

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

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

7:00 PM

MAY 16, 2019

AGENDA

I. APPROVAL OF MINUTES

- A. Approval of Minutes from the April 18, 2019 and April 25, 2019 Planning Board Meetings.

II. DETERMINATIONS OF COMPLETENESS

A. SUBDIVISION REVIEW

1. The application of **RJF-Maplewood, LLC, Owner** and **RW Norfolk Holdings, LLC, Applicant**, for property located at **111 Maplewood Avenue** requesting a two-lot subdivision.
2. The application of **Boston & Maine Corporation (Lot 4) and Iron Horse Properties, LLC, (Lot 4-2) Owners** for properties located on **Bartlett Street** requesting a Lot Line Relocation.

B. SITE PLAN REVIEW

1. The application of **RJF-Maplewood, LLC, Owner** and **RW Norfolk Holdings, LLC, Applicant**, for property located at **111 Maplewood Avenue** requesting Site Plan approval to construct a 4-story office building.

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 **Wentworth-Gardner & Tobias Lear Houses Association, Owner**, and **Stephen M. Foster, Applicant**, for property located at **49 Hunking Street** requesting a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance for provision of no on-site parking spaces where a minimum of three are required to operate an Inn. Said property is shown on Assessor Map 103 as Lot 39 and lies within the General Residence B (GRB) and Historic Districts. *(This application was postponed at the April 18, 2019 Planning Board meeting.)*
- B. 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 for provision of no on-site parking spaces where a minimum of seventeen are required to operate an Inn. Said property is shown as Assessor Map 127 as

Request to Withdraw

Lot 26 and lies with the General Residence C (GRC) District. *(This application was postponed at the April 25, 2019 Planning Board meeting)*

- C. 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 application was postponed at the April 25, 2019 Planning Board meeting)*

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 **RJF-Maplewood, LLC, Owner** and **RW Norfolk Holdings, LLC, Applicant**, for property located at **111 Maplewood Avenue** requesting Preliminary and Final Subdivision approval for a two lot subdivision as follows: the subject lot to be divided so that Lot 1 becomes 58,583 s.f. with 840 ft. of street frontage and Lot 2 becomes 42,778 s.f. with 610 ft. of street frontage Said property is shown on Assessor Map 124 as Lot 8 and lies within the Character District 5 (CD5), Historic and Downtown Overlay Districts.
- B. The application of **RJF-Maplewood, LLC, Owner** and **RW Norfolk Holdings, LLC, Applicant**, for property located at **111 Maplewood Avenue**, in the North End Incentive Overlay District, requesting a Conditional Use Permit in accordance with Section 10.5A46.23 of the Zoning Ordinance to allow the additional 3,351 s.f. of Community Space provided by this project to be credited to the applicant for use in another development in the same Incentive Overlay District.
- C. The application of **RJF-Maplewood, LLC, Owner** and **RW Norfolk Holdings, LLC, Applicant**, for property located at **111 Maplewood Avenue** requesting Site Plan approval to construct a 4-story office building with a footprint of 20,117 s.f. and gross floor area of 73,700 s.f. with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 8 and lies within the Character District 5 (CD5), Historic and Downtown Overlay Districts.
- D. The application of **Great Rhythm Brewing Company, LLC, Applicant** and **Clipper Traders, LLC** for property located at **105 Bartlett Street** requesting a Conditional Use Permit in accordance with Sections 10.240 and 10.440 (#10-50) of the Zoning Ordinance to allow an Outdoor Dining or Drinking Area as an accessory use. Said property is shown on Assessor Map 157 as Lot 1 and lies within the Character District 4-W (CD4-W) District.

- E. The application of **Boston & Maine Corporation (Lot 4) and Iron Horse Properties, LLC, (Lot 4-2) Owners** for properties located off **Bartlett Street** and **Maplewood Ave** requesting a Lot Line Relocation to transfer 72,337 ± s.f. from Lot 4 to Lot 4-2. Said properties are shown on Assessor Map 164 as Lots 4 and 4-2 and lie within the Character District 4-LI (CD4-LI), Office Research (OR) and the Transportation Corridor (TC) Districts.

V. ZONING AMENDMENTS - PUBLIC HEARINGS – NEW BUSINESS

- A. The request of Revisit McIntyre, a New Hampshire nonprofit corporation, to amend the zoning for the property located at 62 Daniel Street, Map 106, Lot 8 (current Federal Building) from Character District 4 and Character District 5 (CD4 and CD5) to a Natural Resource Protection (NRP) District or Municipal (M) District or combination of both.
- B. Petition by residents and homeowners of Chase Drive, Cutts Avenue, Forest Street, and Brigham Lane to reconsider the December 2017 decision to re-zone three properties located along Chase Drive and Cutts Avenue from Single Residence (SRB) to Gateway Neighborhood Mixed Use Center (G2) and to re-zone the properties back to Single Residence B.

Request to postpone

VI. CITY COUNCIL REFERRALS

- A. Purchase of property identified as Assessor Map 232, Lot 3 located off Lois Street.
- B. Purchase of 3.11 Acre property in Greenland, NH in Sanitary Protection Area of the Greenland Well.

VII. OTHER BUSINESS

- A. The application of **Eversource Energy** for property located at **280 Gosling Road** for the construction of a concrete transformer pad with a 5,440 s.f. ± footprint with related drainage and associated site improvements. Said property is shown on Assessor Map 214 as Lot 2 and lies within the Waterfront Industrial (WI) District. This application originally received site plan review approval from the Planning Board at their February 2003 meeting with the stipulation that if this transformer pad was not installed within two years, it would come back to the Board for additional review.

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.