

6:30 pm WORK SESSION on Gateway Mixed Use Zoning Amendments

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

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

7:30 PM

AUGUST 17, 2017

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the July 20, 2017 Planning Board Meeting;
2. Approval of Minutes from the July 27, 2017 Planning Board Work Session;

II. DETERMINATIONS OF COMPLETENESS

A. SITE REVIEW

1. The application of **Deer Street Associates, Owner**, for property located at **165 Deer Street**, (“Lots 2 & 3”).

B. SUBDIVISION

1. The application of **Andrew F. Cotrupi and Jennifer B. Cotrupi, Owners**, for property located at **137 Wibird Street**.
2. The application of **Society for the Preservation of New England Antiquities, Inc., Owner**, for property located at **364 Middle Street**, and the **C. Sue Mautz 2008 Trust, Owner, C. Sue Mautz, Trustee**, for property located at **338 Middle 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 **Steven H. Lee, Owner**, for property located at **174 Dodge Avenue**, requesting Conditional Use Permit approval to create a two-story 1,000 ± s.f. garden cottage in an existing building, with associated paving, lighting, and utilities. Said property is shown on Assessor Map 258 as Lot 43 and lies within the Single Residence B (SRB) District.

B. 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 a new driveway; and the revision of grading and utilities to accommodate the new building locations. Said property is shown on Assessor's Map 165 as Lot 1 and lie within Character District 4-W (CD-4W).

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 **Andrew F. Cotrupi and Jennifer B. Cotrupi, Owners**, for property located at **137 Wibird Street**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot A having an area of 7,770 ± s.f. (0.18 acres) and 76' of continuous street frontage on Wibird Street. 100' of continuous street frontage on Lincoln Avenue; and
2. Proposed lot B having an area of 7,525 ± s.f. (0.17 acres) and 58.85' of continuous street frontage on Lincoln Avenue.

Said property is shown on Assessor Map 134 as Lot 48 and lies within the General Residence A (GRA) District where the minimum lot area is 7,500 s.f. and the minimum continuous street frontage is 100'. (The Board of Adjustment granted a variance on August 16, 2016 to allow proposed Lot B to have 58.85 s.f. of continuous street frontage and to contain an accessory structure as a principal use.)

B. The application of **Society for the Preservation of New England Antiquities, Inc., Owner**, for property located at **364 Middle Street**, and the **C. Sue Mautz 2008 Trust, Owner, C. Sue Mautz, Trustee**, for property located at **338 Middle Street**, requesting Preliminary and Final Subdivision Approval (Lot Line Revision) between two lots as follows:

- (1) Map 136, Lot 22 decreasing in area from 81,454 ± s.f. (1.87 acres) to 80,717 ± s.f. (1.8530 acres) with 211.91' of continuous street frontage on Middle Street.
- (2) Map 136, Lot 23 increasing in area from 5,958 ± s.f. (0.1368 acres) to 6,695 ± s.f. (0.1537 acres) with 66.9' of continuous street frontage on Middle Street.

Said lots lie within the Mixed Residential Office (MRO) District where the minimum lot area is 7,500 s.f. and the minimum continuous street frontage is 100', and the Historic District.

C. The application of **Karona, LLC, Owner**, for property located at **36 Artwill Avenue**, requesting Conditional Use Permit approval to create a one-bedroom 1,096 ± s.f. detached accessory dwelling unit on the second story of an existing (unfinished) garage, with associated paving, lighting, and utilities. Said property is shown on Assessor Map 229 as Lot 4 and lies within the Single Residence B (SRB) District.

D. The application of **Cristin Pugliese, Owner**, for property located at **5 Buckminster Way**, requesting Conditional Use Permit approval to create a two-story, two-bedroom 1,083 ± s.f. attached accessory dwelling unit with associated paving, lighting, and utilities. Said property is shown on Assessor Map 282 as Lot 6-25 and lies within the Single Residence A (SRA) District.

E. The application of **Goodman Family Real Estate Trust, Owner, and Aroma Joe's Coffee, Applicant**, for property located at **1850 Woodbury Avenue**, requesting Conditional Use Permit approval under Section 10.17 of the Zoning Ordinance for work within the inland wetland buffer to construct a 785 ± s.f. restaurant and 85 ± s.f. attached patio, with drive thru service and a walk-up window, with 6,870 ± s.f. of impact to the wetland. Said property is shown on Assessor Map 239 as Lot 9 and lies within the General Business (BD) District.

F. The application of **Deer Street Associates, Owner**, for property located at **165 Deer Street**, ("Lots 2 & 3"), requesting Site Plan Approval for creation of a temporary parking lot having 73 standard parking spaces and 3 handicap accessible parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lots 17 and 17-1 and lies within the within the CD5 District and the Downtown Overlay District (DOD).

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.