

ACTION SHEET

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM

AUGUST 23, 2018

MEMBERS PRESENT: Dexter Legg, Chairman; Colby Gamester; Jay Leduc; Jody Record; Jeffrey Kisiel; and Corey Clark, Alternate

ALSO PRESENT: Juliet Walker, Planner Director

MEMBERS ABSENT: Elizabeth Moreau, Vice Chairman; Nancy Colbert-Puff, Deputy City Manager; David Moore, Assistant City Manager; Jane Begala, Alternate; Rebecca Perkins, City Council Representative;



I. PUBLIC HEARINGS - OLD BUSINESS

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.)

Voted to **grant** Conditional Use Permit approval with the following stipulations:

1. Any reference to asphalt for the new driveway material shall be removed from any final plans and reports submitted to the Planning Department.
2. The applicant shall provide a recordable plan showing the buffer planting and rain garden area and referencing the required maintenance. The plan shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.
3. Sheet D1 and entire plan set shall be updated to remove references to fertilizer to be consistent with note 6 on Sheet C3.
4. Plans shall be updated to note use of crushed stone under the deck.



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.)

Voted to **postpone** to the next Planning Board Meeting scheduled for September 20, 2018.

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 62,000+ s.f. footprint; and two 4-story parking garages, with 55,555 + s.f. of impact to the wetland, 66,852 + 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. (This application was postponed at the July 19, 2018 Planning Board Meeting.)

Voted to **postpone** to the next Planning Board Meeting scheduled for September 20, 2018.

II. PUBLIC HEARINGS – NEW BUSINESS

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.

Voted to **grant** Amended Conditional Use Permit approval

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.

Voted to **grant** Conditional Use Permit approval with the following stipulation:

1. The Plan shall note crushed stone or permeable pavers for the patio area.

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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.

Voted to **grant** Conditional Use Permit as presented.

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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.

Voted to grant Conditional Use Permit with the following stipulation:

1. The applicant shall update the plans, labeling the rain garden as a bio-retention area.

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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.

Voted to **grant** Conditional Use Permit as presented. *Please note that the 2,259 s.f. of impact to the inland wetland is not part of this application as originally advertised.*

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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.

Voted to grant Conditional Use Permit as *presented (Plan dated 08/09/18 was presented and approved)*.

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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.

Voted to **grant** a one year extension of Site Plan Approval. (*Approval will now expire on September 20, 2019*).

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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.

Voted to **grant** a one year extension of Site Plan Approval. (*Approval will now expire on November 15, 2019*).

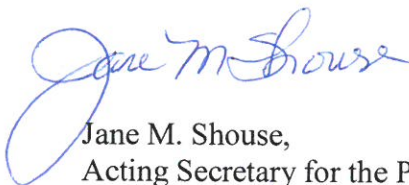
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VII. ADJOURNMENT

It was moved, seconded, and passed unanimously to adjourn the meeting at 7:52 p.m.

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Respectfully Submitted,


Jane M. Shouse,
Acting Secretary for the Planning Board