

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

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

**7:00 PM**

**OCTOBER 19, 2017**

**AGENDA**

**I. APPROVAL OF MINUTES**

- A. Approval of Minutes from the September 12, 2017 Planning Board Meeting;
- B. Approval of Minutes from the September 21, 2017 Planning Board Meeting;

**II. DETERMINATIONS OF COMPLETENESS**

**A. SITE PLAN REVIEW**

- 1. The application of **City of Portsmouth, Owner**, for property located at **305 Greenland Road**, requesting Site Plan Approval
- 2. The application of **Borthwick Forest, LLC, and KS Borthwick, LLC, Owners**, and **Borthwick Forest, LLC, Applicant**, for property located at **100 Borthwick Avenue**, requesting Amended Site Plan Approval and a subdivision road to be created off **Borthwick Avenue**, requesting Amended Site Plan Approval
- 3. The application of **Deer Street Associates, Owner**, for property located at **181 Hill Street**, ("Lot 6"), requesting Site Plan Approval
- 4. The application of **Provident Bank, Owner**, for property located at **25 Maplewood Avenue**, requesting Site Plan Approval

**B. SUBDIVISION**

- 1. The application of **Westwind Townhomes of Portsmouth Condominium Association, Owner**, for property located at **1177 Sagamore Avenue**, and **Kevin P. Slover, Owner**, for property located at **20 Odiorne Point Road**, requesting Preliminary and Final Subdivision Approval (Lot Line Revision)

### 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 **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 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to construct a  $785 \pm$  s.f. restaurant/take-out building and  $195 \pm$  s.f. attached patio, with drive thru service and a walk-up window, with a truck access to the wetland buffer. Said property is shown on Assessor Map 239 as Lot 9 and lies within the General Business (GB) District. (This application was postponed at the September 21, 2017 Planning Board Meeting).

B. The application of **City of Portsmouth, Owner**, for property located at **305 Greenland Road**, requesting Site Plan Approval for the construction of a recreational field, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 241, Lot 18 and lies within the Municipal (M) District. (This application was postponed at the September 21, 2017 Planning Board Meeting).

C. 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  $1,083 \pm$  s.f. attached accessory dwelling unit in an existing building, with associated paving, lighting, and utilities. Said property is shown on Assessor Map 282 as Lot 6-23 and lies within the Single Residence A (SRA) District.

D. The application of **Paul and Janice Lanzoni, Owners**, for property located at **411 South Street**, requesting Conditional Use Permit approval to create a 1-story, one-bedroom attached accessory dwelling unit on the second floor of a two-car garage, with gross floor area of  $588 \pm$  s.f., with associated paving, lighting, and utilities. Said property is shown on Assessor Map 112 as Lot 55 and lies within the General Residence A (GRA) District. (This application was postponed at the September 21, 2017 Planning Board Meeting).

E. The application of **James A. Mulvey Revocable Living Trust, Robert J. Bossie Revocable Trust and Peter Brown Living Trust, Owners**, for property located at **150 Spaulding Turnpike**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to remove two buildings, remove pavement and replace with pervious and impervious pavement, for a truck access to the wetland buffer, and construct a driveway with  $2,570 \pm$  s.f. of permanent impact to the wetland buffer. Said properties are shown on Assessor Map 236 as Lots 34, 35 & 36 and lie within the General Business (GB) District. (This application was postponed at the September 21, 2017 Planning Board Meeting).

F. The application of **Borthwick Forest, LLC, and KS Borthwick, LLC, Owners, and Borthwick Forest, LLC, Applicant**, for property located **on proposed subdivision road to be created off Borthwick Avenue**, requesting Amended Site Plan Approval to increase the height of the proposed office building (16,790 ± s.f.) from 3 stories to 4 stories (gross floor area of 66,800 ± s.f.), with related paving, lighting, utility, drainage, multi-use path and associated site improvements. (Original Site Review approval was granted by the Planning Board on May 18, 2017). Said properties are shown on Assessor Map 241 as Lots 25 & 26 and Assessor Map 233 as Lots 112, 113, & 114 and lie within the Office Research (OR) and the Single Residence B (SRB) Districts. (This application was postponed at the September 21, 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. Request of **John S. Byron** for the restoration of involuntarily merged lots for property located at **346 Bartlett Street**.

B. The application of **Christopher and Rachel Delisle, Owners**, for property located at **250 McKinley Road**, requesting Amended Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to replace an existing single-lane driveway with a double-lane driveway with stormwater mitigation which includes a rain garden at the foot of the driveway and gravel edging, with 300 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 250 as Lot 117 and lies within the Single Residence B (SRB) District.

C. The application of **Robert and Pamela Smith, Owners**, for property located at **240 McKinley Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to expand an existing driveway and install a rain garden for stormwater mitigation, with 77 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 250 as Lot 118 and lies within the Single Residence B (SRB) District.

D. The application of **Charles J. and Kimberle S. McCue, Owners**, for property located at **105 Middle Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to construct a freestanding 375 s.f. ground level deck with stormwater mitigation which includes a 6' x 8' flower bed, gravel at the foot of the driveway and crushed stone under the deck, with 395 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 152 as Lot 18 and lies within the Single Residence B (SRB) District.

E. The application of **The City of Portsmouth, Owner, Little Harbor School, Applicant**, for property located at **50 Clough Drive**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to construct an outdoor classroom using native plants, shrubs, trees, peastone bedding and stone blocks for seating and to create a buffer to screen the school dumpsters, with 1,262 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 206 as Lot 20 and lies within the Municipal (M) District.

F. The application of **Westwind Townhomes of Portsmouth Condominium Association, Owner**, for property located at **1177 Sagamore Avenue**, and **Kevin P. Slover, Owner**, for property located at **20 Odiorne Point Road**, requesting Preliminary and Final Subdivision Approval (Lot Line Revision) between two lots as follows:

- (1) Map 224, Lot 10-1 decreasing in area from 125,606  $\pm$  s.f. (2.93 acres) to 122,206  $\pm$  s.f. (2.81 acres) with 273.67' of continuous street frontage on Odiorne Point Road.
- (2) Map 224, Lot 13 increasing in area from 52,678  $\pm$  s.f. (1.2093 acres) to 56,168  $\pm$  s.f. (1.2894 acres) with 223.74' of continuous street frontage on Sagamore Avenue.

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'.

G. The application of **Deer Street Associates, Owner**, for property located at **181 Hill Street**, ("Lot 6"), requesting Site Plan Approval for the construction of a 4-story mixed use building with a penthouse (including interior parking garages on two levels, retail space on the ground floor, office space on the first floor and 43 residential units on the second, third, fourth and penthouse floors) with a footprint of 12,574  $\pm$  s.f. and gross floor area of 81,498  $\pm$  s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 138 as Lot 62 and lies within the CD5 District.

H. The application of **Provident Bank, Owner**, for property located at **25 Maplewood Avenue**, requesting Site Plan Approval for a proposed 3 1/2-story mixed use building with a footprint of 9,355  $\pm$  s.f. and gross floor area of 36,597  $\pm$  s.f., including retail and parking on the first level, office use on the second level and residential on the third and attic level, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 126 as Lot 2 and lies within the Character District 5 (CD5), the Downtown Overlay District (DOD) and the Historic District.

## V. OTHER BUSINESS

A. Request for Preliminary Conceptual Consultation regarding property located at 2075 Lafayette Road.

## 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.**