

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

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

7:00 PM

JULY 18, 2019

AGENDA

I. APPROVAL OF MINUTES

- A. Approval of Minutes from the June 20, 2019 and June 27, 2019 Planning Board Meetings.

II. DETERMINATIONS OF COMPLETENESS

A. SUBDIVISION REVIEW

1. The application of **Noele Clews, Owner** and **Ambit Engineering, Inc., Applicant** for property located at **799 South Street** requesting Preliminary and Final Subdivision approval.

B. SITE PLAN REVIEW

1. The application of **Michael De La Cruz, Owner** for property located at **63 Congress Street** requesting Site Plan Review approval.
2. The application of **2219 Lafayette Road, LLC, Owner** and **MSC a division of TFMoran, Inc., Applicant** for property located at **2219 Lafayette Road** requesting Site Plan Review approval.

III. 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.

1. The application of **Arbor View & The Pines, LLC, Owner**, for property located at **145 Lang Road** requesting a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance for provision of 367 parking spaces where a maximum of 336 are allowed by Section 10.1112.51 of the Zoning Ordinance. Said property is shown on Assessor Map 287 as Lot 1 and lies within the Garden Apartment/Mobile Home Park (GA/MH) District. **REQUEST TO POSTPONE**
2. The application of **Arbor View & The Pines, LLC, Owner**, for property located at **145 Lang Road** requesting Amended Site Plan Review approval to construct two (2) three-story multi-family buildings and associated site improvements, grading, utilities,

stormwater management and landscape improvements. Said property is shown on Assessor Map 287 as Lot 1 and lies within the Garden Apartment/Mobile Home Park (GA/MH) District. LU #19-100. **REQUEST TO POSTPONE**

3. The application of **Michael De La Cruz, Owner** for property located at **63 Congress Street** requesting Site Plan Review approval to convert an existing basement and driveway into a small residential parking garage with a gross floor area of approximately 15,000 square feet. Said property is shown on Assessor Map 117 as Lot 5 and lies within the Character District 5 (CD5) District. LU 19-128.
4. The application of **2219 Lafayette Road, LLC, Owner** and **MSC a division of TFMoran, Inc., Applicant** for property located at **2219 Lafayette Road** requesting Site Plan Review approval for the construction of a 6,830 square foot addition to an existing car dealership and related changes to the parking and display areas with associated landscaping, drainage, and other site improvements. Said property is shown on Assessor Map 272 as Lot 1 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) and the Single Residence A (SRA) Districts. LU 19-84.
5. The application of **Noele Clews, Owner** and **Ambit Engineering, Inc., Applicant** for property located at **799 South Street** requesting Preliminary and Final Subdivision approval to subdivide a lot with an area of 76,889 s.f. and 395' of continuous street frontage into three (3) lots as follows: proposed Lot 1 with an area of 9,004 s.f. and 100' of continuous street frontage; proposed Lot 2 with an area of 58,885 s.f. and 95' of continuous street frontage; and proposed Lot 3 with an area of 9,000 s.f. and 100' of continuous street frontage. Said property is located on Assessor Map 132 as Lot 24 and lies within the General Residence A (GRA) District. LU 19-32.
6. The application of **Kenneth Young, Owner** and **Charles Hoyt Designs, Applicant** for property located at **346 Colonial Drive** requesting Conditional Use Permit approval in accordance with Section 10.814 of the Zoning Ordinance for the addition of a 515 sq. ft. Attached Accessory Dwelling Unit above a proposed garage addition. Said property is shown on Assessor Map 260 as Lot 136 and lies within the Single Residence B (SRB) District. LU #19-131.
7. The application of **Jay and Audra Mayski, Owners** of property located at **210 FW Hartford Drive** requesting Wetland Conditional Use Permit approval in accordance with Section 10.1017 of the Zoning Ordinance to relocate an 8' by 12' shed into the wetland buffer adjacent to the house. Said property is shown on Assessor Map 270 as Lot 32 and lies within the Single Residence B (SRB) District. LU #19-138.
8. The application of **Liberty Mutual Insurance, Owner**, and **Altus Engineering, Inc., Applicant** for property located at **225 Borthwick Avenue** requesting Wetland Conditional Use Permit approval in accordance with Section 10.1017 of the Zoning Ordinance for improvements to an existing parking lot including regrading, re-striping and improvements for accessibility all within the footprint of the existing paved area with an impact of 16,900

square feet in the inland wetland buffer zone. Said property is shown on Assessor Map 240 as Lot 1 and lies within the Office Research (OR) District. LU #19-139.

IV. OTHER BUSINESS

- A. Request for Design Review for property located at **200 Chase Drive**, submitted by **Altus Engineering, Inc.** on behalf of **The Bethel Assembly of God**, Owner.
- B. Proposed Zoning Amendments to remove a portion of 361 Hanover Street from the Downtown Overlay District and designate a height area properties along Foundry Place.
- C. Guiding Parking Principles discussion.

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.