

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

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

7:00 PM

SEPTEMBER 19, 2019

AGENDA

I. APPROVAL OF MINUTES

- A. Approval of Minutes from the August 15, 2019 and August 22, 2019 Planning Board Meetings

II. PRESENTATIONS

- A. Informational Presentation on FY 2019-2024 Capital Improvement Plan Process and Schedule

III. PUBLIC HEARINGS – ZONING AMENDMENTS

The Board's action in these matters has been deemed to be quasi-legislative 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. Flood Plain Overlay District Zoning Amendments

Amendments to the Zoning Ordinance, Article 6 – Overlay Districts and Article 15 – Definitions to updated regulations related to the Flood Plain Overlay District including revisions for complying with National Flood Insurance Program regulations, addressing impacts of climate change and projected sea level rise, and clarifying thresholds for when properties are required to come into compliance with Flood Plain standards for development.

B. Wetlands Protection

Amendments to the Zoning Ordinance, Article 10 – Environmental Protection Standards, Section 10.1010 – Wetlands Protection including adding an exemption for fences without footings, clarifying the characterization of impacts to the wetland and buffer, adding information related to the compensatory removal of impervious surface and the requirements for a wetland buffer enhancement plan, providing guidance on living shorelines for tidal areas and use of porous pavement in the wetland buffer, and delineating wetland buffer areas.

IV. DETERMINATIONS OF COMPLETENESS

A. SITE PLAN REVIEW

1. The application of **Dagny Taggart, LLC, Owner**, for property located at **3 Pleasant Street** requesting Site Plan approval.

B. SUBDIVISION REVIEW

2. The application of **Andrew Marden, Owner** for property located at **60 Elwyn Ave** requesting preliminary and final subdivision approval.

V. 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. **POSTPONED** The application of the **City of Portsmouth, Owner** and **GZA Geoenvironmental, Inc., Applicant** for property located at **680 Peverly Hill Road** requesting Wetland Conditional Use Permit approval in accordance with Section 10.1017 of the Zoning Ordinance to construct three multi-purpose recreational fields and associated parking and a solid waste / recycling transfer station on the site of a reclaimed quarry with 489,592 sq. ft. of disturbance in the wetland buffer and 57,512 sq. ft. of direct disturbance to the wetland. Said property is shown on Assessor Map 254 as Lot 8-1 and lies within the Municipal (M) District. LU #19-169. **POSTPONED**

B. The application of **Foundry Place, LLC, Owner**, for property located at **89 & 99 Foundry Place (previously addressed as Hanover Street)**, requesting a second 1-year extension of the Site Plan Review approval that was originally granted on November 16, 2017 and granted a 1-year extension on August 23, 2018 which will expire on November 15, 2019. Said property is shown on Assessor Map 138 as Lot 62 and lies within the Character District 5 (CD5) District. LU #19-154.

C. The application of **Dagny Taggart, LLC, Owner**, for property located at **3 Pleasant Street** requesting Site Plan approval for a proposed addition and renovation to the existing bank and office building with a 4,816 s.f. +/- footprint, 21,397 s.f. +/- gross floor area and associated site improvements. Said property is shown on Assessor Map 107 as Lot 31 and lies within the Character District 5 (CD5) District. LU #19-161.

VI. 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. **POSTPONED** The application of the **City of Portsmouth, Owner** for property located at **680 Peverly Hill Road** requesting Site Plan Review approval for the construction of recreation playing fields with associated lighting, parking, restrooms, stormwater management infrastructure, utilities and other site improvements. Said property is shown on Assessor Map 254 as Lot 8-1 and lies within the Municipal (M) District. LU #19-169. **POSTPONED**

B. The application of **Andrew Marden, Owner** for property located at **60 Elwyn Avenue** requesting preliminary and final subdivision approval to subdivide one lot into two (2) lots as follows: Lot 22 as shown on Assessor Map 113 decreasing in area from 6,400 s.f. to 3,457 s.f.

with 50' of continuous street frontage on Elwyn Avenue; and proposed lot 22-1 as shown on Assessor Map 113 with 2,943 s.f. in area and 50' of continuous street frontage on Sherburne Avenue. Said property is shown on Assessor Map 113 as Lot 22 and lies within the General Residence A (GRA) District. LU #19-113.

- C. Request by the Kane Company for naming of a new privately-owned and maintained road approved and constructed as part of the Borthwick Forest Subdivision (located off of Borthwick Avenue) as Eileen Dondero Foley Avenue.

VII. CITY COUNCIL REFERRALS

- A. Request by residents and homeowners of Chase Drive, Cutts Avenue, Forest Street, and Brigham Lane that properties along Chase Drive and Cutts Avenue be re-zoned from Gateway Neighborhood Mixed Use Center (G2) to Single Residence B (SRB).

VIII. OTHER BUSINESS

- A. Request by Eversource for the City to grant a utility easement across property located at 125 Cottage Street (Doble Center).

IV. 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.