

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

Remote Meeting Via Zoom Conference Call

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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) 610-7216.

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 2021-01, 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

FEBRUARY 25, 2021

AGENDA

I. 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 **Jenna & Patrick Thomson, Owners**, for property located at **225 Spinney Road** requesting Conditional Use Permit approval in accordance with Section 10.814 of the Zoning Ordinance for the construction of an Attached Accessory Dwelling Unit of 720 square feet gross floor area. Said property is shown on Assessor Map 169 Lot 3 and lies within the Single Residence B (SRB) District.
- B. Application of **Robert Vaccaro, Owner**, for property located at **411 Middle Street** requesting Conditional Use Permit approval in accordance with Section 10.1112.14 of the Zoning Ordinance for provision of 9 on-site parking spaces where 11 spaces are required. Said property is shown on Assessor Map 135 Lot 2 and lies within the Mixed Residential Office (MRO) District.
- C. **REQUEST TO POSTPONE** Application of the **Pease Development Authority, Owner, and Lonza, Applicant**, for property located at **70 Corporate Drive** requesting renewal of a previously approved Conditional Use Permit, under Chapter 300 of the Pease Land Use Controls, Part 304-A Pease Wetlands Protection, for work within the inland wetland buffer for the construction of three proposed

industrial buildings: Proposed Building #1 with a 132,000+ s.f. footprint; Proposed Building #2 with a 150,000+ s.f. footprint; Proposed Building #3 with a 62,000+ s.f. footprint; and two 4-story parking garages, with 55,555+ s.f. of impact to the wetland, 66,852+ s.f. of impact to the wetland buffer and a 1,000+ l.f. stream restoration for Hodgson Brook resulting in 42,500 s.f. of wetland creation. Said property is shown on Assessor Map 305 Lot 1 and lies within the (ABC) District.

REQUEST TO POSTPONE

- D. Application of **CLJR, LLC, Owner**, for property located at **6 Robert Avenue** requesting Conditional Use Permit approval in accordance with Section 10.1112.14 of the Zoning Ordinance for provision of 10 on-site parking spaces where 18 spaces are required. Said property is shown on Assessor Map 286 Lot 17 and lies within the (G1) District.

II. OTHER

- A. The request of the **Weeks Realty Trust, and Carter Chad, Owners and Tuck Realty Corporation, Applicant** for property located at **3110 Lafayette Road** for a 1-year extension of Site Plan Review Approval for the demolition of an existing single family home and construction of 18 residential townhomes in 5 structures with a total building footprint of 15,880 s.f. and 47,252 s.f. of gross floor area with associated site improvements, grading, utilities, stormwater management and landscape improvements that was originally granted on February 20, 2020.
- B. The request of **132 Middle Street, LLC and 134 Middle Street, LLC, Owners**, for properties located at **132 and 134 Middle Street** for a 1-year extension of Conditional Use Permit Approval for a renovation of an existing building that will result in a net increase of 1 dwelling unit that proposes to provide 7 on-site parking spaces where 8 currently exist and a minimum of 24 are required under the current zoning ordinance that was originally approved on February 27, 2020.
- C. Discussion on proposed multi-use side path for bicycles and pedestrians along Elwyn Road.

III. ADJOURNMENT