



MEMORANDUM

To: Planning Board
From: Juliet T.H. Walker, Planning Director *JTW*
Jillian Harris, Planner I
Subject: Staff Recommendations for the March 15, 2018 Planning Board Meeting
Date: 3/12/2018

II. PUBLIC HEARINGS – OLD BUSINESS

- 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 ± s.f. restaurant/take-out building and 195 ± s.f. attached patio, with drive thru service and a walk –up window, with 6,870 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 239 as Lot 9 and lies within the General Business (BD) District. (This application was postponed at the February 15, 2018 Planning Board Meeting).

Description

The applicant has requested to postpone to the April 21, 2018 Planning Board meeting.

Planning Department Recommendation

Vote to postpone this application to the April 21, 2018 Planning Board meeting.

II. PUBLIC HEARINGS – OLD BUSINESS

It is recommended that Item II.B. and Item III.A. be discussed together and voted on separately.

A motion is required to consider these two items together.

B. The application of **Robert J. Fabbriatore Irrevocable Trust, Owner**, for property located at **177 State Street**, requesting Site Plan Review approval for the construction of a 2-story addition to a mixed use building, with a footprint of 748 ± s.f., and gross floor area of 1,216 ± 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. (This application was postponed at the February 15, 2018 Planning Board Meeting).

III.A. The application of **Robert J. Fabbriatore Irrevocable Trust, Owner**, for property located at **177 State Street**, requesting Conditional Use Permit approval pursuant to Section 10.1112.52 of the Zoning Ordinance to allow the construction of a 2-story addition to a mixed use building with the provision of 0 parking spaces where 8 are required by zoning and 1 was allowed by a previously granted variance, with a footprint of 748 ± s.f., and gross floor area of 1,216 ± s.f. Said property is shown on Assessor Map 107 as Lot 44 and lies within the Character District 4 (CD4) and the Historic District

Description

This hearing was postponed at the January meeting to address Planning Board concerns with the proposed surface parking space off of Penhallow Street. The applicant has revised the design and removed the parking space. The removal of the parking space also requires a Conditional Use Permit from the Planning Board to provide less than the required minimum parking spaces.

Technical Advisory Committee Review

The TAC reviewed the site plan application on January 2, 2018 and voted to recommend approval with the following stipulations, to be completed prior to Planning Board approval:

1. Add additional information to the plans as noted by TAC:
 - Include building addition footprint and gross floor area in plan notes.
 - Include a location plan with zoning boundaries on the cover sheet.
 - Provide table of Character District dimensional requirements, including existing and proposed.
 - Include a statement on measures to minimize impervious surfaces per Section 7.4.3.
 - Proposed utilities need to be differentiated on the plans from existing utilities.
2. Penhallow Street infiltration detail shall be reviewed and approved by DPW prior to Planning Board submission.
3. Trash enclosure area shall be included in the sprinkler plan to be reviewed as part of the Building Permit approval.
4. Add a note specifying that no vehicles shall protrude out of the parking space into sidewalk area.

On January 9, 2018, the applicant submitted revised plans addressing the items above to the satisfaction of the Planning Department.

Planning Board Review

The Planning Board reviewed this application at the January 18, 2018 meeting and voted as follows: 1) to determine that the application is complete according to the Site Plan Review Regulations and to accept the application for consideration; 2) to postpone Site Plan approval, pending technical review by City staff regarding the location of the off-street parking space.

Historic District Commission Review

The Historic District Commission granted a Certificates of Approval for this project in October and December 2017 and for the revised application on March 7, 2018.

Planning Department Review

After further consideration of the concerns regarding the off-street parking space the applicant decided to propose removing the parking space all together and extend the building to the edge of the lot. On March 6, 2018 the applicant submitted revised plans including this change. While the applicant had already received a variance to provide 1 parking space where 9 were required, the subsequent revisions to the Zoning Ordinance now require that the applicant apply for a Condition Use Permit from the Planning Board to provide less than the minimum required parking spaces. The ordinance indicates that any request for a CUP for parking must include a parking demand analysis and must include permanent measures to reduce parking demand. While the applicant has provided a statement regarding parking demand and existing conditions, the Planning Department has requested that the applicant submit a more detailed explanation of the anticipated parking demand and what types of measures are anticipated to help off-set demand for parking.

Planning Department Recommendation

A) Conditional Use Permit

Vote to grant a conditional use permit pursuant to Section 10.1112.52 of the Portsmouth Zoning Ordinance to permit no parking spaces where a variance was granted to permit one (1) off-street parking space and where nine (9) are required.

B) Site Plan Review

Vote to grant Site Plan Review approval with the following stipulation:

1. *The Site Plan (Sheet 2) shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.*

II. PUBLIC HEARINGS – OLD BUSINESS

- C. The application of **Thirty Maplewood, LLC, Owner**, for property located at **46–64 Maplewood Avenue** (previously 30 Maplewood Avenue), requesting Site Plan Review approval for a proposed 5-story mixed-use building with a footprint of 17,410 ± s.f. and gross floor area of 53,245 ± s.f., including 22 dwelling units and 13,745 ± s.f. of retail use, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 2A and lies within Character District 4 (CD4), the Downtown Overlay District (DOD) and the Historic District. (This application was postponed at the February 15, 2018 Planning Board Meeting).

Description

The applicant proposes to construct a 5-story mixed-use building, including 22 dwelling units and ground floor retail, office and restaurant. The Planning Board initially considered this application at the February 15, 2018 meeting, but voted to postpone to the March meeting due to outstanding questions regarding the drainage analysis and stormwater management.

Board of Adjustment Review

Variances were granted by the Zoning Board of Adjustment on June 27, 2017 to allow one 8' x 19' parking space where 8.5' in width is required and to allow ten (10) stacked parking spaces.

Historic District Commission Review

The Historic District Commission granted a Certificate of Approval for this project at their August 2, 2017 meeting with stipulations.

Technical Advisory Committee Review

The TAC reviewed this application on January 30, 2018 and voted to recommend approval with the following stipulations, to be completed prior to Planning Board approval:

1. Update Detail H, Sheet D2 to reflect the Pinehall 4"x8" standard.
2. Revise L-3 Landscape Plan to include detail specifications for granite banding in the sidewalk.
3. Show brick sidewalk on Deer Street and Bridge Street to be constructed as part of this site plan approval.
4. Revise note on snow removal and clarifications in the easement agreement on responsibilities. Reference to snow storage being removed off-site will not be stored on City property.
5. Sewer pipe connections shall be revised to show 8" pipes with the exception of the grease trap which will be adjusted to a slope of 0.01 ft./ft.
6. Water meter locations shall be relocated to the sprinkler room, which will be a heated space.
7. Add a note that the elevator sump is to be watertight.
8. Remove 6" CI gas line from plan as it is out of service.
9. The Tideflex valve shall be relocated to the outlet of DMH1 and an inside pipe friction mounted valve shall be specified.

10. Proposed grade marks shall be removed from the pavement on Deer and Bridge St.
11. The detail for handholes in the City sidewalk shall be updated as specified.
12. The detail for the thrust block behind hydrant shall be updated as specified.
13. The drawing should reflect grease trap structures capable of H2O loading.
14. On Sheet C5, show the approximate location of the power for the traffic signal cabinet to 2' off the curb line directly next to the gas line.
15. Architectural plans shall be reviewed and approved by the Fire Department prior to Planning Board review for regulations regarding remoteness measurements for the lower level mercantile space. Please provide verification that this has occurred.
16. A third party inspection shall be required on all constructed improvements exterior to the building.
17. Additional details on solid waste management and proposed plan for future tenants shall be provided prior to Planning Board review.
18. Approval of this project shall be subject to the successful blockage of all groundwater from entering the drainage system. Any additional drainage/dewatering shall require amended approval.
19. Final electrical design, including sidewalk clearance where electrical conduit enters the building, shall be reviewed with Eversource and confirmed with the Planning Department prior to the issuance of a building permit.
20. The contractor shall provide shop drawings for all materials in the ROW for approval by the City prior to construction.
21. The drainage study shall require further review and approval by DPW prior to Planning Board review.
22. The Silva Cell detail shall be updated and approved by DPW prior to issuance of a building permit and shall require a third party inspector during construction.
23. An agreement shall be reached regarding fair share contributions proposed as part of Site Plan Technical Advisory Review prior to Planning Board review.

The TAC also recommended that the applicant provide fair share contributions for additional off-site improvements for traffic mitigation and water main replacement in the City right-of-way. The traffic mitigation recommended contributions were based on a study by TEC, the City's traffic consultant for the nearby Deer Street Associates (DSA) lots. The water main replacement estimate was done by DPW staff. These documents are attached to this memo.

On February 6, 2018, the applicant submitted revised plans addressing items 1-8, 10, 13-15, 17 & 21 above to the satisfaction of the Planning Department.

Planning Board Review

The Planning Board reviewed this application at the February 15, 2018 meeting and voted to postpone to the March meeting for the following reasons:

1. To require that the applicant submit a revised and updated drainage study to the Planning Department for technical review and approval by City staff.
2. To modify the drainage analysis using rainfall data that is based on the latest extreme precipitation tables from the Northeast Regional Climate Center (Cornell Study).

Planning Department Review

Subsequent to the TAC meeting, the applicant met with City staff and requested that the overall contribution for off-site improvements be reduced. After review and discussion with DPW, the Planning Department has revised the recommended contribution for the Russell Street intersection, but recommends that the Planning Board require the remaining fair share contributions as originally recommended by TAC. The total recommended contribution as revised is \$111,812.

On March 6, 2018, the applicant submitted revised plans and an updated drainage study.

While staff has not yet had time to complete a detailed review of the revised drainage study, preliminary review has identified there are still outstanding issues that need to be addressed by the applicant before final submission to the Planning Board. In the past, minor revisions subject to final review and approval by staff have been included as conditions of Planning Board approval. However, given the Board's concerns expressed at the February meeting, staff does not feel comfortable recommending conditional approval until the drainage study is complete and all outstanding related issues identified by staff have been addressed by the applicant.

[NOTE: Updated plans submitted by the applicant have been included in the Planning Board's meeting packet this week. Board members should retain these plans for the April meeting. Any addenda or revisions to these materials will be forwarded with the April meeting packet.]

Planning Department Recommendation

Vote to postpone this application to the April 21, 2018 Planning Board meeting.

II. PUBLIC HEARINGS – OLD BUSINESS (cont.)

- D. The application of **Islington Commons, LLC, Owner, for** property located at **410, 420, and 430 Islington Street**, requesting Site Plan Review to remodel three existing buildings into 4 units (Building #1 with 1,315 ± s.f. footprint and 1,906± s.f. gross floor area, Building #2 with 999± s.f. footprint and 1,894± s.f. gross floor area, Building #3 with 1,964 ± s.f. footprint and 5,429 ± s.f. gross floor area); and construct 3 duplex buildings and a single dwelling unit for 11 proposed units (Building #4 with 1,799± s.f. footprint and 4,375± s.f. gross floor area, Building #5 with 1,280 ± s.f. footprint and 2,752 ± s.f. gross floor area, Building #6 with 1,997 ± s.f. footprint and 5,054 ± s.f. gross floor area, Building #7 with 2,014 ± s.f. footprint and 4,725± s.f. gross floor area), with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 145 as Lots 34, 35 and 36 and lie within the Character District 4-L2 (CD4-L2) and the Historic District. (This application was postponed at the February 15, 2018 Planning Board Meeting).

Description

The applicant proposes to remodel three existing buildings into 4 units and to construct three (3) duplex buildings and a single-family dwelling for 11 proposed units, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. The Planning Board initially considered this application at the February 15, 2018 meeting, but voted to postpone to the March meeting due to outstanding questions regarding the drainage analysis.

Historic District Review

The Historic District Commission issues a Certificate of Approval at their January 3, 2018 meeting with stipulations.

Technical Advisory Committee Review

The TAC reviewed this application on January 30, 2018 and voted to recommend approval with the following stipulations, to be completed prior to Planning Board approval:

1. The plans shall reflect that the underground utilities coming from the pole in front of 404 Islington Street shall be run under the sidewalk, a minimum of 3.5' back from the face of the curb and sidewalk shall be repaved after installation.
2. Building numbers shall be included in the table on Sheet D6 outlining Gross Floor Area and building footprints.
3. Update Sheet C1 reference to C2 for Zoning requirements.
4. Plans shall indicate that water, sewer and drain lines are "private".
5. Size of Islington water main shall be specified for purposes of tie in. Add note to test pit the main to verify size.
6. Fire hydrant detail should not have a drain hole or any reference to plugging a drain hole, the crushed stone shall be removed from the detail, and detail shall include a thrust block behind the hydrant.
7. Detail S, Sheet C4 note to be revised to reflect the actual location of the project. A note shall be added that specifies the water main is to be bagged for protection and needs brass wedges in the joints for continuity per City standards.

8. Sewer manholes shall show solid brick shelves with watertight booted connections and must meet NH DES and City standards.
9. Add note that third party inspection shall be required on water main, sewer and drainage system construction and repairs to City streets.
10. References to doghouse drain manholes shall be removed from the plans.
11. The landscape plan shall be updated to reflect the method for protecting the existing shade trees intended to be preserved.
12. The snow removal note shall be updated to clarify that it will not be stored on City property.
13. A note shall be added to outline solid waste removal plans.
14. A revised drainage study shall be reviewed and approved by DPW prior to Planning Board review.
15. A revised vehicle turning template with suggested design changes incorporated shall be reviewed and approved by the Planning Department and DPW prior to Planning Board review.
16. The plans shall note that the three new duplexes shall have 13D sprinkler systems.
17. The sewer shall be replaced and manhole updated in the area along State Street fronting the proposed development as a condition of Site Plan Review approval. Plans shall not that improvements shall be done in coordination with DPW.
18. Draft water access easement shall be submitted prior to Planning Board review.

On February 6, 2018, the applicant submitted revised plans addressing items 2-5, 7-9, 11-13, and 16 above to the satisfaction of the Planning Department.

Planning Board Review

The Planning Board reviewed this application at the February 15, 2018 meeting and voted to postpone to the March meeting to give the applicant an opportunity to submit a revised and updated drainage study for technical review and approval by City staff.

Planning Department Review

On March 6, 2018, the applicant submitted revised plans and an updated drainage study. While staff has not yet had time to complete a detailed review of the revised drainage study, preliminary review has identified there are still outstanding issues that need to be addressed by the applicant before final submission to the Planning Board. In the past, minor revisions subject to final review and approval by staff have been included as conditions of Planning Board approval. However, given the Board's concerns expressed at the February meeting, staff does not feel comfortable recommending conditional approval until the drainage study is complete and all outstanding related issues identified by staff have been addressed by the applicant.

[NOTE: Updated plans submitted by the applicant have been included in the Planning Board's meeting packet this week. Board members should retain these plans for the April meeting. Any addenda or revisions to these materials will be forwarded with the April meeting packet.]

<h4><u>Planning Department Recommendation</u></h4>
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<p><i>Vote to postpone this application to the April 21, 2018 Planning Board meeting.</i></p>

III. PUBLIC HEARINGS – NEW BUSINESS

- B.** Request of **Clipper Traders, LLC** for Zoning Change from Office Research (OR) and Transportation Corridor (TC) to Character District 4 West End (CD4-W), for property located at **105 Bartlett Street**, Tax Map 157, Lots 1 & 2; Tax Map 164, Lots 1, 2, 3 & 4 (also shown on Tax Maps 139 and 144).

Description

On February 13, 2018, Attorney Phoenix submitted a letter to the City Council on behalf of his clients, Clipper Traders, LLC requesting the lots listed above be re-zoned to Character District 4 West End (CD4-W).

At the February 20, 2018 City Council meeting, the Council voted to refer this request to the Planning Board for a recommendation. One of the principle legislative functions of the Planning Board is to make recommendations on the adoption of amendments of the zoning ordinance. This role plays out in two ways. Many zoning amendments are generated by the Board itself which, in Portsmouth, also involves a public hearing process. If the proposed amendment comes either from a citizen petition or a referral by the City Council, then the Board has the responsibility to review and make a recommendation and to take the proposal through a public hearing process. All zoning amendments also require three readings in front of City Council, which also includes a public hearing. These would occur after the Planning Board has completed its process and made a recommendation to the City Council.

Planning Department staff have met with the applicant about this zoning request and, in general, would agree with the zoning as proposed for this property. However, the staff will have some revisions to propose regarding the consistency in the building height standards with the surrounding context, minimizing building block length, and maintaining view corridors of the waterfront. Staff is not prepared to make specific recommendations and would also like to hear from the public about any additional issues or concerns regarding the proposed zoning. Therefore, staff is recommending conducting the public hearing on this proposal, but postponing the Board's final recommendation until after additional staff input can be provided.

Planning Department Recommendation

Vote to postpone a recommendation on this request pending a report back from Planning Department staff to be provided at the April meeting.

III. PUBLIC HEARINGS – NEW BUSINESS (Cont.)

- C. The application of **Peter L. Evans, Owner**, for property located at **323 Jones Avenue**, requesting Conditional Use Permit approval to construct a one-bedroom, one-story attached accessory dwelling unit (32' x 32') over an existing garage, with a footprint of 1,024 ± s.f. and gross floor area of 964 ±, with associated paving, lighting, and utilities. Said property is shown on Assessor Map 222 as Lot 72 and lies within the Single Residence B (SRB) District.

Description

The applicant is proposing to convert an existing attached garage, second floor area to an accessory dwelling unit.

Because the resulting unit will be an attached accessory dwelling unit (AADU), the provisions of Sec. 10.814.40 apply. Per Section 10.814.80, the applicant is seeking modifications to the dimensional requirement for the size of the accessory dwelling unit.

Section 10.521 Dimensional Requirements

	Required	Provided / Proposed
Min. lot area (sf)	15,000	18,731
Lot area / dw unit (sf)*	15,000	18,731
Street frontage (ft)	100	>100
Lot depth (ft)	100	>100
Primary front yard (ft)	30	65
Right side yard (ft)	10	10
Left side yard (ft)	10	39
Rear yard (ft)	30	45
Height (ft)	35	ok
Bldg coverage (%) max.	20%	<20%
Open Space (%) min.	40%	>40%
Parking (#)	3	3

* For an attached accessory dwelling unit, the lot area per dwelling unit requirement only applies to the principal single family use.

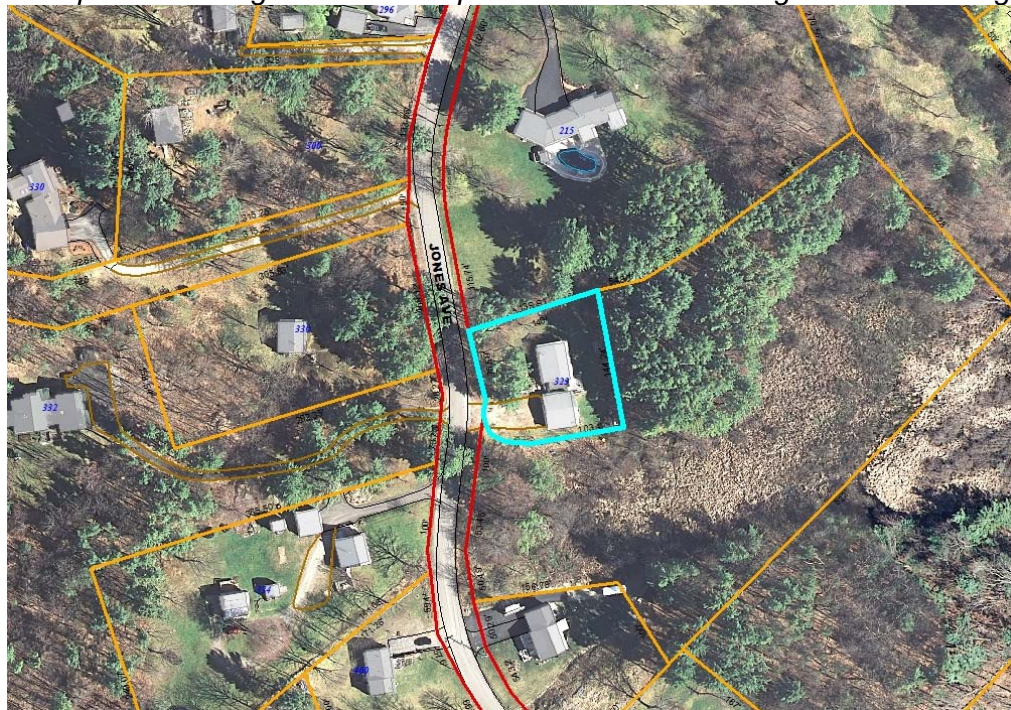
In addition to the dimensional requirements of Section 10.521 above, the Ordinance requires that an AADU comply with the following standards (Section 10.814.30 and 10.814.40).

Required Standard	Planning Department Comments
The principal dwelling unit and the accessory dwelling unit shall not be separated in ownership.	The applicant has indicated compliance with this requirement, verification will be required in order for a certificate of use to be issued.
Either the principal dwelling unit or the accessory dwelling unit shall be occupied by the owner of the dwelling.	The applicant has indicated compliance with this requirement, verification will be required in order for a certificate of use to be issued.
Neither the principal dwelling nor the accessory dwelling unit shall be used for any business, except that the property owner may have a home occupation use in the unit that he or she occupies as allowed or permitted elsewhere in this Ordinance.	The applicant has indicated compliance with this requirement.
An interior door shall be provided between the principal dwelling unit and the ADU.	An interior door is being provided.
The ADU shall not have more than two bedrooms and shall not be larger than 750 sq. ft. gross floor area.	The application has requested a modification to this requirement to allow the ADU to be 964+/- sq. ft. The applicant is requesting this modification because the existing floor area of the second floor of the garage is currently 964 +/- sq. ft. The Planning Board has required previous applicants to comply with the maximum square footage requirement by sectioning off the space. In this case, the floor plan provided shows that the entry way (including the stair case) is about 225 sq. ft. so the actual usable living space of the proposed ADU is closer to 740 sq. ft. The applicant is obligated to be consistent with the application as presented, therefore any substantive modifications to the proposed floor plan would need to return to Planning Board for approval.
Any exterior changes to the single-family dwelling shall maintain the appearance of a single-family dwelling.	The applicant is not proposing any modifications to the exterior of the residence.

In order to grant a conditional use permit for an ADU, the Planning Board must first make the following findings (Sec. 10.814.60):

Required Findings	Planning Department Comments
Exterior design of the ADU is compatible with the existing residence on the lot through architectural use of building forms, scale and construction materials.	The applicant is not proposing to modify the exterior of the existing residence and the proposed AADU will be located in an existing addition.
The site plan provides adequate open space and landscaping that is useful for both the ADU and the primary dwelling.	Both the primary dwelling and the AADU will have access to usable open space and the existing landscaping on the property will not be altered.
The ADU will maintain a compatible relationship to adjacent properties in terms of location and design, and will not significantly reduce the privacy of adjacent properties.	The proposed AADU will not change the exterior appearance of the existing structures in a way that would be incompatible with adjacent properties and should not have a significant impact on the privacy of adjacent properties.
The ADU will not result in excessive noise, traffic or parking congestion.	Adequate off-street parking is provided and the location of this is unlikely to create a noticeable change in traffic.

Aerial photo showing the relationship of the lot to surrounding lots and buildings:



The building permit records for this property document prior work that indicate this applicant had intentions of converting portions of the garage and basement of the main

house to separate dwelling unit(s). Notes from the Building Inspector indicate that much of the work above the garage had already been completed and was approved retroactively. Additionally, he noted washer/dryer hookups throughout the structures and a possible basement living area with a “wet bar” and separate egress.

Planning Department Recommendation

1. *Vote to find that the application, including the modification to the maximum gross floor area for the accessory dwelling unit, satisfies the requirements of 10.814.60.*
2. *Vote to grant the conditional use permit, with the following stipulations:*
 - a) *The ADU shall be restricted to the second floor of the conditioned space above the garage addition only and shall match the proposed floor plan.*
 - b) *The owner shall provide documentation from the NH Department of Environmental Services that the property has adequate septic capacity for the additional bedrooms.*
 - c) *In accordance with Sec. 10.814.70 of the Zoning Ordinance, the owner is required to obtain a certificate of use from the Planning Department verifying compliance with all standards of Sec. 10.814, including the owner-occupancy requirement, and shall renew the certificate of use annually.*

IV. PRELIMINARY CONCEPTUAL CONSULTATION REVIEW

The Subdivision Rules and Regulations and Site Plan Review Regulations provide two options for “pre-application review” as authorized by RSA 676:4,II: “preliminary conceptual consultation” and “design review”. For many projects, preliminary conceptual consultation is at the option of the applicant. However, in September 2016 the Subdivision Regulations were amended to require preliminary conceptual consultation for any application that includes the subdivision of more than 5 acres of land or the creation of more than 5 lots. The Site Plan Review Regulations were similarly amended to require preliminary conceptual consultation for certain proposals, including (1) the construction of 30,000 sq. ft. or more gross floor area, (2) the creation of 20 or more dwelling units, or (3) the construction of more than one principal structure on a lot. Preliminary conceptual consultation precedes review by the Technical Advisory Committee.

Preliminary conceptual consultation is described in the statute as follows:

[P]reliminary conceptual consultation ... shall be directed at review of the basic concept of the proposal and suggestions which might be of assistance in resolving problems with meeting requirements during final consideration. Such consultation shall not bind either the applicant or the board and statements made by planning board members shall not be the basis for disqualifying said members or invalidating any action taken. The board and the applicant may discuss proposals in conceptual form only and in general terms such as desirability of types of development and proposals under the master plan.

The preliminary conceptual consultation phase provides the Planning Board with an opportunity to review the outlines of a proposed project before it gets to detailed design (and before the applicant refines the plan as a result of review by the Technical Advisory Committee and public comment at TAC hearings). In order to maximize the value of this phase, Board members are encouraged to engage in dialogue with the proponent to offer suggestions and to raise any concerns so that they may be addressed in a formal application.

In *The Planning Board in New Hampshire: A Handbook for Local Officials*, the NH Office of Energy and Planning stresses the importance of limiting the discussion to concepts: *New Hampshire statutes place great emphasis on the obligation of the planning board to provide notice to the abutters and the public of any substantive discussions on specific development proposals. Neither the applicant nor the planning board may go beyond the general and conceptual limits and begin discussing the design or engineering details of a proposal until the abutters and general public have been notified. This must occur either prior to the design review phase of the pre-application review or when a completed application has been filed.*

Preliminary conceptual consultation does not involve a public hearing, and no vote is taken by the Board on the proposal at this stage.

- A. The application of **Clipper Traders, LLC, Owner**, for property located at **105 Bartlett Street**, **Portsmouth Lumber and Hardware, LLC, Owner**, for property located at **105 Bartlett Street**, and **Boston and Maine Corporation, Owner**, for railroad property located between **Bartlett Street and Maplewood Avenue**, requesting Preliminary Conceptual Consultation review for a subdivision application to consolidate and subdivide five lots and a portion of another into 5 lots, a right-of-way, and a remainder of one lot. Said properties are shown on Assessors Map 157 as Lots 1 & 2 and Assessors Map 164 as Lots 1, 2, 3, and 4 and are located within the Character District 4-W (CD4-W), Office Research (OR) and Transportation Corridor (TC) Zoning Districts.

Description

The current proposal shows the subdivision of more than 5 acres of land. These properties are also the subject of a proposed zoning revision. As presented, the conceptual plan complies with the requirements of the current zoning.

- B. The application of **Dorothy Kierstead and Theresa Sessions, Owners**, and **DECM Builders, Applicant**, for property located at **50 Lovell Street**, requesting Preliminary Conceptual Consultation review for a Site Review application to demolish an existing garage and construct two new residential buildings, for a total of four residential dwelling units, as follows: Single residence to remain as a single residence; "Building A" to consist of two residential units and "Building B" to consist of one residential unit, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 147 as Lot 2 and is located in the General Residence C (GRC) District.

Description

The current proposal shows the construction of more than one principal structure on a lot.

- C. The application of the **Portsmouth Housing Authority, Owner**, for property located at **140 Court Street**, requesting Preliminary Conceptual Consultation review for a subdivision application (Lot Line Revision) to resize existing lots to demolish the majority of the existing building and construct a new mixed use building with workforce housing units and street level commercial space and a future commercial building.

Description

The current proposal contemplates the construction of workforce housing residential units and ground floor commercial space.

MEETING RECONVENED TO THURSDAY, MARCH 22, 2018 AT 7:00 PM
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