

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

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

7:00 PM

FEBRUARY 21, 2019

AGENDA

I. APPROVAL OF MINUTES

- A. Approval of Minutes from the January 17, 2019 and January 24, 2019 Planning Board Meetings.

II. DETERMINATIONS OF COMPLETENESS

A. SUBDIVISION REVIEW

1. The application of Service Credit Union, Owner, for property located at 3003 Lafayette Road, requesting Subdivision approval.

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 **Clipper Traders, LLC, Owner, and Portsmouth Lumber and Hardware, LLC, Owner**, for property located at **105 Bartlett Street**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer for proposed roadway improvements to include configuration of parking, construction of parking islands, re-grading and installation of curbing to ~~create~~ **Application Withdrawn** drainage improvement and treatment including separation of stormwater from sewer, parking improvements and removal of two dilapidated structures, with 37,733 ± s.f. of impact to the tidal wetland buffer. Said properties are shown on Assessors Map 157 as Lots 1 & 2 and Assessors Map 164 as Lots 1, 2, 3, and 4 and are located within the Character District 4-W (CD4-W) and Character District 4-L1 (CD4-L1) Zoning Districts. (This application was postponed at the November 15, 2018 Planning Board Meeting)

B. The application of **Thomas and Ann Taylor, Owners**, for property located at **43 Whidden Street**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to install permeable pavers for two parking spaces and plantings, with 400 ± s.f. of impact to the wetland ~~buffer~~ **Request to Postpone** property on Assessor Map 109, as Lot 2 and lies within the General Residence B (GRB) and Historic District. (This application was postponed at the November 15, 2018 Planning Board Meeting)

C. The application of **Patrick Liam Hughes, Owner**, for property located at **65 Fields Road**, requesting Conditional Use Permit approval pursuant to Section 10.814.40 of the Zoning Ordinance to

construct an attached accessory dwelling unit (AADU) in an existing residential structure, with a footprint of 760 s.f. and a gross floor area of 760 s.f. Said property is shown on Assessor Map 170 as Lot 4 and lies within the Single Residence B (SRB) District.

IV. 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 **The Vaughn Family Revocable Trust, Owner, Steven Riker, Applicant**, for property located at **50 Pleasant Point Drive**, requesting a Wetland Conditional Use Permit pursuant to Section 10.1017 of the Zoning Ordinance for 1,096 square feet of temporary impact and 641 square feet of permanent impact for a total of 1,737 square feet of wetland buffer disturbance for construction of an attached garage with associated site improvements. Said property is shown on Assessor Map 201 as Lot 11 and lies within the Single Residential B (SRB) District.

B. The application of **The Neil A. Fitzgerald Family Trust, Owner, R. Timothy Phoenix, Applicant**, for property located at **226 Park Street**, requesting Conditional Use Permit approval pursuant to Section 10.814.50 of the Zoning Ordinance to construct a new detached garage containing a detached accessory dwelling unit (DADU) on a 4,400 square foot property is shown on Assessor Map 149 as Lot 50 and lies within the General Residence A (GRA) District.

C. The application of **Cate Street Development, Owner & Applicant**, for property located at **428 Route 1 Bypass**, requesting Wetland Conditional Use Permit pursuant to Section 10.1017 of the Zoning Ordinance for 19,567 square feet of temporary impacts and 50,225 square feet of permanent impacts for a total of 69,792 square feet of wetland buffer disturbance to redevelop the lots for residential living space including office and retail space. Said property is shown on Assessor Map 172 as Lot 1, Assessor Map 173 as Lot 2, Assessor Map 165 as Lot 2 and Assessor Map 163 as Lots 33 & 34 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District.

D. The application of **Service Credit Union, Owner and City of Portsmouth, Applicant**, for property located at **3003 Lafayette Road**, requesting Preliminary and Final Subdivision Approval between two lots and a proposed new right-of-way as follows: Lot 1 as shown on Assessor Map 291 decreasing in area from 764,798 s.f. to 627,374 s.f. with 570' of continuous street frontage on Lafayette Road; and Lot 1-1 as shown on Assessor Map 291 decreasing in area from 1,179,324 s.f. to 1,163,825 s.f. with 980' of continuous street frontage on Lang Road; and Proposed Lot 1-2 on Assessor Map 291 with 74,148 s.f. and 294.83' of continuous street frontage on a proposed new right-of-way connecting Longmeadow Road and Lang Road with an area of 78,775 s.f. Said properties are located in the Gateway Corridor (G1) District and the Garden Apartment/Mobile Home Park (GA/MH) District.

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.