

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

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

**7:00 PM**

**JUNE 20, 2019  
To be continued on  
JUNE 27, 2019**

**AGENDA**

**I. APPROVAL OF MINUTES**

A. Approval of Minutes from the May 16, 2019 Planning Board Meeting.

**II. DETERMINATIONS OF COMPLETENESS**

**A. SUBDIVISION REVIEW**

1. The application of **Kapelos Karen E Revocable Trust of 1995 & Kapelos Karen Trustee, Owner, and Raymond Bisson, Applicant**, for property located at **88 & 100 Cardinal Lane** requesting a Lot Line Revision between two lots.

**B. SITE PLAN REVIEW**

1. The application of **The Wentworth Gardner & Tobias Lear Houses Association, Owner, and Stephen Foster, Applicant**, for property located at **49 Hunking Street** requesting Site Plan approval.
2. The application of **Lonza Biologics, Owner, and Tighe & Bond, Applicant**, for property located at **101 International Drive** requesting Site Plan Review approval.

**III. ZONING AMENDMENTS – PUBLIC HEARINGS – OLD BUSINESS**

A. 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 B (SRB) to Gateway Neighborhood Mixed Use Center (G2) and to re-zone the properties back to Single Residence B.

**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 **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 (#19.50) 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. LU #19-71.

**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 **Kapelos Karen E Revocable Trust of 1995 & Kapelos Karen Trustee, Owner**, and **Raymond Bisson, Applicant**, for property located at **88 & 100 Cardinal Lane** requesting Preliminary and Final Subdivision approval (Lot Line Revision) between two lots as follows: Lot 247 as shown on Assessor Map 292 decreasing in area from 22,448 s.f. to 16,682 s.f. with 125' of continuous street frontage on Cardinal Lane and 140' of street frontage on Lafayette Road; and Lot 164 as shown on Assessor Map 292 increasing in area from 18,845 s.f. to 24,610 s.f. with 175' of continuous street frontage on Cardinal Lane. Said properties are located in the Single-Residence B (SRB) District where the minimum lot size is 15,000 s.f. and minimum street frontage requirement is 100'. LU #19-90.

B. The application of **The Wentworth Gardner & Tobias Lear Houses Association, Owner**, and **Stephen Foster, Applicant**, for property located at **49 Hunking Street** requesting Site Plan approval for a 162 s.f. addition with related utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 103 as Lot 39 and lies within the General Residence B (GRB) and Historic Overlay Districts. LU #19-96.

C. The application of **Lonza Biologics, Owner**, and **Tighe & Bond, Applicant**, for property located at **101 International Drive** requesting Site Plan Review approval to construct a building addition with a footprint of 500 s.f. and gross floor area of 500 s.f.; replacement of an existing 1,500-gallon nitrogen tank to a new 6,000-gallon nitrogen tank and upgrade of an existing concrete pad; installation of two (2) new generators with 3,312-gallon diesel fuel above ground storage tanks (AST), a transformer pad, switchgear housed in an enclosure, automatic transfer switch in an enclosure and associated retaining wall. Said property is shown on Assessor Map 305 as Lot 6 and lies within the Airport Business and Commercial (ABC) Districts. LU #19-99.

D. The application of **Borthwick Forest, LLC, Owner**, for property located on **Borthwick Avenue and Islington Street**, requesting Amended Site Plan Review approval for the conversion of a ground level parking garage to office space and associated parking lot expansion and related stormwater management improvements. Said property is shown on Assessor Map 241 as Lot 25 and Lot 26 and lies within the Office Research (OR) District. LU #19-95.

E. The application of **ADL Portsmouth Residence Trust, Owner** and **MSC a division of TFMoran, Applicant** for property located at **325 Little Harbor Road** requesting a Conditional Use Permit for the conversion of an existing accessory structure (formerly caretaker's home) into a Detached Accessory Dwelling Unit with a gross floor area of 2,435 s.f. Said property is shown on Assessor Map 205 as Lot 2 and lies within the Rural (R) District. LU #19-75.

F. The application of **Daniel Cook and Shea Cook, Owners**, for property located at **150 Brackett Road** requesting an amendment to the Wetland Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for the location of stairs from the deck which was the subject of a prior approval. The new stairs will create a new impact of 35 square feet in the tidal wetland buffer zone. Said property is shown on Assessor Map 207 as Lot 72 and lies within the Single Residence B (SRB) District. LU #19-88.

**VI. 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.**