

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

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

7:00 PM

SEPTEMBER 26, 2019

AGENDA

I. DETERMINATIONS OF COMPLETENESS

A. SUBDIVISION REVIEW

1. The application of **Cate Street Development, LLC, Owner**, for property located at **428 Route 1 Bypass, Cate Street, 55 Cate Street, 161 Cate Street and 1 Cate Street**, requesting Preliminary and Final Subdivision approval.

B. SITE PLAN REVIEW

1. The application of **Cate Street Development, LLC, Owner**, for property located at **428 Route 1 Bypass, Cate Street, 55 Cate Street, 161 Cate Street and 1 Cate Street**, requesting Site Plan Review approval.

II. 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 **Cate Street Development, LLC, Owner**, for property located at **428 Route 1 Bypass, Cate Street, 55 Cate Street, 161 Cate Street and 1 Cate Street**, requesting Preliminary and Final Subdivision approval to reconfigure six (6) lots comprised of 12.3 acres and an existing city right-of-way to three (3) lots equaling 10.1 acres in total with a new city right-of-way as follows: Assessor Map 163, Lots 33 and 34, Assessor Map 165, Lot 2, Assessor Map 172, Lot 1, Assessor Map 173, Lot 2 and Assessor Map 163, Lot 37 to become Proposed Parcel A consisting of 260,789 s.f. and 973 ft. of frontage on a new city right-of-way, Proposed Parcel B consisting of 126,500 s.f. and 226 ft. of frontage on U.S. Route 1 Bypass, Proposed Parcel C consisting of 56,421 s.f. and 443ft. of frontage on a new city right-of-way and a new city right-of-way consisting of 139,622 s.f. Said properties are shown on Assessor Map 172 as Lot 1, Map 173 as Lot 2, Map 165 as Lot 2, Map 163 as Lot 33, Map 163 as Lot 34, and Map 163 as Lot 37 and lie within the Gateway Corridor (G1) District. LU #19-18.
- B. The application of **Cate Street Development, LLC, Owner**, for property located at **428 Route 1 Bypass, Cate Street, 55 Cate Street, 161 Cate Street and 1 Cate Street**, requesting an Amended Conditional Use Permit pursuant to Section 10.5B71.20 of the Zoning Ordinance to allow a density of 28 dwelling units per acre. Said property is shown on Assessor Map 172 as Lot 1, Assessor Map 173 as Lot 2, Assessor Map 165 as Lot 2 and Assessor Map 163 as Lots 33 & 34 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District.

- C. The application of **Cate Street Development, LLC, Owner**, for property located at **428 Route 1 Bypass, Cate Street, 55 Cate Street, 161 Cate Street and 1 Cate Street**, requesting Site Plan Review approval for the redevelopment of the properties into a mixed use development including: a 2-story building with a footprint of 21,980 s.f. and 21,980 Gross Floor Area of retail space and 21,980 Gross Floor Area of office space; Proposed Residential Building A with 4-stories, 132 units, 33,615 s.f. footprint and 129,215 Gross Floor Area; Proposed Residential Building B with 4-stories, 118 units, 26,791 s.f. footprint and 104,415 Gross Floor Area; 13 Proposed Townhome Buildings with 8,640 s.f. total footprint and 25,920 total Gross Floor Area; and 10 Proposed Townhome Buildings with 11,440 total footprint and 34,320 Gross Floor Area; and 529 parking spaces with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 172 as Lot 1, Map 173 as Lot 2, Map 165 as Lot 2, Map 163 as Lot 33, Map 163 as Lot 34, and Map 163 as Lot 37 and lie within the Gateway Corridor (G1) District. LU #19-18.

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.

- A. The application of **Michael B. Myers and Stephanie G. Taylor, Owners**, for property located at **700 Middle Street**, requesting a Conditional Use Permit in accordance with Section 10.815 of the Zoning Ordinance for a Garden Cottage with a gross floor area of 760 +/- s.f. Said property is shown on Assessor Map 148 Lot 29 and lies within the General Residence A (GRA) District. LU #19-150. [NOTE: Due to a Planning Department staff error, this was originally advertised as a Detached Accessory Dwelling, subject to the requirements of Section 10.814.]
- B. The application of **Kerrin J. Parker, Owner**, for property located at **86 Haven Road**, requesting a Conditional Use Permit in accordance with Section 10.814 of the Zoning Ordinance for an Attached Accessory Dwelling Unit (AADU) in the basement of the existing home. Said property is shown on Assessor Map 206 as Lot 27 and lies within the Single Residence B (SRB) District. LU #19-187.
- C. **WITHDRAWN** The application of **The Michael J. Quinn Revocable Trust, Owner** for property located at **55B Market 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 for two dwelling units over 750 s.f. Said property is shown on Assessor Map 106, Lot 25-02 and lies within the Character District 5 (CD5) District. LU #19-199. **WITHDRAWN**

IV. PRELIMINARY CONCEPTUAL CONSULTATION

- A. **WITHDRAWN** **Clipper Traders, LLC, Portsmouth Lumber & Hardware, LLC and Iron Horse Properties, LLC Owners**, and **Bartlett Street Lender, LLC, Applicant**, for properties located on **Bartlett Street** requesting Preliminary Conceptual Consultation of the proposal to construct three (3) 4-story apartment buildings with a total of 232 apartments with basement level parking and five (5) row house buildings with a total of 40 units and associated site

improvements. Said properties are shown on Assessor Map 157, Lot 1, Map 164, Lot 4-2, Map 157, Lot 2-1, Map 164, Lot 1 and Map 157, Lot 2 and lie within the Office Research (OR) and Character District 4-W (CD4W) Districts. **WITHDRAWN**

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.