

**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\\_JnLLBggBQUeaMEsOJNVnUA](https://zoom.us/webinar/register/WN_JnLLBggBQUeaMEsOJNVnUA)

*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.*

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 2020-24, 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**

**JANUARY 21, 2021**

**AGENDA**

**I. ELECTION OF OFFICERS**

**II. APPROVAL OF MINUTES**

A. Approval of the Planning Board minutes from the December 17, 2020 meeting.

**III. DETERMINATIONS OF COMPLETENESS**

**SITE PLAN REVIEW**

A. The application of **Raleigh Way Holding, LLC, Owner**, for properties located at **0 Falkland Way** requesting Site Plan Review Approval.

**SUBDIVISION REVIEW**

A. The application of **The Fritz Family Revocable Living Trust, Owner**, for property located at **0 Patricia Drive** requesting Preliminary and Final Subdivision Approval.

B. The application of **Donahue Realty Trust, Owner**, for property located at **272 Ocean Road** requesting Preliminary and Final Subdivision (Lot Line Revision) Approval.

**IV. 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 **Raleigh Way Holding, LLC, Owner**, for properties located at **0 Falkland Way** requesting Site Plan Review Approval for the demolition of an existing garage and shed and the construction of a new 4-unit residential building with associated parking, stormwater management, lighting, utilities and landscaping. Said properties are shown on Assessor Map 212 Lots 112 & 113 and lie within the General Residence B (GRB) District.
- B. The request of **238 Deer Street, LLC, Owner**, for property located at **238 Deer Street** requesting a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance for provision of no on-site parking spaces where 12 spaces are required. Said property is shown on Assessor Map 125 Lot 3 and lies within the Character District 4 (CD4) 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 **The Fritz Family Revocable Living Trust, Owner**, for property located at **0 Patricia Drive** requesting Preliminary and Final Subdivision Approval to subdivide a lot with an area of 137,549 s.f. and 414 ft. of continuous street frontage on a private road into two (2) lots as follows: Proposed lot 1 with an area of 92,908 s.f. and 150 ft. of continuous street frontage on a private road; and Proposed Lot 2 with an area of 44,641 s.f. and 264 ft. of continuous street frontage on a private road. Said property is shown on Assessor Map 283 Lot 11 and lies within the Single Residence A (SRA) District.
- B. The application of **Donahue Realty Trust, Owner**, for property located at **272 Ocean Road** requesting Preliminary and Final Subdivision (Lot Line Revision) Approval for 2 lots as follows: Lot 3 on Assessor Map 282 decreasing in area from 89,709 s.f. to 47,874 s.f., with a 8,928 s.f. portion and the entirety of the remaining lot located in the Town of Greenland. The existing access will be maintained but will be replaced with an easement. Said property is shown on Assessor Map 282 Lot 3 and lies within the Single Residence A (SRA) District.

**VI. CITY COUNCIL REFERRAL-PUBLIC HEARING**

- A. Request of **ASRT, LLC, Owner**, for the restoration of involuntarily merged lots at **138 Leavitt Avenue** to their pre-merger status pursuant to NH RSA 674:39-aa.

**VII. CITY COUNCIL REFERRAL**

- A. Request from **Glenn Lael, Owner** of property at 45 Cliff Road, for Release of City Interest in “Paper Street” portion of **Cliff Road**.

**VIII. PRELIMINARY CONCEPTUAL CONSULTATION**

- A. The request of **64 Vaughan Mall, LLC, Owner**, for property located at 64 Vaughan Street requesting Preliminary Conceptual Consultation for the renovation and expansion of an existing building to accommodate a small addition, fourth floor and penthouse, underground parking garage, twelve residential units, ground floor retail and associated utilities and improvements to the adjacent Worth parking lot. Said property is shown on Assessor Map 126 Lot 1 and lies within the Character District 5 (CD5) District.
- B. The request of **Stone Creek Realty, LLC, Owner**, for property located at **53 Green Street** requesting Preliminary Conceptual Consultation for a 5-story mixed-use building with below ground parking, first floor residential lobby, commercial space and parking, upper floor residential, and associated site improvements. Said property is shown on Assessor Map 119 Lot 02 and lies within the Character District 5 (CD5) District.

**IX. DESIGN REVIEW – PUBLIC HEARING**

- A. **REQUEST TO POSTPONE** The request of **North Mill Pond Holdings LLC (Applicant), and One Raynes Ave LLC, 31 Raynes Ave LLC, and 203 Maplewood Ave LLC (Owners)** for property located at **31 Raynes Avenue, 203 Maplewood Avenue, and 1 Raynes Avenue** requesting Design Review for a 5-story mixed-use building and a 5-story hotel building with associated site improvements. Said properties are shown on Assessor Map 123 Lot 14, Map 123 Lot 13, Map 123 Lot 12, Map 123 Lot 10 and lie within the Character District 4 (CD4) District.  
**REQUEST TO POSTPONE**

**X. ADJOURNMENT**