

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

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

**7:00 PM**

**JULY 19, 2018**

**AGENDA**

**I. APPROVAL OF MINUTES**

A. Approval of Minutes from the June 21, 2018 Planning Board Meeting;

**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 **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 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to construct a 1,840 ± s.f. shed with an attached garage, septic system and driveway, with 14,022 ± 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 June 21, 2018 Planning Board Meeting.)

B. 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. home with an attached 756 ± s.f. garage, a new septic system and the relocation of the driveway, with 1,000 ± 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. (This application was postponed at the June 21, 2018 Planning Board Meeting.)

C. 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 ± 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. (This application was postponed at the June 21, 2018 Planning Board Meeting.)

D. 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 for the construction of three proposed industrial buildings: Proposed Building #1 with a 132,000 $\pm$  s.f. footprint; Proposed Building #2: 150,000 $\pm$  s.f. footprint; Proposed Building #3 with a 62,000 $\pm$  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 $\pm$  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. (This application was postponed at the June 21, 2018 Planning Board Meeting.)

E. 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'.

### 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 **Portsmouth Housing Authority, Owner**, for property located at **140 Court Street**, requesting Conditional Use Permit approval pursuant to Section 10.1112.52 of the Zoning Ordinance to allow a 64 residential units with 60 parking spaces, where 135 parking spaces are required. Said property is shown on Assessor Map 116 as Lot 38 and lies within the Character District 4 (CD4) and the Historic District.

B. The application of **Portsmouth Housing Authority, Owner**, for property located at **140 Court Street**, and **Ed Pac, LLC, Owner**, for property located at **152 Court Street**, requesting Preliminary and Final Subdivision Approval (Lot Line Revision) as follows:

1. Proposed Lot 38 as shown on Assessor Map 116 increasing in size from 59,976 s.f. to 62,500 s.f.; and
2. Proposed Lot 37 as shown on Assessor Map 116 decreasing in size from 4,587 s.f. to 2,113 s.f.

Said properties are shown on Assessors Map 116 as Lots 37 & 38 and are located within the Character District 4 (CD4) and the Historic District, where there is no minimum lot area and no minimum continuous street frontage.

C. The application of **Mark J. and Marla P. Baldassare, Owner**, for property located at **191 Sagamore Avenue**, requesting Conditional Use Permit approval pursuant to Section 10.815 of the Zoning Ordinance to create a one bedroom Garden Cottage in an existing building, with a gross floor area of 384 s.f. Said property is shown on Assessor Map 221 as Lot 21 and lies within the General Residence A (GRA) District.

D. The application of **Ivana and Mattias Verflova, Owners**, for property located at **639 Middle Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to construct a 442 ± s.f. wooden deck, with 1' of gravel skirting around the perimeter, with 442 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 232 as Lot 122 and lies within the Single Residence B (SRB) District.

E. The application of **Bruce Osborn, Barry Osborn and C. Kevin Osborn, Owners**, for property located at **187 Woodbury Avenue** and **Frank Cavalieri, et al, Owners**, for property located at **179 Woodbury Avenue**, requesting Preliminary and Final Subdivision Approval (Lot Line Revision) between two lots as follows:

1. Map 162, Lot 56 increasing in area from 11,246 ± s.f. to 11,366 ± s.f. with 113' ± of continuous street frontage along Woodbury Avenue; and
2. Map 162, Lot 57 decreasing in area from 5,587 ± s.f. to 5,467 ± s.f. with 56" ± of continuous street frontage along Woodbury Avenue.

Said lots lie within the General Residence A (GRA) District which requires a minimum lot area of 7,500 s.f. and minimum continuous street frontage of 100'.

F. The application of **Barbara R. Frankel, Owner**, and **Greengard Residences, Applicant**, for property located at **89 Brewery Lane**, requesting Site Plan approval to construction of a 2-story assisted living home, with a footprint of 3,146 s.f. and gross floor area of 9,438 s.f. , with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 146 as Lot 263 and lies within the within the Character District-4 L2 (CD4-L2) District.

#### **IV. CITY COUNCIL REFERRALS**

A. Osprey Landing Water Tank Property.

#### **V. OTHER BUSINESS**

A. Review of Workforce Housing Covenant prepared by Attorney Peter Loughlin, as a condition of Site Review Approval granted on March 16, 2017, for property located at 3510 Lafayette Road.

B. Proposed Zoning Amendments – Discussion and Scheduling.

1. Proposed Amendments to Sections 10.814 & 10.815 – Accessory Dwelling Units & Garden Cottages; and related amendments to Article 15 – Definitions;
2. Proposed Amendments to Article 12 – Signs;

3. Proposed New Sections 10.613.60 & 10.670; and Amendments to Article 15 – Highway Noise Overlay Ordinance;
4. Proposed New Section 10.240 – Conditional Use Permits.

## **V. 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.**