

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

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

7:00 PM

**AUGUST 16, 2018
to be reconvened on
AUGUST 23, 2018**

AGENDA

I. APPROVAL OF MINUTES

A. Approval of Minutes from the July 19, 2018 Planning Board Meeting;

II. DETERMINATIONS OF COMPLETENESS

A. Site Plan Review

1. The application of **Foundry Place, LLC, Owner**, for property located at **Deer Street (“Lot 2”)**
2. The application of **Dorothy Kiersted and Theresa Sessions, Owners**, for property located at **50 Lovell Street**.
3. 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**.
4. The application of **Salema Realty Trust, Owner**, for property located at **199 Constitution Avenue**.

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 **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 1,152 ± s.f. single family home with associated garage, septic system and driveway, with 15,157 ± 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 July 19, 2018 Planning Board Meeting.)

IV. PUBLIC HEARINGS – ZONING AMENDMENTS

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. Proposed amendments to the Zoning Ordinance to implement a Highway Noise Overlay Ordinance. The proposed amendments include inserting new sections 10.613.60 and 10.670 – Highway Noise Overlay Ordinance, consisting of proposed ordinance text and tables; and making conforming amendments to other sections of the Zoning Ordinance, including Article 15.
- B. Proposed amendment to the Zoning Map to add a Highway Noise Overlay District as shown on the document “Highway Noise Overlay District” Map dated 7/17/2018.
- C. Proposed Amendments to Article 12 of the Zoning Ordinance – Signs. The proposed amendments include deleting the existing Article 12 – Signs, and inserting in its place a new Article 12 – Signs as presented in the document titled “Proposed Amendments to the Portsmouth Zoning Ordinance: Article 12 – Signs”, dated June 21, 2018.

All of the above documents are available for public review in the Planning Department and the Portsmouth Public Library, and a digital version can be found online:

www.cityofportsmouth.com/planportsmouth/current-land-use-applications

V. 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 **Foundry Place, LLC, Owner**, for property located at **Deer Street (“Lot 2”)**, requesting Site Plan Review approval for the creation of a community space meeting the requirements of Article 5A of the Zoning Ordinance with related landscaping, utilities, easements, and other site improvements. Said property is shown on Assessor Map 125 as Lot 17-1 and lies within the CD5 and Downtown Overlay (DOD) District.
- B. The application of **Dorothy Kiersted and Theresa Sessions, Owners**, for property located at **50 Lovell Street**, requesting Site Plan Review approval to demolish the rear deck on the existing house and the existing garage; to retain the existing building as a single family residence with a footprint of 1,001 s.f. and Gross Floor Area 3,095; to construct a three story, two unit residence with a footprint of 1,660 and Gross Floor Area of 4,634 s.f.; to construct a three story single residence with a footprint of 1,165 and Gross Floor Area of 3,360; with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 147 as Lot 2 and lies within the General Residential C (GRC) District.

C. 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 Site Plan Review approval to demolish a portion of the existing building on 152 Court Street and to construct a 4-story, 64 unit workforce housing building with a footprint of 12,361 ± s.f. and Gross Floor Area of 58,975 ± s.f.; with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 116 as Lots 37 & 38 and lie within the Character District 4 (CD4) and the Historic District.

D. The application of **Salema Realty Trust, Owner**, for property located at **199 Constitution Avenue**, requesting Site Plan Review approval for the construction of a 2-story industrial building, with a footprint of 12,800 s.f. and a Gross Floor Area of 12,800 s.f., with 24 parking spaces and proposed stormtech infiltration system, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 285 as Lot 16-301 and lies within the Industrial (I) District.

MEETING TO BE RECONVENED ON AUGUST 23, 2018
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I. 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 **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 ± 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 July 19, 2018 Planning Board Meeting.)

B. 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 July 19, 2018 Planning Board Meeting.)

C. 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 132,000± s.f. footprint; Proposed Building #2: 150,000 ± s.f. footprint; Proposed Building #3 with a 100,000± s.f. footprint; and two 4-story parking garages, with 55,555 ± s.f. of impact to the wetland, 66,000± s.f. of impact to the wetland, and a 1,000± l.f. stream restoration for Hodgson Brook resulting in 42,500 s.f. of wetland loss. 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 July 19, 2018 Planning Board Meeting.)

PUBLIC HEARINGS – NEW BUSINESS

*The Board's action in these matters has been deemed to be quasi-judicial in nature.
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that issue should be raised at this point or it will be deemed waived.*

- A. The application of **Swirly Girl II, LLC, Owner**, for property located at **244 South Street**, requesting Amended Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for the reconstruction of a retaining wall, relocation of granite steppers, relocation of low retaining wall, increased permeable walkway and driveway, and increased plant and buffer enhancement areas, with 1,091 ± s.f. of impact to the wetland buffer, resulting in a net reduction of impervious surface of 133 s.f.. Said property is shown on Assessor Map 111 as Lot 3 and lies within the Single Residence B (SRB) District.
- B. The application of **Michael and Denise Todd, Owners**, for property located at **254 South Street**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for the addition of a 157 s.f. deck and a 140 s.f. ground level patio in crushed stone or permeable pavers, and additional plantings on the east side to offset disturbance, with 297 + s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 111 as Lot 4 and lies within the Single Residence B (SRB) District and the Historic District.
- C. The application of **Mary A. Mahoney, Owner**, for property located at **206 Northwest Street**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer for the removal of the existing paved driveway and walkway and an existing 127 s.f. screen house and the construction of a 23' x 25' two-car garage with a permeable driveway and walkway, with 1,700 + s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 122 as Lot 6 and lies within the General Residence A (GRA) District and the Historic District.
- D. The application of **Seacoast Development Group, LLC, Owner**, for property located on **Rockingham Avenue**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for the removal of a 285 + s.f. foundation with 1,187 s.f. of temporary impacts and 654 + s.f. of permanent grading impacts to the inland wetland buffer. Said property is shown on Assessor Map 235 as Lot 2 and lies within the Single Residence B (SRB) District.
- E. The application of the **City of Portsmouth School Department, Owner**, for property located at **32 Van Buren Avenue (Dondero Elementary School)**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for playground renovations, including the replacement and/or relocation of old play structures and play areas, creating multiple earthen mounds, and imported sculpted earth on the edge of the edge of the wetland, with 2,259 + s.f. of impact to the inland wetland and 15,500 ± s.f. of impact to the inland wetland buffer. Said property is shown on Assessor Map 250 as Lot 106 and lies within the Municipal (M) District.

F. The application of **Robert J. and Susan L. Nalewajk, Owners**, for property located at **350 Little Harbor Road**, requesting Amended Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for replacement of the entrance gate, expansion of the driveway width and turning radii using permeable pavers, the installation of four AC units on the easement side of the garage, reconfiguration of retaining walls and walkways, and the addition of a security gate at the western entrance, with 1,471 + s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 202 as Lot 16 and lies within the Single Residence A (SRA) District.

III. OTHER BUSINESS

A. Request of the **Unitarian-Universalist Church of Portsmouth, Owner**, for property located at **73 Court Street**, for a one year extension of Site Plan Review approval granted by the Planning Board on September 21, 2017.

B. Request of **Foundry Place, LLC, Owner**, for property located at **181 Hill Street (“Lot 6”)**, for a one year extension of Site Plan Review approval granted by the Planning Board on November 16, 2017.

IV. 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.