

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

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

**7:00 PM**

**April 19, 2018  
to be reconvened on  
April 26, 2018**

**AGENDA**

<b>ITEMS TO BE HEARD ON APRIL 19, 2018</b>
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**I. APPROVAL OF MINUTES**

- A. Approval of Minutes from the March 15, 2018 Planning Board Meeting;
- B. Approval of Minutes from the March 22, 2018 Planning Board Meeting.

**II. DETERMINATIONS OF COMPLETENESS**

**A. SUBDIVISION:**

- 1. The application of **Seacoast Development Group, LLC, Owner**, for property located along **Rockingham Avenue**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into three lots.

**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 ± 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 Gateway Corridor (G1) District. (This application was postponed at the March 15, 2018 Planning Board Meeting).

B. The application of **Thirty Maplewood, LLC, Owner**, for property located at **46–64 Maplewood Avenue** (previously 30 Maplewood Avenue), requesting Site Plan Approval for a proposed 5-story mixed-use building with a footprint of  $17,410 \pm$  s.f. and gross floor area of  $53,245 \pm$  s.f., including 22 dwelling units and  $13,745 \pm$  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 March 15, 2018 Planning Board Meeting).

C. 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  $1,315 \pm$  s.f. footprint and  $1,906 \pm$  s.f. gross floor area, Building #2 with  $999 \pm$  s.f. footprint and  $1,894 \pm$  s.f. gross floor area, Building #3 with  $1,964 \pm$  s.f. footprint and  $5,429 \pm$  s.f. gross floor area); and constructing and single dwelling unit for 11 proposed units (Building #4 with  $1,799 \pm$  s.f. footprint and  $4,375 \pm$  s.f. gross floor area, Building #5 with  $1,280 \pm$  s.f. footprint and  $2,752 \pm$  s.f. gross floor area, Building #6 with  $1,997 \pm$  s.f. footprint and  $5,054 \pm$  s.f. gross floor area, Building #7 with  $2,014 \pm$  s.f. footprint and  $4,255 \pm$  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-Limited2 (CD4-L2) and the Historic District. (This application was postponed at the March 15, 2018 Planning Board Meeting).

D. The application of the **Woodlands Homeowner's Association, Owner, and the City of Portsmouth, Applicant**, for property located on **Hoover Drive**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for drainage improvements along Hoover Drive, Taft Road, Grant Avenue and FW Hartford Drive, including the replacement of a headwall to accommodate a second 24" culvert, with  $300 \pm$  s.f. of impact to the wetland and  $600 \pm$  s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 269 as Lot 7 and lies within the Single Residence B (SRB) District. (This application was postponed at the March 22, 2018 Planning Board Meeting).

E. The application of **175 Gosport Road, LLC, Owner, and Michael Clark, Applicant**, for property located at **175 Gosport Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the tidal and inland wetland buffer to demolish an existing pool house and pool area and construct a new pool house, pool, garage, dock and driveway expansion, with  $11,075 \pm$  s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 224 as Lot 1 and lies within the Single Residence A (SRA) District. (This application was postponed at the March 22, 2018 Planning Board Meeting).

F. The application of **Goodman Family Real Estate Trust, Owner, and Aroma Joe's Coffee, Applicant**, for property located at **1850 Woodbury Avenue**, requesting Site Plan Review for 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 related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 239 as Lot 9 and lies within the Gateway Corridor (G1) District. (This application was postponed at the March 22, 2018 Planning Board Meeting).

G. The application of **Seacoast Development Group, LLC, Owner**, for property located along **Rockingham Avenue**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into three lots as follows:

1. Proposed lot #1 having an area of 38,466  $\pm$  s.f. (0.883 acres) and 119.76' of continuous street frontage on Rockingham Avenue.
2. Proposed lot #2 having an area of 15,874  $\pm$  s.f. (0.364 acres) and 128.56' of continuous street frontage on Rockingham Avenue.
3. Proposed lot #3 having an area of 19,044  $\pm$  s.f. (0.437 acres) and 305.34' of continuous street frontage on Rockingham Avenue.

Said property is shown on Assessors Map 235 as Lot 2 and is located in the Single Residence B (SRB) District where the minimum lot area is 15,000 s.f. and minimum continuous street frontage is 100'. (This application was postponed at the March 22, 2018 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 **Eric and Jean Spear, Owners, and Megan Tehan and Brendan Cooney, Applicants**, for property located at **49-57 Mt. Vernon Street**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot A having an area of 8,949  $\pm$  s.f. and 93' of continuous street frontage on Mt. Vernon Street.
2. Proposed lot B having an area of 3,647  $\pm$  s.f. and 45.5' of continuous street frontage on Mt. Vernon Street.

Said property is shown on Assessors Map 111 as Lot 31 and is located in the General Residence B (GRB) District where the minimum lot area is 5,000 s.f. and minimum continuous street frontage is 80'.

#### V. PRELIMINARY CONCEPTUAL CONSULTATION REVIEW

A. The application of **R.K. Portsmouth, LLC, Owner**, for property located at **100 Arthur F. Brady Drive**, requesting Preliminary Conceptual Consultation review to subdivide one lot into two lots, with one existing building on each lot.

#### VI. OTHER BUSINESS

- A. Request of J&M Family Properties, LLC, for property located at 802 Lafayette Road, for a one year extension of Site Plan Approval which was granted by the Planning Board on April 20, 2017.
- B. Rockingham County Planning Commission – Planning Board Representative.

**ITEMS TO BE HEARD ON APRIL 26, 2018****APRIL 26, 2018 AT 5:30 PM SITE WALK – 105 BARTLETT STREET****I. DETERMINATIONS OF COMPLETENESS****A. SUBDIVISION:**

1. The application of **Malt House Exchange Realty Trust, Owner**, for property located at **95 Brewery Lane**, and **Portsmouth West End Development, LLC, Owner**, for property located at **145 Brewery Lane**, requesting Preliminary and Final Subdivision Approval (Lot Line Revision)

**II. PUBLIC HEARINGS – REZONING REQUEST**

*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 of **Clipper Traders, LLC** for Zoning Change from Office Research (OR) and Transportation Corridor (TC) to Character District 4 West End (CD4-W) and Character District 4 Limited2 (CD4-L2), 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).

**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 **Portsmouth West End Development, LLC, Owner**, for property located at **145 Brewery Lane**, requesting Site Plan Review for a 92 unit, 4-story apartment building with a footprint of 18,430 ± s.f. and gross floor area of 92,150 ± s.f., consisting of parking on the lower level and 23 dwelling units on each of the 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> levels, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 154 as Lot 2 and lies within the Character District 4-West End (CD4-W).

#### 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 **Malt House Exchange Realty Trust, Owner**, for property located at **95 Brewery Lane**, and **Portsmouth West End Development, LLC, Owner**, for property located at **145 Brewery Lane**, requesting Preliminary and Final Subdivision Approval (Lot Line Revision) as follows:

1. Proposed lot #1 increasing from 179,032  $\pm$  s.f. to 179,160  $\pm$  s.f. , with no change in street frontage.
2. Proposed lot #2 decreasing from 206,319  $\pm$  s.f. to 206,191 $\pm$  s.f., with no change in street frontage.

Said properties are shown on Assessor Map 146 as Lot 27 and Assessor Map 154 as Lot 2 and are located in the Character District 4-W (CD4-W).

#### V. CORRESPONDENCE:

1. Letter from Attorney John L. Ahlgren to Robert Sullivan, City Attorney, dated April 4, 2018, regarding Airbnb.

#### 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.**