

**APRIL 26, 2018 AT 5:30 PM SITE WALK – 105 BARTLETT STREET
[PLEASE MEET IN THE PARKING AREA IN FRONT OF GREAT RHYTHM BREWERY]**

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

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

7:00 PM

**April 26, 2018
reconvened from
April 19, 2018**

AGENDA

RECONVENED FROM APRIL 19, 2018

I. DETERMINATIONS OF COMPLETENESS

A. SUBDIVISION:

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)

B. SITE REVIEW:

The application of **Portsmouth West End Development, LLC, Owner**, for property located at **145 Brewery Lane**.

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 **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-Limited2 (CD4-L2) and the Historic District. (This application was postponed at the March 15, 2018 and April 19, 2018 Planning Board Meetings).

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 **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 1st, 2nd, 3rd and 4th 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).
- B. 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 ± s.f. to 179,160 ± s.f. , with no change in street frontage.
 2. Proposed lot #2 decreasing from 206,319 ± s.f. to 206,191± 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.