

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

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

7:00 PM

OCTOBER 18, 2018

AGENDA

I. APPROVAL OF MINUTES

A. Approval of Minutes from the September 20, 2018 Planning Board Meeting;

II. DETERMINATIONS OF COMPLETENESS

A. **SITE PLAN REVIEW**

1. The application of **Coleman Garland, Owner**, for property located at **185 Cottage Street**, requesting Site Plan approval
2. The application of **206 Court Street, LLC, Owner**, for property located at **206 Court Street**, requesting Site Plan approval
3. The application of **Happy Mountain Holdings, LLC, Owner**, for properties located at **64 & 74 Emery Street**, requesting Site Plan approval

III. ZONING AMENDMENTS – PUBLIC HEARINGS

A. Amendments to the Ordinances of the City of Portsmouth, Chapter 10 Zoning Ordinance regulating Accessory Dwelling Units and Garden Cottages including revisions to Article 8 Supplemental Use Standards Sections 10.814 Accessory Dwelling Units and 10.815 Garden Cottages and revisions to Article 15 Definitions Section 10.1530 Terms of General Applicability.

B. Amendment to the Ordinances of the City of Portsmouth, Chapter 10 Zoning Ordinance, Article 2 Administration and Enforcement by inserting a new Section 10.240 regulating requirements and criteria for granting of a Conditional Use Permit.

C. Amendments to the Ordinances of the City of Portsmouth, Chapter 10 Zoning Ordinance, Article 11 Site Development Standards Section 10.1110 Off-Street Parking including revisions deleting Section 10.1112.52 of Article 11 Site Development Standards and inserting a new Section 10.1112.14 regarding regulation of Conditional Use Permits for Off-Street Parking and minor amendments to Section 10.1112.21, 10.1112.323, 10.1114.33, and 10.1115.20 regarding applicability of parking space requirements for different types of land uses.

IV. 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 **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 September 20, 2018 Planning Board Meeting.)

B. 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), Map 305, Lot 2 (10.18 acres) and a discontinued portion of Goosebay Drive (13.30 acres) at 30 Corporate Drive. Said properties are shown on Assessor Map 305 as Lots 1 & 2 and lie within the Pease Airport Business Commercial (ABC) district. (This application was postponed at the September 20, 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 150,000 ± s.f. footprint; Proposed Building #2: 150,000 ± s.f. footprint; Proposed Building #3 with 150,000 ± s.f. footprint; Proposed Building #4: 4-story parking garages, with 55,555 ± s.f. of impact to the wetland, 66,852 ± s.f. of impact to the wetland, 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 September 20, 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 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 430,720 s.f. Gross Floor Area; and two 4-story parking garages, with related paving, lighting, 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. (This application was postponed at the September 20, 2018 Planning Board Meeting.)

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 **John and Joan Rice, Owners**, for property located at **460 F.W. Hartford Drive**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to demolish an existing 120 s.f. (10' x 12') wooden deck and construct a 189 s.f. (13' x 14'6") Azek and wood deck on the same site, with 189 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 249 as Lot 17 and lies within the Single Residence B (SRB) District.
- B. 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 to install a 12' wide security gate on the western side of the property (access from Martine Cottage Road), installation of 255 linear feet of buried electrical conduit and 740 linear feet of buried irrigation line to provide water to proposed landscaped areas, of impact to the wetland buffer. Said property is shown on Assessor Map 202 as Lot 16 and lies within the Rural District. (Conditional Use Permit approval was granted by the Planning Board on August 23, 2018).
- B. The application of **Pease Development Authority, Owner, and Two International Group, Applicant**, for property located at **19 Rye Street #3**, 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 mitigation and buffer enhancements 1,565 s.f. of brush was inadvertently cleared. Said property is shown on Assessor Map 305, as Lot 4-3 and lies within the Airport Business Commercial (ABC) District.
- D. The application of **Coleman Garland, Owner**, for property located at **185 Cottage Street**, requesting Site Plan approval to demolish two existing residential buildings and to construct a 2-story medical office building, with a footprint of 7,000 s.f. and Gross Floor Area of 14,000 s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 174 as Lot 14 and lies within the General Residence A (GRA) District.
- E. The application of **206 Court Street, LLC, Owner**, for property located at **206 Court Street**, requesting Conditional Use Permit approval pursuant to Section 10.1112.52 of the Zoning Ordinance to allow 3 residential units with 2 parking spaces where 4 parking spaces are required. Said property is shown on Assessor Map 116 as Lot 34 and lies within the CD 4-L1 District and the Historic District.
- F. The application of **206 Court Street, LLC, Owner**, for property located at **206 Court Street**, requesting Site Plan approval to construct a 3-story irregular shaped rear addition with a footprint of 767 s.f. and Gross Floor Area of 1,914 s.f. and to convert the use to three dwelling units, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 116 as Lot 34 and lies within the CD 4-L1 District and the Historic District.

G. The application of **Happy Mountain Holdings, LLC, Owner**, for properties located at **64 & 74 Emery Street**, requesting a Conditional Use Permit approval to construct one two-unit residential building on each lot within the Highway Noise Overlay District. Said property is shown on Assessor Map 174 as Lot 14 and lies within the Single Residence B (SRB) District and the Highway Noise Overlay District.

H. The application of **Happy Mountain Holdings, LLC, Owner**, for properties located at **64 & 74 Emery Street**, requesting Site Plan approval to construct one two-unit residential building on each lot, each building to be 2-stories with a 2,080 s.f. footprint and a 3,000 s.f. Gross Floor Area, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 174 as Lot 14 and lies within the Single Residence B (SRB) District and the Highway Noise Overlay District.

VI. OTHER BUSINESS

A. Petition to Revoke Site Plan approval for property located at 996 Maplewood Avenue, submitted by James Fernald.

B. Request for Design Review for property located at 125 Austin Street, submitted by Peter J. Loughlin, Attorney, On behalf of the Roman Catholic Bishop of Manchester, Owner.

C. Request for Regional Impact Designation for 70 & 80 Corporate Drive (Lonza) received from the Town of Greenland.

D. Appointment of Capital Improvement Plan Planning Board Advisory Committee

VII. CITY COUNCIL REFERRALS

A. Request for the City to accept a Quitclaim Deed from Mary Beth Hebert for land locked property located off Lafayette Road (on the border of Greenland and Rye).

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.