

**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\\_z1TTSQWyTTCTmVxtxIX0YQ](https://zoom.us/webinar/register/WN_z1TTSQWyTTCTmVxtxIX0YQ)

*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](mailto:planning@cityofportsmouth.com). For technical assistance, please contact the Planning Department by email ([planning@cityofportsmouth.com](mailto:planning@cityofportsmouth.com)) or phone (603) 610-7216.*

**6:30 PM WORK SESSION**

**7:00 PM REGULAR MEETING**

**SEPTEMBER 17, 2020**

Per NH RSA 91-A:2, III (b) the Chair has declared the 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 2020-17, 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.

**AGENDA**

**WORK SESSION (6:30 PM)**

- I. Review of proposed revisions to the City of Portsmouth Site Plan Review Regulations.

**REGULAR MEETING (7:00 PM or after)**

**I. PRESENTATIONS**

- A. FY 2021-2026 Capital Improvement Plan Process and Schedule

**II. APPROVAL OF MINUTES**

- A. Approval of the Planning Board minutes from the August 20, 2020 meeting

**III. 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 **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.

**IV. 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 the **Nania Family Trust, Owner**, for property located at **18 Dunlin Way** requesting Wetland Conditional Use permit approval under Section 10.1017 of the Zoning Ordinance to construct a 16 x 16 foot addition, 12 x 12 foot deck and associated stairway and porous paver patio where a 12 x 12 foot porch currently exists. The design incorporates stormwater infiltration and new buffer plantings. Said property is shown on Assessor Map 213 Lot 9 and lies within the General Residence B (GRB) District. LU 20-117
- B. The application of **Media One of NE, Inc., Owner**, for property located at **180 Greenleaf Avenue** requesting Wetland Conditional Use permit approval under Section 10.1017 of the Zoning Ordinance to construct a 180 square foot shed on a concrete pad with associated drip edge, remove a 220 square foot structure and restore the site to a lawn area. Said property is shown on Assessor Map 243 Lot 67-1 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District. LU 20-151
- C. **POSTPONED** Request by Public Service Company of New Hampshire d/b/a Eversource Energy for naming of a privately-owned road located off Gosling Road on Assessor Map 214 Lots 1, 2 & 3 as Jacona Road. **POSTPONED**

**V. PRELIMINARY CONCEPTUAL CONSULTATION**

- A. The request of the **SB & NA Stokel Trust and Philip Stokel, Owners**, for property located at **83 Peverly Hill Road** for Preliminary Conceptual Consultation for a 60-unit Open Space Planned Unit Development (OSPUD). Said property is shown on Assessor Map 242 Lot 4 and lies within the Single Residence A (SRA) District.

**VI. OTHER**

- A. The request of **Paul W. Mullen, Owner**, for property located at **97 Eastwood Drive** for a 1-year extension of Conditional Use Permit approval for the addition of a 746 sq. ft. Attached Accessory Dwelling Unit to the first floor of an existing home that was originally granted on June 27, 2019.

**VII ADJOURNMENT**