

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

Remote Meeting Via Zoom Conference Call

To register in advance for this meeting, click on the link below or copy and paste this into your web browser:

https://zoom.us/webinar/register/WN_lm6nAot4RqSFvz4n8VZAiA

You are required to register in advance to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. Public comments can be emailed in advance to planning@cityofportsmouth.com. For technical assistance, please contact the Planning Department by email (planning@cityofportsmouth.com) or phone (603) 610-7296.

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 2020-09, and Emergency 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

JUNE 18, 2020

AGENDA

I. APPROVAL OF MINUTES

A. Approval of the Planning Board minutes from the May 21, 2020 meeting.

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. REQUEST TO POSTPONE The application of the **Maud Hett Revocable Trust, Owner**, for property located on **Banfield Road** requesting Conditional Use Permit approval for an Open Space Planned Unit Development according to the requirements of Section 10.725 of the Zoning Ordinance and Site Plan Review approval for the construction of 22 single-family homes and a new road with related parking, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 256 Lot 02 and lies within the Single Residence A (SRA) District. **REQUEST TO POSTPONE**

B. REQUEST TO POSTPONE The application of **Richard Fusegni, Owner**, for property located at **1574 Woodbury Avenue** requesting a Conditional Use Permit for a drive-through facility in accordance with Section 10.440 (19.40) of the Zoning Ordinance and Site Plan Review Approval for the construction of a new retail bank with parking, utilities, landscaping, lighting, drainage and associated site improvements. Said property is shown

on Assessor Map 238 Lot 17 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District. **REQUEST TO POSTPONE**

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 **Charles & Allison Dudas, Owners**, for property located at **32 Monteith Street** requesting a wetland conditional use permit in accordance with Section 10.1017 of the Zoning Ordinance to remove an existing garage and shed and add a new garage of 657 square feet, a new addition of 495 square feet and a new deck of 285 square feet. Overall this application represents a reduction of impervious surface in the wetland buffer from 2,228 to 2,152 square feet. Said property is shown on Assessor Map 143 Lot 22 and lies within the General Residence A (GRA) District.
- B. The application of the **Nikolas Uhlin Revocable Trust, Owner**, for property located at **375 FW Hartford Drive** requesting a wetland conditional use permit in accordance with Section 10.1017 of the Zoning Ordinance to install a shed with 200 square feet of impact completely within the wetland buffer. Said property is shown on Assessor Map 270 Lot 14 and lies within the Single Residence B (SRB) District.
- C. The application of **Ryan & Adrienne Cress, Owners**, and the **City of Portsmouth, Applicant**, for property located at **185 Edmond Avenue** requesting a wetland conditional use permit in accordance with Section 10.1017 of the Zoning Ordinance to replace a culvert on city property and install drainage on an abutting private property. The wetland buffer impact on 185 Edmond Avenue is 1,375 square feet and on the abutting City property is 150 square feet. All of the wetland buffer impact is temporary disturbance. Said property is shown on Assessor Map 220 Lot 56 and lies within the Single Residence B (SRB) District.
- D. The application of **Jonathan & Elizabeth Weeks, Owners**, of property located at **480 FW Hartford Drive** requesting a wetland conditional use permit in accordance with Section 10.1017 of the Zoning Ordinance to replace a rotting deck with a larger deck and new stairs with an overall impact of 378 square feet in the wetland buffer. The project will include crushed stone under the deck for stormwater infiltration. Said property is shown on Assessor Map 249 Lot 15 and lies within the Single Residence B (SRB) District.

IV. OTHER

- A. The request of **ADL Portsmouth Residence Trust, Owner** for property located at **325 Little Harbor Road** for a 1-year extension of the Conditional Use Permit for the conversion of an existing accessory structure into a Detached Accessory Dwelling Unit that was granted on June 20, 2019.

V. CITY COUNCIL REFERRALS

- A. Portsmouth Housing Authority – Release of Reverter

B. Request for Release of Interest in Paper Street -- 276 Dennett Street

C. Request for Release of Interest in Paper Street -- 294 Dennett Street

VI. ADJOURNMENT