application was postponed at the June 15, 2017 Planning Board Meeting).
- F. Request of Debra Regan to transfer title to half of the "paper street" known as Oak Street that abuts 43 Mangrove Street. (City Council Referral) (This request was postponed at the June 15, 2017 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 application of **Thirty Maplewood, LLC, Owner**, for property located at **30 Maplewood Avenue** (46-64 Maplewood Ave), for a Conditional Use Permit under Section 10.535.12 of the Zoning Ordinance (as adopted when the project was vested through Design Review approval in December 2013) to allow an increase in building height above the maximum height specified in Section 10.531. Said property is shown on Assessor Plan 125 as Lot 2 and lies within Character District 4 (CD4) (Central Business District in December 2013), Downtown Overlay District and Historic District.
- B. The application of **Eversource Energy, Owner of a Right-of-Way**, for property located off **Ocean Road and Greenland Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland and inland wetland buffer for the reconstruction of 26 existing utility poles, with 222,124  $\pm$  s.f. of impact to the inland wetland and 64,714  $\pm$  s.f. of impact to the inland wetland buffer. Said properties are shown on Assessor Maps 281, 282 and 258 lie within the Municipal, Natural Resource Protection (NRP), Rural and Industrial Districts.
- C. The application of **Chance B. and Edward R. Allen, Owners**, for property located at **88 Sims Avenue**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for the construction of a 208 s.f. addition to a single family residence, with 300  $\pm$  s.f. of impact to the inland wetland buffer. Said property is shown on Assessor Map 232, as Lot 131 and lies within the Single Residence B (SRB) District.
- D. The application of **Pease Development Authority, Owner, and Summit Land Development, LLC, Applicant**, for property located at **160 Corporate Drive**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for the construction of a two story manufacturing and office building with a footprint of 85,500 s.f. and 190 parking spaces, with 178  $\pm$  s.f. of impact to the inland wetland buffer. Said property is shown on Assessor Map 313, as Lot 2 and lies within the Pease Airport, Business, Commercial (ABS) District.
- E. The application of **Pease Development Authority, Owner, and Summit Land Development, LLC, Applicant**, for property located at **160 Corporate Drive**, requesting Site Plan Approval to construct a two-story manufacturing and office building with a footprint of 85,500 s.f., including 190 parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessors Map 313 as Lot 2, and lies within the Pease Airport, Business, Commercial (ABC) District.
- F. The application of **Steven H. Lee, Owner**, for property located at **174 Dodge Avenue**, requesting Conditional Use Permit approval to create a two-story 1,000  $\pm$  s.f. garden cottage in an existing building, with associated paving, lighting, utilities. Said property is shown on Assessor Map 258 as Lot 43 and lies within the Single Residence B (SRB) District.
- G. The application of **Alexander C. Garside and Nicole Outsen, Owners**, for property located at **212 Park Street**, and the **Trudy Gould Irrevocable Living Trust, Owner, William A. Gould, Trustee**, for property located at **226 Park Street**, requesting Preliminary and Final Subdivision Approval (Lot Line Revision) between two lots as follows:
- (1) Map 149, Lot 50 decreasing in area from 13,218  $\pm$  s.f. (0.3034 acres) to 8,736  $\pm$  s.f. (0.2005 acres) with 47.69' of continuous street frontage on Park Street.

- (2) Map 149, Lot 51 increasing in area from 7,597 ± s.f. (0.1744 acres) to 12,079 ± s.f. (0.2773 acres) with 50' of continuous street frontage on Park Street.

Said lots lie within the Municipal (M) district and Character District 5 (CD5) which have no minimum requirements for lot area or street frontage.

H. The application of **Paul M. and Laura L. Mannle, Owners**, for property located at **1490 Islington Street**, requesting Conditional Use Permit approval to create a one-bedroom 727 ± s.f. attached accessory dwelling unit on the first floor of an existing single family residence, with associated paving, lighting, and utilities. Said property is shown on Assessor Map 233 as Lot 108 and lies within the Single Residence B (SRB) District.

I. The application of **Christopher L. and Anna D. Shultz, Owners**, for property located at **140 Orchard Street**, requesting Conditional Use Permit approval to create a 2-story, one-bedroom, 584 ± s.f. garden cottage in an existing building, with associated paving, lighting, and utilities. Said property is shown on Assessor Map 149 as Lot 38 and lies within the General Residence A (GRA) District.

J. The application of **Pease Development Authority, Owner, and 19 Rye Street, LLC, c/o Two International Group, Applicant**, for property located at **19 Rye Street**, requesting Site Plan Approval to construct a two-story office building with a footprint of 14,859 s.f., including 146 parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessors Map 305 as Lot 4, and lies within the Pease Airport, Business, Commercial (ABC) District

K. The application of **Merton Alan Investments, LLC, Owner**, for property located at **30 Cate Street**, requesting Amended Site Plan Approval to remove the 10 foot wide walkthroughs in the center of the two 8-unit buildings and move the units together; to provide a 20 foot wide separation between the 6-unit building to create two 3-unit buildings; and the revision of grading and utilities to accommodate the new building locations. Said property is shown on Assessors Map 165 as Lot 1 and lie within Character District 4-W (CD-4W).

## V. 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 a traffic signal and sidewalk easement from Richard Fusegni relative to property located at 1575 Woodbury Avenue.

## VI. OTHER BUSINESS

A. Appointment of Jody Record as a Planning Board Representative to the Rockingham Planning Commission.

## VII. 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.**