

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

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

**6:30 PM Work Session begins  
7:30 PM Public Hearings begin**

**OCTOBER 17, 2019**

**AGENDA**

**WORK SESSION ON PROPOSED ZONING AMENDMENTS 6:30pm-7:30pm**

- I. Short-Term Rentals
  - II. Provisions for Multiple Dwellings on a Lot
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**REGULAR MEETING 7:30pm**

**I. APPROVAL OF MINUTES**

- A. Approval of Minutes from the September 19, 2019 and September 26, 2019 Planning Board Meetings

**II. CIP ADVISORY COMMITTEE**

- A. Designation by Planning Board Chair of members of the FY 2019-2024 Capital Improvement Plan Advisory Committee

**III. DETERMINATIONS OF COMPLETENESS**

**A. SITE PLAN REVIEW**

- 1. The application of the **City of Portsmouth, Owner** for property located at **680 Peverly Hill Road** requesting Site Plan Review approval.

**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 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.
- B. 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.

**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 **Shannon Harrington & James St. Pierre, Owners**, for property located at **20 Taft Road**, requesting Wetland Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to construct a deck for an existing pool, with 223 +/- s.f. of impact to the wetland buffer. Said property is located on Assessor Map 268, Lot 91 and lies within the Single Residence B (SRB) District.
- B. The application of the **Nalewajk Family Revocable Trust, Owner**, for property located at **350 Little Harbor Road**, requesting a Wetland Conditional Use Permit amendment to a September 15, 2016 approval under Section 10.1017 of the Zoning Ordinance requesting to retain existing stone pavers that would create an impact of approximately 590 square feet in the inland wetland buffer. Said property is located on Assessor Map 202, Lot 16 and lies within the Rural Residential (R) District.
- C. The application of **Kenneth Young, Owner**, for property located at **346 Colonial Drive**, requesting a Conditional Use Permit requesting a Conditional Use Permit according to Section 10.814 of the Zoning Ordinance to construct an Attached Accessory Dwelling Unit with 395 s.f. of gross floor area in the second story of a newly constructed garage. Said property is located on Assessor Map 260, Lot 136 and lies within the Single Residence B (SRB) District.

- D. The application of the **Squires Family Revocable Trust of 2015, Owner**, for property located at **130 Sherburne Road**, requesting a Conditional Use Permit under Section 10.814 of the Zoning Ordinance to convert an existing living area within a single-family home into an attached accessory dwelling unit with 620 s.f. of gross floor area. Said property is located on Assessor Map 260 as Lot 02 and lies within the Single Residence B (SRB) District.
  
- E. The application of the **Maud Hett Revocable Trust, Owner**, for property located on **Banfield Road**, requesting a Wetland Conditional Use Permit under Section 10.1017 of the Zoning Ordinance to construct 22 single family homes and an access road with an impact of 4,013 s.f. of inland wetland area and 21,089 sq. ft. in the wetland buffer. Said property is located on Assessor Map 256 Lot 02 and lies within the Single Residence A (SRA) District.

## **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.**