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**MEMORANDUM**

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**To:** Planning Board  
**From:** Juliet T.H. Walker, Planning Director *JTW*  
Jillian Harris, Planner 1  
**Subject:** Staff Recommendations for the September 26, 2019 Planning Board Meeting  
**Date:** 09/23/19 rev 09/26/19

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**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.

Planning Department Recommendation

*Vote to determine that the application is complete according to the Subdivision Rules and Regulations and to accept the application for consideration.*

**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.

Planning Department Recommendation

*Vote to determine that the application is complete according to the Site Plan Review Regulations and to accept the application for consideration.*



## II. PUBLIC HEARINGS – OLD BUSINESS

***It is recommended that Items II.A, II.B and II.C be discussed together and voted on separately.***

***A motion is required to consider these items together***

- 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.
- 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 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.
- 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.



Description

The proposed plan involves six separate parcels identified as:

- A. Map 172, Lot 1
- B. Map 173, Lot 2
- C. Map 165, Lot 2
- D. Map 163, Lots 33 & 34
- E. Map 163, Lot 37

These properties are located in the Gateway Corridor (G1) District and the proposal is to redevelop the properties with a Development Site Project composed of two (2) 4-story apartment buildings, townhouses, retail and office, and community space. On August 12, 2019 the City Council approved a land swap and a development to allow for future construction of the Cate Street Connector Road, which will provide direct access between Bartlett Street to the Borthwick Avenue traffic signal on Route 1 Bypass. The proposed land swap conveys to the City the portion of the private property required to complete the new road in return for a portion of what is currently City land to be used by a private developer for the construction of the proposed West End Yards mixed-use development project.

The Planning Board previously reviewed this project at three separate Preliminary Conceptual Consultation Reviews at the May 17, 2018 meeting, the November 15, 2018 meeting and the January 24, 2019 meeting. At the March 21, 2019 meeting the Board granted a Wetland Conditional Use Permit for 19,567 sq.ft. of temporary impacts and 50,225 sq.ft. of permanent impacts for a total of 69,792 sq.ft. of wetland buffer disturbance to redevelop the lots.

Amended Conditional Use Permit – Density

At the March 21, 2019 meeting the Board granted a Conditional Use Permit (CUP) under Section 10.5B71.20 of the Zoning Ordinance to allow a residential density of 22 dwelling units per acre and related modifications to building length and number of dwelling units per building in Section 10.5B25 of the Zoning Ordinance. This CUP was granted with the following modifications:

- A) A modification to the requirements of Section 10.5B25 to allow building lengths of 355 feet, 205 feet, 305, and 340 feet where a maximum of 200 linear feet is allowed;
- B) A modification to the requirements of Section 10.5B72.10 to allow buildings with 132 and 118 dwelling units per building where a maximum of 36 is allowed;
- C) A modification to the requirements of Section 10.5B73.10 to allow 10% of the dwelling units to be workforce housing units where at least 20% is required;
- ED) A modification to the requirements of 10.5B73.10 to allow units that are affordable to a household with an income of 80% of the median income for a 3-person household for the Portsmouth-Rochester HUD Metropolitan Fair Market Rent Area (HMFA) instead of 60% of the median income to qualify as workforce housing units.

The CUP was granted with the following stipulations:

- A) Prior to receiving final site plan approval for the project, the applicant shall provide documentation confirming that the proposed housing units qualify as workforce housing units as defined by the Ordinance and as modified above;
- B) Prior to receiving final site plan approval for the project, the applicant shall provide a proposed covenant or other legally binding agreement that provides enforceable restrictions as to price and occupancy to ensure long-term availability and affordability of the units for a minimum of 30-years (such agreement shall be reviewed and finalized according to the requirements of the City prior to issuance of a building permit).
  - i. The applicant shall work with the City’s Planning and Legal Departments to consider the feasibility of including an option in the workforce housing covenant to extend the term by 10 years; and,
- C) This conditional use permit shall expire unless a building permit is obtained within one year from the date granted. The Board may, for good cause shown, extend such period by as much as one year if such extension is requested and acted upon prior to the expiration date.

The applicant has submitted a draft workforce housing covenant to address stipulations A and the first part of B above. Item B(i) is incorporated into the Planning Department staff recommendations below and item C is now a standard requirement per the zoning amendments passed earlier this year.

At the time the CUP was granted the calculation of density included the land that is now proposed to be the Cate Street Connector Road right-of-way for a proposed density of 22 dwelling units per acre. Now that the Council has approved the land swap, the applicant has recalculated the density to exclude the portion of the property that will become the new City road. Because the development site is now smaller, the amended Conditional Use Permit recalculated density has increased to 28 dwelling units per acre. This is still within the maximum of 36 dwelling units per acre the Board may permit by CUP under Section 10.5B71.20. The other modifications to the dimensional standards as granted in the prior approval would remain the same.

Technical Advisory Committee Review

The TAC reviewed this application at the September 3, 2019 meeting and voted to recommend approval with the following stipulations:

*Conditions to be completed prior to Planning Board submission:*

Final site plan review approval is contingent upon confirmation that all previous plan changes from the TAC meetings have been incorporated successfully in addition to the following:

- a. Applicant shall review the crosswalk across Bartlett Street to review options for shortening the crossing distance and improving sight lines;
- b. The pedestrian crossing signs at station 4+40, 6+50 and 13+60 shall be removed;
- c. Stop signs on the multi-use path at the old Cate Street intersection shall be added or the vegetation trimmed back permanently to provide adequate sight lines;
- d. NO MOTOR VEHICLES signs shall be posted on the Multi Use Path at its intersection with old Cate Street;
- e. Remove the advisory 25 mph signs as the roadway is designed for 25 mph;
- f. Place rapid flashing beacons at the crosswalks at the intersection of Cate Street and Bartlett Street;
- g. The stop sign on Bartlett Street shall be moved back to 30 feet from the stop line for better visibility, and the stop ahead sign shall be moved back to about station 20+50;
- h. Any W3-1a signs shall be switched to W3-1;
- i. The 12" square LED module on the flashing beacon detail shall be removed;
- j. On sheet CS-201 remove the crosswalk leading into parking spaces about 160 feet from the Bypass;
- k. Stop signs shall be placed at the crosswalks near the Pet Zone;
- l. The water easement for the property Map 172 Lot 2 must be through the lot to the source of the water in the City ROW;
  - i. ROW easement for same property should match proposed driveway configuration;
  - ii. Sewer connection for the same lot requires an easement;
- m. Applicant shall provide ROW and water easements on Map 165 Lot 1 from lot line to Cate Street;
- n. All gas lines shall be at least 3' from other utilities (except crossings);
- o. In the provided inspection and maintenance plan Appendix A "Invasive Plant Control" remove the section related to use of herbicides to control vegetation;

- p. The community space exhibits shall be updated to remove areas that do not meet the definition of community space from the calculations;

*Conditions Subsequent (to be completed prior to the issuance of a building permit):*

- 1) The applicant shall work with DPW to satisfactorily address any forthcoming comments from the Water System Analysis Report and Flow Assessment Report for final water and sewer sizes;
- 2) The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance;
- 3) Third party inspection shall be required for all utilities and stormwater infrastructure installation;
- 4) Applicant shall install a 15' section of water main on Cottage Street as part of the overall infrastructure improvements for this project to be coordinated with DPW.

On September 11, 2019 the applicant submitted revised plans addressing stipulations 1 (a-n & p) above to the satisfaction of the Planning Department. The remaining stipulations have been included in the recommended conditions of approval below.

Plan Peer Review

A third party engineering peer review was completed by TEC, Inc. of the applicant's Road Design Plans, Stormwater Management Report and Traffic Impact and Site Access Study. TEC confirmed that their most recent comments (detailed in two letters summarizing roadway and stormwater reviews, dated August 6, 2019) had been satisfactorily addressed. Items still pending in the applicant's responses are included in the recommended conditions of approval below.

Planning Staff Comments

When this project came before the Planning Board for preliminary conceptual consultation, Board members raised questions about the existing traffic queuing and congestion on Bartlett Street near the railroad bridge at the approach to the Islington Street traffic signal. While the City has done assessments of this location in the past to determine what improvements could be made to improve traffic flow and safety, one of the constraining factors is the location of the railroad overpass, which is owned and controlled by the railroad. The traffic assessments undertaken for this project and for the nearby 105 Bartlett Street project, indicate that capacity issues at this location will continue to be an issue, with or without the construction of the Cate Street Connector Road. Recognizing that growth and development will likely continue in this area of the City, staff recommends that the City undertake a study to identify and recommend future capital investments at this location. Staff recommends that West End Yards project should contribute a fair share contribution to fund the study approximately equal to the project's anticipated proportion of project-generated traffic at this location. The estimated cost of the study is \$100,000 and the project-generated traffic at this location is projected to be approximately 20% of the overall future traffic growth.

**Planning Department Recommendation**

**Subdivision Approval**

- 1) *Vote to grant Preliminary and Final Subdivision Approval with the following stipulations:*
  - 1.1) *Any easement plans and deeds for which the City is a grantor or grantee shall be reviewed and approved by the Planning and Legal Departments prior to acceptance by City Council.*
  - 1.2) *Lot numbers as determined by the Assessor shall be added to the final plat.*
  - 1.3) *Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.*
  - 1.4) *GIS data shall be provided to the Department of Public Works in the form as required by the City.*
  - 1.5) *The final plat shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.*
  - 1.6) *Prior to construction, the roadway plans shall be reviewed and approved by DPW prior to submission to the City Council for final approval.*

**Amended Conditional Use Permit for Density Bonus Incentive**

- 2) *Vote to amend the previously approved conditional use permit to allow a revised density of 28 dwelling units per acre with the following stipulations:*
  - 2.1) *The proposed covenant that provides enforceable restrictions as to price and occupancy to ensure long-term availability and affordability of the units for a minimum of 30-years, shall be reviewed and finalized according to the requirements of the City, prior to issuance of a building permit.*

**Site Plan Review Approval**

- 3) *Vote to grant Site Plan Review Approval with the following stipulations:*

**Conditions Precedent (to be completed prior to the issuance of a building permit)**

  - 3.1) *In the provided inspection and maintenance plan Appendix A "Invasive Plant Control" remove the section related to use of herbicides to control vegetation;*
  - 3.2) *The applicant shall work with DPW to satisfactorily address any forthcoming comments from the Water System Analysis Report and Flow Assessment Report for final water and sewer sizes;*
  - 3.3) *Third party inspection shall be required for all utilities and stormwater infrastructure installation (the third party agreement for these services shall be executed prior to issuance of a building permit);*
  - 3.4) *Applicant shall contribute \$20,000 as a fair share contribution for a study on the potential realignment of Bartlett Street railroad bridge and related capital improvements to improve traffic congestion and flow at this location.*
  - 3.5) *The applicant shall prepare a Construction Management and Mitigation Plan (CMMP) for review by the relevant City Departments and approval by the City Manager.*
  - 3.6) *The site plan shall be reviewed for pre-approval by the Rockingham County Registry of Deeds and subsequently recorded by the City or as deemed appropriate by the Planning Department.*

Conditions Subsequent (to be completed after the issuance of a building permit)

- 3.7) *The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance;*
- 3.8) *Applicant shall install a 15' section of water main on Cottage Street as part of the overall infrastructure improvements for this project to be coordinated with DPW.*



### III. PUBLIC HEARINGS – NEW BUSINESS

- 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.]*



#### Description

The applicant requests a conditional use permit to convert an existing accessory structure on the property to a garden cottage. The application was incorrectly noticed as a request for a Detached Accessory Dwelling Unit, but the request for a Garden Cottage in an existing detached accessory structure is not substantially different.

Different from an Accessory Dwelling Unit, a Garden Cottage that complies with the standards of Section 10.815 is otherwise exempt from the residential density standards of the Zoning Ordinance (e.g. minimum lot area per dwelling unit).

Under the off-street parking requirements, the Garden Cottage and principal dwelling are required to provide 2 off-street parking spaces. The property has room for four parking spaces in the driveway.

The Ordinance requires that a Garden Cottage comply with the following standards (Section 10.815.30).

Required Standard	Planning Department Comments
The existing accessory building shall not be expanded either vertically or horizontally, other than through the addition of a front entry not to exceed 50 sq. ft., or a side or rear deck not to exceed 300 sq. ft.	The applicants do not propose to modify the building vertically or horizontally.
The principal dwelling unit and the garden cottage shall not be separated in ownership (including by condominium ownership); and either the principal dwelling unit or the garden cottage shall be occupied by the owner of the property.	The applicant has indicated that the principal dwelling unit and the garden cottage will not be separated in ownership.
The garden cottage shall not be larger than 600 sq. ft. gross floor area.	The gross floor area of the proposed garden cottage is 760 sq.ft. The applicant is requesting a modification from this requirement per Section 10.815.50.
A garden cottage that is within the required yard for the zoning district shall not have any windows or doors higher than eight feet above grade facing the adjacent property.	The garden cottage is located within the side yard setback for the zoning district and does have windows or doors facing the adjacent properties to the north and west. The applicant is requesting a modification from this requirement.

In order to grant a conditional use permit for a Garden Cottage, the Planning Board must first make the following findings (Sec. 10.815.40):

Required Findings	Planning Department Comments
1. Exterior design of the Garden Cottage is consistent with the existing single-family dwelling on the lot.	Exterior changes to the windows and doors are consistent with the existing single-family dwelling and have received HDC review and approval.
2. The site plan provides adequate and appropriate open space, landscaping and off-street parking for both the Garden Cottage and the primary dwelling.	Both the primary dwelling and the garden cottage will have access to usable open space. No additional landscaping has been proposed.

Required Findings	Planning Department Comments
<p>3. The Garden Cottage will maintain a compatible relationship to adjacent properties in terms of location and design, and will not significantly reduce the privacy of adjacent properties.</p>	<p>The garden cottage is located within the side yard setback for the zoning district and does have proposed windows or doors facing the adjacent properties to the north and west. The applicant is requesting a modification from this requirement. The privacy of adjacent properties should not be impacted significantly as the new windows/door still maintain over 60' from the adjacent residential structures.</p>
<p>4. The Garden Cottage will not result in excessive noise, traffic or parking congestion.</p>	<p>The addition of the Garden Cottage is not anticipated to result in a significant increase in traffic for this residential neighborhood and the off-street parking appears to be sufficient. The proposed conversion of an existing accessory structure without any expansion to the footprint is not anticipated to have a significant impact on noise levels.</p>

Request for Modifications

The applicant requests modifications pursuant to Section 10.815.50 of the Zoning Ordinance as it pertains to:

- 1) Section 10.815.32 of the Zoning Ordinance – for approval of an Garden Cottage of 760+/- s.f. of gross floor area where 600 s.f. is the maximum allowed.
- 2) Section 10.815.33 of the Zoning Ordinance – for windows/doors higher than eight feet above grade facing the adjacent property.

**Planning Department Recommendation**

- 1) *Vote to find that the application satisfies the requirements of 10.815.40.*
- 2) *Vote to grant a modification from the following sections:*
  - 2.1) *Section 10.815.32 of the Zoning Ordinance – for approval of a Garden Cottage of 760+/- s.f. of gross floor area where 600 s.f. is the maximum allowed.*
  - 2.2) *Section 10.815.33 of the Zoning Ordinance – for windows/doors higher than eight feet above grade facing the adjacent property.*
- 3) *Vote to grant the conditional use permit as presented, with the following stipulations*
  - 3.1) *In accordance with Sec. 10.815.70 of the Zoning Ordinance, the owner is required to obtain a certificate of use from the Planning Department verifying compliance with all standards of Sec. 10.815, including the owner-occupancy requirement, and shall renew the certificate of use annually.*



### III. PUBLIC HEARINGS – NEW BUSINESS (Cont.)

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- 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.



Description

The applicant requests a conditional use permit to create an attached accessory dwelling unit (AADU) in the basement of an existing residential structure. Due to recent changes to the zoning ordinance in regard to ADU's, the basement unit is eligible to be permitted as an ADU in an existing nonconforming lot/building with no building expansion proposed.

Because the resulting unit will be an attached accessory dwelling unit (AADU), the provisions of Sec. 10.814.40 apply.

**Section 10.521 Dimensional Requirements**

	<b>Required</b>	<b>Provided / Proposed</b>
Min. lot area (sf)	15,000	7,841*
Lot area / dw unit (sf)*	15,000	7,841*
Street frontage (ft)	100	86**
Lot depth (ft)	100	72**
Primary front yard (ft)	30	8.5**
Secondary front yard	30	84
Side yard (ft)	10	1**
Rear yard (ft)	30	-
Height (ft)	35	<35'
Bldg coverage (%) max.	20%	15.6%
Open Space (%) min.	40%	79.2%
Parking (#)	3	3

\* For an attached accessory dwelling unit, the lot area per dwelling unit requirement only applies to the principal single family use.

\*\*Section 10.814.22 allows an AADU for existing nonconforming lots/buildings with no building expansion.

In addition to the dimensional requirements of Section 10.521 above, the Ordinance requires that an AADU comply with the following standards (Section 10.814.30 and 10.814.40).

<b>Required Standard</b>	<b>Planning Department Comments</b>
The principal dwelling unit and the accessory dwelling unit shall not be separated in ownership.	The applicant has indicated compliance with this requirement, verification will be required in order for a certificate of use to be issued.
Either the principal dwelling unit or the accessory dwelling unit shall be occupied by the owner of the dwelling.	The applicant has indicated compliance with this requirement, verification will be required in order for a certificate of use to be issued.
Neither the principal dwelling nor the accessory dwelling unit shall be used for any business, except that the property owner may have a home occupation use in the unit that he or she occupies as allowed or permitted elsewhere in this Ordinance.	The applicant has indicated compliance with this requirement.
Where municipal sewer service is not provided, the septic system shall meet NH Water Supply and Pollution Control Division requirements.	N/A
An interior door shall be provided between the principal dwelling unit and the ADU.	An interior door is being provided.

<b>Required Standard</b>	<b>Planning Department Comments</b>
The ADU shall not have more than two bedrooms and shall not be larger than 750 sq. ft. gross floor area.	The proposed ADU is 320 +/- s.f.
Any exterior changes to the single-family dwelling shall maintain the appearance of a single-family dwelling.	The applicant is not proposing any modifications to the exterior of the residence.
No portion of the AADU shall be closer to the front lot line than the existing front wall of the principal dwelling unit.	The AADU is proposed to be within the basement of the existing principal dwelling unit.

In order to grant a conditional use permit for an ADU, the Planning Board must first make the following findings (Sec. 10.814.60):

<b>Required Findings</b>	<b>Planning Department Comments</b>
1. Exterior design of the ADU is compatible with the existing residence on the lot.	The applicant is not proposing to modify the exterior of the existing residence and the proposed AADU will be located in an existing portion of the structure.
2. The site plan provides adequate open space, landscaping and off-street parking for both the ADU and the primary dwelling.	Both the primary dwelling and the AADU will have access to usable open space and the existing landscaping on the property will not be altered. Three parking spaces are provided in the existing garage/driveway.
3. The ADU will maintain a compatible relationship to adjacent properties in terms of location, design and off-street parking layout and will not significantly reduce the privacy of adjacent properties.	The residence is not proposed to be modified. It should not be incompatible with adjacent properties, nor have a significant impact on the privacy of adjacent properties.
4. The ADU will not result in excessive noise, traffic or parking congestion.	The applicant is providing 3 parking spaces and the location of this unit in an established residential neighborhood is unlikely to create a noticeable change in traffic.

**Planning Department Recommendation**

1. *Vote to find that the application satisfies the requirements of 10.814.60.*
2. *Vote to grant the conditional use permit as presented, with the following stipulations:*
  - 2.1) *In accordance with Sec. 10.814.90 of the Zoning Ordinance, the owner is required to obtain a certificate of use from the Planning Department verifying compliance with all standards of Sec. 10.814, including the owner-occupancy requirement, and shall renew the certificate of use annually.*



### III. PUBLIC HEARINGS – NEW BUSINESS (Cont.)

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- C. 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.

Application has been withdrawn, the parking conditional use permit is not required.



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#### IV. PRELIMINARY CONCEPTUAL CONSULTATION

- A. **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.

[Application for preliminary conceptual consultation has been withdrawn by the applicant.](#)