

ACTION SHEET

PLANNING BOARD PORTSMOUTH, NEW HAMPSHIRE

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

7:00 PM

JUNE 21, 2018

MEMBERS PRESENT: Dexter Legg, Chairman; Elizabeth Moreau, Vice Chairman; Nancy Colbert-Puff, Deputy City Manager; David Moore, Assistant City Manager; Colby Gamester; and Corey Clark, Alternate; Rebecca Perkins, City Council Representative

ALSO PRESENT: Juliet Walker, Planner Director

MEMBERS ABSENT: Jay Leduc; Jody Record; Jane Begala, Alternate; and Jeffrey Kisiel, Alternate

.....

I. APPROVAL OF MINUTES

A. Approval of Minutes from the May 17, 2018 Planning Board Meeting – Minutes were unanimously approved.

.....

II. 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 **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 May 17 Planning Board Meeting).

Voted to **grant** the Conditional Use Permit as presented with a 6-1 vote.

.....

B. 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 construct 3 duplex buildings and a 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 4,725 \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 May 17, 2018 Planning Board Meetings).

Voted to **grant** Site Plan approval with the following stipulations:

Conditions Precedent (to be completed prior to the issuance of a building permit):

1. The water maintenance access easement to the City shall be reviewed and approved by the Planning and Legal Department and approved by City Council.
2. The Site Plans and any easement deeds and plans shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.
3. The applicant shall prepare a Construction Management and Mitigation Plan (CMMP) for review and approval by the City's Legal and Planning Departments.

Conditions Subsequent (to be completed prior to the issuance of a Certificate of Occupancy):

4. A third party inspection shall be required on water main, sewer and drainage system construction and repairs to City streets.
 5. The sewer shall be replaced and manhole updated in the area along State Street fronting the proposed development. Improvements shall be done in coordination with DPW.
-

C. The application of **Carolyn McCombe, Trustee; Elizabeth Barker Berdge, Trustee; and Tim Barker, Owners**, for property located on **Martine Cottage Road**, requesting Conditional Use Permit approval under Section 14.10 of the Zoning Ordinance for work within the inland wetland buffer to construct a 1,840 \pm s.f. single family home with associated garage, septic system and driveway, with 14,022 \pm s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 202 as Lot 14 and lies within the Rural (R) District. (This application was postponed at the May 17, 2018 Planning Board Meetings)

Voted to **postpone** to the next Planning Board Meeting on July 19, 2018.

.....

III. 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 **Peter G. Morin Trust, Owner**, for property located at **49 Pickering Street**, and **Hunking Holdings, LLC, Owner**, for property located at **170 Mechanic Street**, requesting Preliminary and Final Subdivision Approval (Lot Line Revision) as follows:

1. Proposed lot #1 increasing from 2,296 \pm s.f. to 2,777 \pm s.f. , with no change in street frontage.
 2. Proposed lot #2 decreasing from 9,161 \pm s.f. to 8,680 \pm s.f., with no change in street frontage.
- Said properties are shown on Assessor Map 102 as Lots 6 & 7 and are located in the General Residence B (GRB) District.

Voted to **grant** Preliminary and Final Subdivision approval with the following stipulations:

1. Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.
3. GIS data shall be provided to the Department of Public Works in the form as required by the City.
4. The final plat shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

.....

B. The application of **393 New Castle Avenue, LLC, Owner**, for property located at **390 New Castle Avenue**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer to convert an existing 1,260 s.f. gravel driveway and parking area to porous pavement, with 1,395 \pm s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 207 as Lot 6 and lies within the Single Residence B (SRB) District.

Voted to **grant** Conditional Use Permit approval with the following stipulations that shall be added to the notes on the final plan set:

1. That no de-icer be applied to the new porous driveway
 2. That the porous driveway surface be vacuumed twice per year
 3. That the northeast corner of the driveway be constructed at a lower elevation to prevent road runoff from getting over the entire porous parking.
 4. An annual report indicating when scheduled maintenance on the porous pavement has occurred and confirming that the proposed maintenance schedule is being followed shall be submitted to the Planning Director for a period of 3 years beginning in September 2019 or 1-year after the porous pavement is installed, whichever is later.
-

C. The application of **Jon and Joan Dickinson, Owners**, for property located at **220 Walker Bungalow Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer to demolish the existing home and detached garage, construct a new 1,968 s.f. single family residence with attached 756 s.f. garage, a new septic system and the relocation of the driveway, with 8,990 \pm s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 223 as Lot 21 and lies within the Single Residence B (SRB) District.

Voted to **postpone** to the next Planning Board Meeting on July 19, 2018.

D. The application of **Robert and Whitney Westhelle, Owners**, for property located at **198 Essex Avenue**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to construct a wood 12' X 18' garden shed, on cement blocks, with 216 \pm s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 232 as Lot 128 and lies within the Single Residence B (SRB) District.

Voted to **postpone** to the next Planning Board Meeting on July 19, 2018.

E. The application of **Pease Development Authority, Owner**, and **Lonza Biologics, Inc., Applicant**, for property located at **70 and 80 Corporate Drive**, requesting Conditional Use Permit approval, under Chapter 300 of the Pease Land Use Controls, Part 304-A Pease Wetlands Protection, for work within the inland wetland buffer for the construction of three proposed industrial buildings: Proposed Building #1 with a 12,000 s.f. footprint; Proposed Building #2: 150,000 s.f. footprint; Proposed Building #3 with a 62,000 s.f. footprint, and two 4-story parking garages, with 55,555 \pm s.f. of impact to the wetland, 66,852 \pm s.f. of impact to the wetland buffer and a 1,000 l.f. stream restoration for Hodgson Brook resulting in 42,500 s.f. of wetland creation. Said property is shown on Assessor Map 305 as Lots 1 & 2 and lies within the Pease Airport Business Commercial (ABC) district.

Voted to **postpone** to the next Planning Board Meeting on July 19, 2018.

F. The application of **Richard P. Fusegni, Owner**, for property located at **201 Kearsarge Way**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot #1 having an area of 7,834 \pm s.f. (0.1799 acres) and 97' of continuous street frontage on Mangrove Street and 75' of continuous street frontage on Kearsarge Way; and
2. Proposed lot #2 having an area of 47,062 \pm s.f. (1.0804 acres) and 131' of continuous street frontage on Kearsarge Way;

Said property is shown on Assessors Map 218 as Lot 5 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'.

1. Voted to find that granting of waivers will not have the effect of nullifying the spirit and intent of the City's Master Plan or the Site Plan Review Regulations, and to waive the following regulation:
 - 1) Section V1.2A – Lot Arrangement – In all quadrangular lots, and so far as practicable all other lots, the side lines shall be at right angles to straight street lines.
 - 2) Section VI.2.B - Lot Sizes – Corner lots shall have at least 10% extra width to permit appropriate building setback from the orientation to both streets.
2. Voted to **grant** Preliminary and Final Subdivision Approval with the following stipulations:
 - 1) Lot numbers as determined by the Assessor shall be added to the final plat.
 - 2) Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.
 - 3) GIS data shall be provided to the Department of Public Works in the form as required by the City.
 - 4) The final plat shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

.....

G. The application of **Jon and Diana Guilbert, Owners**, for property located at **15 Thornton Street**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot #1 having an area of 9,074 s.f. (0.2083 acres) and 144.17' of continuous street frontage on Thornton Street; and
2. Proposed lot #2 having an area of 7,762 s.f. (0.1782 acres) and 101.50' of continuous street frontage on Thornton Street;

Said property is shown on Assessors Map 160 as Lot 1 and is located in the General Residence A (GRA) district where the minimum lot area is 7,500 s.f. and minimum continuous street frontage is 100'.

1. Voted to find that granting of waivers will not have the effect of nullifying the spirit and intent of the City's Master Plan or the Site Plan Review Regulations, and to waive the following regulations:
 - 1) Section VI.2.B - Lot Sizes – Corner lots shall have at least 10% extra width to permit appropriate building setback from the orientation to both streets.
2. Voted to **grant** Preliminary and Final Subdivision Approval with the following stipulations:
 - 1) Lot numbers as determined by the Assessor shall be added to the final plat.
 - 2) Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.
 - 3) GIS data shall be provided to the Department of Public Works in the form as required by the City.

- 4) The final plat shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.
-

H. The application of **Westwind Townhomes of Portsmouth, Owner**, for property located at **1177 Sagamore Avenue**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot #1 having an area of 33,378 s.f. (0.7663 acres) and 121.75' of continuous street frontage on Sagamore Avenue; and
2. Proposed lot #2 having an area of 22,628 s.f. (0.5194 acres) and 102' of continuous street frontage on Sagamore Avenue;

Said property is shown on Assessors Map 224 as Lot 13 and is located in the Mixed Residential Office (MRO) district where the minimum lot area is 7,500 s.f. and minimum continuous street frontage is 100'.

Voted to **postpone** to the next Planning Board Meeting on July 19, 2018.

.....

IV. CITY COUNCIL REFERRALS

- A. Proposed Lease between the City and the Portsmouth Historical Society.

Voted to recommend that the City Council move forward with the proposed lease between the City and the Portsmouth Historical Society.

.....

V. ADJOURNMENT

It was moved, seconded, and passed unanimously to adjourn the meeting at 7:55 p.m.

.....

Respectfully Submitted,

Jane M. Shouse,
Acting Secretary for the Planning Board