

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

7:00 PM

November 18, 2021

ACTION SHEET

MEMBERS PRESENT: Peter Britz, Interim Planning Director; Dexter Legg, Chair; Elizabeth Moreau, Vice Chair; Karen Conard, City Manager; Peter Whelan, City Councilor; Ray Pezzullo, Assistant City Engineer; Colby Gamester; Corey Clark; Peter Harris; Rick Chellman; and Polly Henkel, Alternate; Stefanie Casella, Planner 1

ALSO PRESENT:

MEMBERS ABSENT:

I. PRESENTATIONS

- A. Recommendation to the City Council regarding the proposed acquisition of the Community Campus.

*The Board voted to **recommend the acquisition** of the Community Campus to the City Council.*

II. APPROVAL OF MINUTES

- A. Approval of the Planning Board minutes from the October 21, 2021 meeting.

*The minutes from the October 21st meeting were **approved**.*

III. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

- A. The request of **Gregory J. Morneault and Amanda B. Morneault, (Owners)** and **Darrell Moreau, (Applicant)** for property located at **137 Northwest Street** requesting Preliminary and Final Subdivision Approval.

*The Board voted to determine that the application is complete according to the Subdivision Rules and Regulations and to **accept** the application for consideration.*

IV. 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 request of **Banfield Realty, LLC, (Owner)** for property located at **375 Banfield Road** requesting a Wetland Conditional Use Permit according to Section 10.1017 of the Zoning Ordinance for work related to the construction of an industrial building that will require the removal of pavement in the 100' wetland buffer to create a vegetated area which will receive some of the stormwater runoff from the property. Said property is shown on Assessor Map 266, Lot 7 and lies within the Industrial (I) District. **REQUEST TO POSTPONE (LU-20-259)**

*The Board voted to **postpone** the public hearing on the request indefinitely until the applicant is ready to proceed.*

The project will be re-advertised and abutters re-noticed when the public hearing is scheduled.

- B. REQUEST TO POSTPONE** The request of **Banfield Realty, LLC, (Owner)** for property located at **375 Banfield Road** requesting Site Plan review approval to demolish two existing commercial buildings and an existing shed and construct a 75,000 s.f. industrial warehouse building with 75 parking spaces as well as associated paving, stormwater management, lighting, utilities and landscaping. Said property is shown on Assessor Map 266 Lot 7 and lies within the Industrial (I) District. **REQUEST TO POSTPONE (LU-20-259)**

*The Board voted to **postpone** the public hearing on the request **indefinitely** until the applicant is ready to proceed.*

The project will be re-advertised and abutters re-noticed when the public hearing is scheduled.

- C. REQUEST TO POSTPONE** Request of **Ricci Construction Company Inc., (Owner)** and **Green & Company Building & Development Corp., (Applicant)** for property located at **3400 Lafayette Rd** requesting a wetland Conditional Use Permit under section 10.1017 to construct 50 town homes on an undeveloped lot. The (Applicant) is proposing five areas of wetland impact for a total of 21,350 square feet of permanent impact and three areas of temporary impact for a total of 2,350 square feet. Said property is shown on Assessor Map 297 Lot 11 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District and the Natural Resource Protection (NRP) District. **REQUEST TO POSTPONE (LU-21-98)**

*The Board voted to **postpone** to the December 16, 2021 Planning Board Meeting.*

- D. REQUEST TO POSTPONE** Request of **Ricci Construction Company Inc., (Owner)** and **Green & Company Building & Development Corp., (Applicant)** for property located at **3400 Lafayette Rd** requesting Conditional Use Permit for a Development Site in accordance with Section 10.5B40 of the Zoning Ordinance and Site Plan Review approval for construction of a 50-unit multi-family residential development that includes community space and related landscaping, drainage, paving, utilities and other site improvements. Said property is shown on Assessor Map 297 Lot 11 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District and the Natural Resource Protection (NRP) District. **REQUEST TO POSTPONE (LU-21-98)**

*The Board voted to **postpone** to the December 16, 2021 Planning Board Meeting.*

- E. REQUEST TO POSTPONE** Request of **Elizabeth B Larsen Trust, (Owner)** for property located at **668 Middle Street** requesting Preliminary and Final Subdivision approval to subdivide 1 existing lot with 81,046 square feet of lot area, and 69.83 feet of street frontage into 3 lots as follows: Proposed Lot 1 with 18,646 square feet of lot area and no street frontage; Proposed Lot 2 with 18,756 square feet of lot area and no street frontage; Proposed Lot 3 with 43,644 square feet of lot area and 69.83 feet of street frontage. The existing buildings will remain and be on Proposed Lot 3. Said property is shown on Assessor Map 147 Lot 18 and lies within the General Residence A (GRA) and Historic Districts. (LU-21-23) **REQUEST TO POSTPONE**

*The Board voted to **postpone** the public hearing on the request **indefinitely** until the applicant is ready to proceed.*

The project will be re-advertised and abutters re-noticed when the public hearing is scheduled.

- F. Request of Green & Company, (Applicant) and Philip J. Stokel and Stella B. Stokel, (Owners)** for property located at **83 Peverly Hill Road** to name the new 2,950-foot public road to serve the approved 56 single-family homes, public space, and associated utilities approved at the October 21, 2021 Planning Board meeting. Said property is shown on Assessor Map 242 Lot 4 and lies within the Single Residence A (SRA) and Single Residence B (SRB) Districts. Please note: this discussion item was postponed from the October Planning Board meeting. (LU-21-74)

*The Board voted to recommend to name the new public street, located at 83 Peverly Hill Road as approved in Land Use Application LU-21-74 on October 21, 2021, to **"Sage Lane"**.*

**Decision must go to the City Council for considerations and approval.*

V. PUBLIC HEARINGS – NEW BUSINESS

- A. The request of **Gregory J. Morneault and Amanda B. Morneault, (Owners)** and **Darrell Moreau, (Applicant)** for property located at **137 Northwest Street** requesting Preliminary and Final Subdivision Approval to subdivide 1 existing lot with 18,134 square feet of lot area, 19 feet of lot depth, and 537 feet of street frontage into 2 lots as follows: Proposed Lot 1 with 7,500 square feet of lot area, 44 feet of lot depth, and 179 feet of street frontage; Proposed Lot 2 with 10,634 square feet of lot area, 25 feet of lot depth, and 357 feet of street frontage. The existing residence will remain and be on Proposed Lot 1 and a new home will be constructed on Proposed Lot 2. Said property is shown on Assessor Map 122 Lot 2 and lies within the General Residence A (GRA) District and Historic District. (LU-20-222)

*The Board voted to **grant** preliminary and final subdivision approval as presented and advertised.*

- B. The request of **Gregory J. Morneault and Amanda B. Morneault (Owners)** and **Darrell Moreau, (Applicant)** for property located at **137 Northwest Street** requesting a Wetland Conditional Use Permit under Section 10. 1017 of the Zoning Ordinance to impact 5,062 square feet of wetland buffer and 45 square feet of tidal wetland. The proposed new home and existing turnaround is partially within the 100' tidal buffer zone of the North Mill Pond. In addition to the new home the applicant is proposing to remove an existing gravel turnaround and install a new paved parking apron for City vehicles to turn around. This new turnaround and the City pump station are all within a new easement. In addition, there is a plan to upgrade the stormwater outfall to protect against erosion. Said property is shown on Assessor Map 122 Lot 2 and lies within the General Residence A (GRA) District and Historic District. (LU-20-222)

*The Board voted to **postpone** the Wetland Conditional Use Permit hearing to the December 16, 2021 Planning Board Meeting.*

- C. The request of **Omar R. Gordon Revocable Trust and Carrol L. Gordon Revocable Trust, (Owners)** **Michah Denner, (Applicant)** for property located at **797 Elwyn Road** requesting wetland Conditional Use Permit according to Section 10.1017 of the Zoning Ordinance for an in-kind septic replacement and a new addition at the rear of the house with 240 square feet of disturbance within 100' of jurisdictional wetland. Said property is shown on Assessor Map 225 Lot 2 and lies within the Single Residence A (SRA) District. (LU-21-93)

*The Board voted to **approve** the Wetland Conditional Use Permit with the following stipulations:*

- 1. Erosion control measures be put in place during installation of the septic system and construction of the addition.*
- 2. A drip edge along the foundation or other infiltration practice for stormwater be included in the plan to capture the roof runoff from the new addition.*
- 3. The applicant install a planting bed of native plants at least 300 square feet in size in the wetland buffer adjacent to the wetland edge.*

4. *While it is outside the 100' buffer the Commission requests that the area under the deck be porous material such as crushed stone or other material to infiltrate stormwater.*
5. *The applicant consider following NNOFO standards for yard maintenance.*

VI. DESIGN REVIEW – PUBLIC HEARING

- A. The proposed project is the application of **Hill Hanover Group, LLC (Owner)** and **JPK Properties, LLC, (Owner and Applicant)** for the property located at **181 Hill Street**, for the demolition of three existing buildings and the construction of one three story building containing 12 units with attachment level parking accessed from Autumn Street. Said property is shown on Assessor Map 125 Lot 14 and lies within the Character District 4-L1 (CD4-L1) (LUPD-21-9).

The Board acknowledged that the petition for 181 Hill Street has been withdrawn at the request of the applicant.

VII. OTHER BUSINESS

There was no other business.

VIII. ADJOURNMENT

The meeting adjourned at 8:45pm