

**6:30 PM - PRESENTATION AND ADOPTION OF
FY 2019-2024 CAPITAL IMPROVEMENT PLAN**

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

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

7:00 PM

JANUARY 18, 2018

AGENDA

I. ELECTION OF OFFICERS

II. APPROVAL OF MINUTES

1. Approval of Minutes from the December 21, 2017 Planning Board Meeting;

III. DETERMINATIONS OF COMPLETENESS

A. SITE REVIEW:

1. The application of **Robert J. Fabbriatore Irrevocable Trust, Owner**, for property located at **177 State Street**.
2. The application of **Happy Dreams, LLC, Applicant**, for property located at **1 International Drive**.
3. The application of **Ethel V. Ross Trust, Owner, and Joseph Caldarola, Applicant**, for property located at **142 Mill Pond Way**.
4. The application of **National Propane LP, Owner, and Unifil Corporation, Applicant**, for property located at **1166 Greenland Road**.

IV. 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 10.1 of the Zoning Ordinance for work within the inland wetland buffer to construct a 785 ± s.f. restaurant, and 15 ± s.f. attached patio, with drive thru service and a walk-up window, with 6,870 ± s.f. of impact to the site. Said property is shown on Assessor Map 239 as Lot 9 and lies within the General Business District. (This application was postponed at the December 21, 2017 Planning Board Meeting).

Request to Postpone

Request to Postpone

National Propane LP, Owner and Unitl Corp
Greenland Road, requesting Conditional Use Per
linance for work within the inland wetland for th
cleaning and inspection operations on the existin

Bluestone Properties of Rye, LLC, Owner, for
ing Site Plan Approval to construct an addition to
of 1,424 ± s.f. and gross floor area of 2,943 ± s.f.
related paving, lighting, utilities, landscaping, dra

V. 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 **Michael Delacruz, Owner**, for property located at **75 Congress Street**, requesting Conditional Use Permit approval pursuant to Section 10.1112.52 of the Zoning Ordinance for seven parking spaces where none are provided. Said property is shown on Assessor Map 117 as Lot 5 and lies within the Character District 5 (CD5), the Downtown Overlay District (DOD) and the Historic District.

- B. The application of **Scott and Sara Lupkas, Owners**, for property located at **33 Blossom Street**, requesting Conditional Use Permit approval to create a one-bedroom, garden cottage on the second floor of a 22' X 24' existing garage, with a gross floor area of 450 \pm . Said property is shown on Assessor Map 110 as Lot 2 and lies within the General Residence B (GRB) District and the Historic District.
- C. The application of **Kathryn Michele Arbour, Owner**, for property located at **86 Emery Street**, requesting Conditional Use Permit approval to construct a two-bedroom, one-story detached accessory dwelling Unit (21'3" x 35'3"), with a footprint of 749 \pm s.f. and gross floor area of 694 \pm , with associated paving, lighting, and utilities. Said property is shown on Assessor Map 220 as Lot 87-1 and lies within the Single Residence B (SRB) District.
- D. The application of **Martin F. Kurowski and Christina Galli, Owners**, for property located at **212 Walker Bungalow Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland and tidal wetland buffer for replacement of an existing detached garage with a new attached garage, addition of a new septic tank, reconfiguration of the existing driveway and stormwater management, with 10,359 \pm s.f. of temporary and permanent impacts to the inland and tidal wetland buffer. Said property is shown on Assessor Map 223 as Lot 21 and lies within the Single Residence B (SRB) District.
- E. The application of **Robert J. Fabbricatore Irrevocable Trust, Owner**, for property located at **177 State Street**, requesting Site Plan Approval for the construction of a 2-story addition to a mixed use building, with a footprint of 748 \pm s.f., and gross floor area of 1,216 \pm s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 107 as Lot 44 and lies within the Character District 4 (CD4) and the Historic District.
- F. The application of **Happy Dreams, LLC, Applicant**, for property located at **1 International Drive**, requesting Site Plan Approval for the construction of a 7,130 \pm s.f., 3-story building expansion to the Residence Inn which will include 36 additional rooms and a 29 space reserve parking area to be constructed in the future, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 303 as Lot 2 and lies within the Pease Airport Business Commercial (ABC) District.
- G. The application of **Ethel V. Ross Trust, Owner, and Joseph Caldarola, Applicant**, for property located at **142 Mill Pond Way**, requesting Site Plan Approval for the construction of a 2-story, three unit townhome with a footprint of 5,150 \pm s.f. and a gross floor area of 18,514 \pm s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 140 as Lot 20 and lies within the General Residence A (GRA) District.
- H. The application of **National Propane LP, Owner, and Unilt Corporation, Applicant**, for property located at **1166 Greenland Road**, requesting Site Plan Approval for installation of a launch and retrieval/maintenance facility along the regional gas main that runs along Greenland Road, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 280 as Lot 2 and lies within the Industrial (I) District.

VI. OTHER BUSINESS

- A. City's Request for Easements for the Islington Street Corridor Project.

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.