

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

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

**7:00 PM**

**FEBRUARY 27, 2020**

**AGENDA**

**I. DETERMINATIONS OF COMPLETENESS**

**SITE PLAN REVIEW**

- A. The application of **LCSG, LLC, Owner**, for properties located at **160 and 168-170 Union Street** requesting Site Plan Review approval

**SUBDIVISION REVIEW**

- A. The request of **Candace Couture and Boston and Maine Corporation, Owners**, for properties located at **199 McDonough Street** and **Barlett Street** requesting Preliminary and Final Subdivision approval.
- B. The application of **Richard Fusegni, Owner**, for property located at **201 Kearsarge Way** requesting Preliminary and Final Subdivision approval.

**II. 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 request of **Candace Couture and Boston and Maine Corporation, Owners**, for properties located at **199 McDonough Street** and **Barlett Street** requesting Preliminary and Final Subdivision approval (Lot Line Revision) between two lots as follows: Lot 42 on Assessor Map 144 increasing in area from 1,585 s.f. to 2,491 s.f. with 59 ft. +/- of continuous street frontage on McDonough Street; and Lot 4 on Assessor Map 164 decreasing in area from 130,680 s.f. to 129,774 s.f. +/- with 76 ft. +/- of continuous street frontage on Maplewood Ave. and Bartlett St. Said properties are shown on Assessor Map 144 Lot 42 and Map 164 Lot 4 and lie within the General Residence C (GRC) and the Character District 4-L1 (CD4-L1) Districts.
- B. The request of **132 Middle Street, LLC and 134 Middle Street, LLC, Owners**, for properties located at **132 and 134 Middle Street** requesting Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance for a renovation of an existing building that will result in a net increase of 1 dwelling unit that proposes to provide 8 on-site parking spaces where 8 currently exist and a minimum of 24 are required under the current zoning ordinance. Said properties are shown on Assessor Map 127 Lots 12 and 11 and lie within the Character District 4-L1 (CD4-L1) District.

- C. The application of **LCSG, LLC, Owner**, for properties located at **160 and 168-170 Union Street** requesting Site Plan Review approval for the construction of a new single family residence and separate building with a 4-bay garage and an apartment above on a site where a duplex currently exists resulting in a total building footprint of 3,106 s.f. and 8,117 new GFA with associated site improvements, grading, utilities, lighting, stormwater management and landscape improvements. Said properties are shown on Assessor Map 135 Lots 30 and 29 and lie within the General Residence C (GRC) District.
- D. The application of **Richard Fusegni, Owner**, for property located at **201 Kearsarge Way** requesting Preliminary and Final Subdivision approval to demolish the existing single family home and subdivide a lot with an area of 47,062 s.f. and 205' of continuous street frontage into three (3) lots as follows: proposed Lot 1 with an area of 15,482 s.f. and 100' of continuous street frontage; proposed Lot 2 with an area of 15,856 s.f. and 100.2' of continuous street frontage; and Proposed Lot 3 with an area of 15,723 s.f. and 82.84' of continuous street frontage. Said property is shown on Assessor Map 218 Lot 5 and lies within the Single Residence B (SRB) District.
- E. The request of **Vaughan Street Hotel, LLC and Stone Creek Realty, LLC, Owners and XXS Hotels, LLC, Applicant**, for properties located at **299 Vaughan Street and 53 Green Street** for Design Review for the construction of a 5-story hotel with community space. Said properties are shown on Assessor Map 124 Lot 10 and Assessor Map 119 Lot 2 and lie within the Character District 5 (CD5) District.

### III. OTHER BUSINESS

- A. The request of **Clipper Traders, LLC, Portsmouth Hardware & Lumber, LLC and Iron Horse Properties, LLC, Owners**, for properties located on **105 Bartlett Street and Bartlett Street** for Preliminary Conceptual Consultation for the construction of 174 dwelling units in two (2) multi-family apartment buildings and one (1) mixed-use building with first floor office, amenity space and upper story apartments. The project will designate 25% of the proposed property as Community Space. Said properties are shown on Assessor Map 157 Lots 1 and 2, Map 164 Lots 1, 2 and 4-2 and lie within the Character District 4-W (CD4-W) and Office Research (OR) Districts.

### IV. DESIGN REVIEW – ACCEPTANCE OF REQUEST

- A. The request of **Clipper Traders, LLC, Portsmouth Hardware & Lumber, LLC and Iron Horse Properties, LLC, Owners**, for properties located on **105 Bartlett Street and Bartlett Street** for Design Review for the construction of 174 dwelling units in two (2) multi-family apartment buildings and one (1) mixed-use building with first floor office, amenity space and upper story apartments. The project will designate 25% of the proposed property as Community Space. Said properties are shown on Assessor Map 157 Lots 1 and 2, Map 164 Lots 1, 2 and 4-2 and lie within the Character District 4-W (CD4-W) and Office Research (OR) Districts.

### 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.**