PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

Remote Meeting Via Zoom Conference Call
to access by web https://zoom.us/join
to access by phone, dial (929) 436 2866
Meeting ID: 959 699 889
Password: 021228

Per NH RSA 91-A:2, III (b) the Chair has declared COVID-19 outbreak an emergency and has waived
the requirement that a quorum be physically present at the meeting pursuant to the Governor’s
Executive Order 2020-04, Section 8, as extended by Executive Order 2020-5, and Executive Order
#12, Section 3. Members will be participating remotely and will identify their location and any person
present with them at that location. All votes will be by roll call.

7:00 pm

APRIL 16, 2020

ACTION SHEET

MEMBERS PRESENT: Dexter Legg, Chairman; Elizabeth Moreau, Vice-Chairman; Karen
Conard, City Manager; Peter Whelan, City Council Representative; Ray
Pezzullo, Assistant City Engineer; Jeffrey Kisiel; Colby Gamester; Jay
Leduc and Polly Henkel, Alternate

ALSO PRESENT: Juliet Walker, Planner Director; Jillian Harris, Planner I

MEMBERS ABSENT: Jody Record and Corey Clark, Alternate

I. PUBLIC HEARINGS – OLD BUSINESS

A. The application of DPF 1600 Woodbury Avenue, LLC, Owner, for property located at 1600
Woodbury Avenue requesting Amended Site Plan Review approval to demolition an existing
building and upgrade the existing shopping center with new and additional signage, a new
driveway entrance off of Woodbury Avenue, and repurposing of the former supermarket space
to separate retail space and new grocery space with accessory cafe/food court. Said property is
shown on Assessor Map 238 Lot 16 and lies within the Gateway Neighborhood Mixed Use
Corridor (G1) District.

The Board postponed this request to the next Planning Board meeting.

II. PUBLIC HEARINGS – NEW BUSINESS

A. The application of 4 Amigos, LLC, Owner, for properties located at 1400 Lafayette Road,
Peverly Hill Road and 721 Peverly Hill Road requesting Conditional Use Permit approval for
a Development Site according to the requirements of Section 10.5B40 of the Zoning Ordinance
and Site Plan Review approval for the construction of a 53-unit Garden and Townhouse Style
residential development consisting of 6 structures with a combined total footprint of 37,775 s.f.
and 122,000 GFA with associated grading, lighting, utilities, stormwater management,
landscape improvements and community space Said properties are shown on Assessor Map
252 Lots 7, 4 & 5 and lie within the Gateway Neighborhood Mixed Use Center (G2) District

The Board postponed this request to the next Planning Board meeting.

B. The application of Nickerson Home Improvement Co. Inc. and the Linette and James Revocable Trust of 2000, Owners and Perley Lane, LLC, Applicant, for properties located at 95 Brewster and 49 Sudbury Streets requesting Site Plan Review approval to demolish the existing structures and construct 3 dwelling units in two structures, with related grading, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor’s Map 138 Lots 57 and 58 and lie within the General Residence C (GRC) District.

The Board postponed this request to the next Planning Board meeting.

C. The application of Millport Inc., Owner and Thomas Bath, Applicant, for property located at 1001 Islington Street requesting a Conditional Use Permit in accordance with Sections 10.240 and 10.440 (#19.50) of the Zoning Ordinance to allow an outdoor Dining and Drinking Area as an accessory use. Said property is shown on Assessor Map 172 Lot 4 and lies within the Character District 4-W (CD4W) District.

The Board postponed this request to the next Planning Board meeting.

D. 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 Character District 4-L1 (CD4-L1) Districts.

The Board postponed this request to the next Planning Board meeting.

III. ADJOURNMENT

The meeting adjourned at 9:55 pm.