

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

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

**7:00 PM**

**SEPTEMBER 20, 2018 revised**

**AGENDA**

**I. APPROVAL OF MINUTES**

- A. Approval of Minutes from the August 16, 2018 Planning Board Meeting;
- B. Approval of Minutes from the August 23, 2018 Planning Board Meeting;

**II. PRESENTATIONS**

- A. Informational Presentation on FY 2019-2024 Capital Improvement Plan Process and Schedule
- B. Informational Presentation on Historic Properties Climate Change Vulnerability Assessment

**III. DETERMINATIONS OF COMPLETENESS**

A. SITE PLAN REVIEW

- 1. The application of **Foundry Place, LLC, Owner**, for property located off of **Deer Street on the future Foundry Place (“Lot 2”)**

**IV. OLD BUSINESS – 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 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 September 12, 2018.

**V. 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 **Foundry Place, LLC, Owner**, for property located off of **Deer Street** (“**Lot 2**”) on the future **Foundry Place**, requesting Site Plan Review approval for the creation of a community space meeting the requirements of Article 5A of the Zoning Ordinance and a Conditional Use Permit approval for banking of community space under Section 10.5A46.23 of the 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 **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 August 23, 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 with a 150,000 ± s.f. footprint; Proposed Building #3 with a 55,555 ± s.f. footprint and two 4-story parking garages, with 55,555 ± s.f. of impact to the wetland, 1,000± 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 August 23, 2018 Planning Board Meeting.)

**VI. 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 **Kyle Langelier, Owner**, for property located at **304 Leslie Drive**, requesting Conditional Use Permit approval to convert an existing one-story, one room addition to an Attached Accessory Dwelling Unit (AADU), with a footprint of 354 s.f. and a gross floor area of 354 s.f. Said property is shown on Assessor Map 209 as Lot 47 and lies within the Single Residence B (SRB) District.

B. The application of **Eric Schroeder and Suzanne Heiser, Owners**, for property located at **1047 Banfield Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to construct a 187 s.f. addition to an existing shed, with 180 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 283 as Lot 40 and lies within the Single Residence A (SRA) District.

C. The application of **Pease Development Authority, Owner, and Lonza Biologics, Inc., Applicant**, for property located at **70 and 80 Corporate Drive**, requesting Site Plan Review Approval, under Chapter 400 of the Pease Land Use Controls, Site Review Regulations, for the construction of three proposed industrial buildings with heights of 105 feet: Proposed Building #1: 132,000 s.f. footprint and 430,720 s.f. Gross Floor Area; Proposed Building #2: 142,000 s.f. footprint and 426,720 s.f. Gross Floor Area; Proposed Building #3: 132,000 s.f. footprint and 186,000 s.f. Gross Floor Area; and two 4-story garages, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 305 as Lots 1 & 2 and lie within the Pease Airport Business Commercial (ABC) district.

D. The application of **Pease Development Authority, Owner, and Lonza Biologics, Inc., Applicant**, for property located at **70 and 80 Corporate Drive**, requesting Subdivision approval, under Chapter 500 of the Pease Land Use Controls, Subdivision Regulations, to merge Map 305, Lots 5 & 6 (17.10 acres), Map 305, Lot 1 (13.87 acres) and Map 305, Lot 2 (13.87 acres) and a discontinued portion of Goosebay Drive to Map 305, Lot 6 (43.37 acres). Said properties are shown on Assessor Map 305 as Lots 1 & 2 and lie within the Pease Airport Business Commercial (ABC) district.

## VII. OTHER BUSINESS

- A. Staff Report Back on Accessory Dwelling Units
- B. Proposed Zoning Amendments Update
- C. Sidewalk Easement for 439 Hanover St

## VIII. 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.