

**ACTION SHEET**

**PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

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

**7:00 PM**

**APRIL 25, 2019**

**MEMBERS PRESENT:** Dexter Legg, Chairman; Elizabeth Moreau, Vice-Chairman; John Bohenko, City Manager; Ray Pezzullo, Assistant City Engineer; Colby Gamester; Jody Record; Polly Henkel, Alternate and Corey Clark, Alternate.

**ALSO PRESENT:** Juliet TH Walker, Planning Director and Jillian Harris, Planner I

**MEMBERS ABSENT:** Rebecca Perkins, City Council Representative, Jeffrey Kisiel and Jay Leduc.

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**I. PUBLIC HEARINGS – NEW BUSINESS**

A. The application of the **City of Portsmouth, Owner**, and **Lee Carbonneau, Applicant**, for property located at **Banfield Road** requesting a Wetland Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland and buffer and prime wetland and prime wetland buffer to replace three culverts, install a guardrail, and construct granite curbing with a multi-use trail/sidewalk from Ocean Road to Heritage Avenue. The work will be within an approximately 3,000 foot section on Banfield Road and will be completed in stages.

The Board voted as follows:

1. Vote to **grant** the Conditional Use Permit with the following stipulations:
  - 1.1) The applicant shall use sloped curbing where curb is shown on the plan.
  - 1.2) The applicant shall give special attention to tree placement.
2. Vote to recommend acceptance of the easements to City Council.

B. The application of **Jacob Jeremiah Sullivan and Margaret Goodlander, Owners**, and **Mark West, Applicant**, for property located at **86 New Castle Avenue** requesting a Wetland Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the wetland buffer to build an addition with a footprint and gross floor area of 405 s.f. with 2,764 +/- s.f. of wetland buffer disturbance. Said property is shown as Assessor Map 207 as Lot 70 and lies within the Single Residence B (SRB) District.

The Board voted to **grant** this proposal as submitted.

C. The application of **Frank Veneroso, Owner and Applicant**, for property located at **53 Austin Street** requesting a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance to provide twelve on-site parking spaces where a minimum of seventeen are required to operate an Inn. Said property is shown as Assessor Map 127 as Lot 26 and lies with the General Residence C (GRC) District.

This item was **postponed** until the May 16, 2019 Planning Board meeting.

D. The application of the **City of Portsmouth School Department, Owner**, for the property located at **32 Van Buren Avenue (Dondero Elementary School)** requesting to amend a Wetland Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for playground renovations. The amendment includes addition of a performance area with stage and benches and an accessible recreation access route/boardwalk with 309 +/- s.f. of wetland buffer disturbance. Said property is shown on Assessor Map 250 as Lot 106 and lies within the Municipal (M) District.

This item was **postponed** until the May 16, 2019 Planning Board meeting.

E. The application of **David & Tracey Foster, Owners and Ambit Engineering, Inc., Applicant**, for property located at **200 FW Hartford Drive** requesting a Wetland Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for wetland and buffer restoration work with an impact of 11,800 +/- s.f. Said property is shown on Assessor Map 270 as Lot 33 and lies with the Single Residence B (SRB) District.

The Board **granted** the request with the following stipulations:

1. The applicant shall remove all fill except for only the amount of loam necessary to restore the wetland to existing grade.
2. Applicant shall pay for the services of a third party engineer to confirm that the level of fill left on the site for planting is not higher in elevation than the elevation of the site before the fill was placed.
3. All work shall be completed by July 15, 2019.
4. At the end of the second growing season, the applicant shall provide a monitoring report prepared by a qualified professional, approved by the Planning Department, and if the success of the new plants is less than 80%, the dead plants shall be replaced and a new monitoring plan shall be provided.

F. The application of **Joseph & Ellen Yarborough, Owners and Applicant**, for property located at **746 Middle Road** requesting a Conditional Use Permit in accordance with Section 10.814 of the Zoning Ordinance for a Detached Accessory Dwelling Unit with a gross floor area of 799 +/- s.f. Said property is shown on Assessor Map 232 as Lot 49 and lies within the Single Residence B (SRB) District.

The Board voted as follows:

1. Vote to grant a modification from the following sections:
  - 1.1) Section 10.814.52 of the Zoning Ordinance – for approval of a DADU of 799+/- s.f. of gross floor area where 750 s.f. is the maximum allowed.
  - 1.2) Section 10.814.531 of the Zoning Ordinance – for a façade area of 44.8% where the maximum allowed is 40% of the combined façade area of the DADU and the principle single family dwelling.
2. Vote to find that the application satisfies the remaining requirements of 10.814.50.
3. Vote to grant the conditional use permit as presented, with the following stipulations:
  - 3.1) In accordance with Sec. 10.814.90 of the Zoning Ordinance, the owner is required to obtain a certificate of use from the Planning Department verifying compliance with all standards of Sec. 10.814, including the owner-occupancy requirement, and shall renew the certificate of use annually.

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**V. OTHER BUSINESS**

A. Review easements for Banfield Road improvement project for recommendation to City Council.

See above.

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**VI. ADJOURNMENT**

It was moved, seconded, and passed unanimously to adjourn the meeting at 8:08 p.m.

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Respectfully Submitted,  
Tracy Gora,  
Acting Secretary for the Planning Board