

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

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

*Members of the public also have the option to join the meeting over Zoom  
(See below for more details)\**

*This agenda is adapted to reflect the items that were not heard at the December 16, 2021 regularly scheduled Planning Board Meeting. The balance of the agenda, as scheduled below, will be heard on Thursday December 30, 2021 at 7:00 pm ~~striketrough text items were completed at December 16, 2021 meeting.~~*

**7:00 PM SPECIAL PLANNING BOARD MEETING**

**December 30, 2021**

**AGENDA**

**~~I. PRESENTATIONS (Time: 6:00 pm)~~**

~~A. FY 2023-2028 Capital Improvement Plan~~

**~~H. APPROVAL OF MINUTES (Time: 7:00pm)~~**

~~A. Approval of the Planning Board minutes from the November 18, 2021 meeting.~~

**~~III. DETERMINATIONS OF COMPLETENESS~~**

**~~SITE PLAN REVIEW~~**

~~A. 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 Site Plan Review approval.~~

~~B. The request of **Martingale, LLC (Owner)**, for property located at **99 Bow Street**, requesting Site Plan Review approval.~~

~~C. The request of **Dagny Taggart, LLC (Owner)**, for property located at **93 Pleasant Street** requesting Site Plan Review approval.~~

~~D. The request of **Torrington Properties Inc. (Applicant)**, on behalf of **2422 Lafayette Road Associates, LLC (Owner)**, for property located at **2454 Lafayette Road** requesting Site Plan Review approval.~~

~~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** 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)**~~

~~B. **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)**~~

~~C. **REQUEST TO POSTPONE** 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. **REQUEST TO POSTPONE (LU-20-222)**~~

**V. PUBLIC HEARINGS – NEW BUSINESS**

- ~~A. 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 a Conditional Use Permit as permitted by Section 10.1112.62 of the Zoning Ordinance and according to the requirements of Section 10.1112.14 to allow 113 off-street parking spaces including 18 reserved spaces to be provided on-site and 25 spaces to be provided on a separate lot where a total of 138 are required and Site Plan Review approval for the demolition of three existing buildings and construction of the following: 1) a 5-story mixed use building with 66,676 gross floor area and 16,629 sq. ft. building footprint including 7,720 sq. ft. of commercial use on the ground story and 32 residential units on the upper stories; 2) a 5-story 124-room hotel with 65,980 gross floor area and 14,622 sq. ft. of building footprint; 3) 34,427 sq. ft. of community space as well as associated paving, lighting, utilities, landscaping and other 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, Downtown Overlay District (DOD), Historic District, and the North End Incentive Overlay District. (LU-21-54)~~
- ~~B. 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 a Wetland Conditional Use Permit under section 10.1017 to construct two buildings 1) a 5-story mixed use commercial and residential building and 2) a five-story hotel building with 124 rooms. The project has removed all of the impervious surface from the 25' tidal buffer, proposes 67 square feet of impervious surface in the 25-50' tidal buffer and 21,190 square feet of impervious in the 50-100' tidal buffer. Overall the project is able to demonstrate a reduction of 7,070 square feet of impervious surface in the tidal wetland buffer from the existing condition or a reduction of 10,107 square feet if the reserve parking is not constructed. 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, Downtown Overlay District (DOD), Historic District, and the North End Incentive Overlay District. (LU-21-54)~~
- C. The request of **Martingale, LLC (Owner)**, for property located at **99 Bow Street**, requesting Site Plan Review Approval to allow the expansion of the existing deck to include expanded seating for the business as well as public access to the Piscataqua River. Said property is shown on Assessor Map 106 as Lot 54 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts. (LU-21-181)
- D. The request of **Dagny Taggart, LLC (Owner)**, for property located at **93 Pleasant Street** requesting Site Plan Review approval for the redevelopment of the existing 4 story structure and the construction of a new structure totaling 34,266 square feet of commercial space and 18 parking spaces. Said property is shown on Assessor Map 107 Lot 74 and lies within the Historic, Downtown Overlay, and CD4 Districts. (LU-21-183)

- E.** The request of **Torrington Properties Inc. (applicant)**, on behalf of **2422 Lafayette Road Associates, LLC (Owner)**, for property located at **2454 Lafayette Road** requesting to amend a previously granted Conditional Use Permit to provide less than required parking in accordance with Section 10.1112.14 of the Zoning Ordinance and Conditional Use Permits for increased housing density and for increased building height as allowed by Section 10.5B72.10 and Section 105B72.20 of the Zoning Ordinance, and development within the Gateway Neighborhood Mixed Use District in accordance with Section 10.5B40 of the Zoning Ordinance; and for Site Plan Review to demolish the existing structure and construct a five (5) story structure with 95 condominium units with 20% designated as workforce housing units and provide 21,896 square feet of community space. Said property is shown on Assessor Map 273 Lot 3 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District. (LU-21-192)
- F.** The request of **35 Pines LLC, (Owner)**, for the property located at **295 Maplewood, Unit 1** requesting a Conditional Use Permit Approval in Accordance with Section 10.1112.14 of the Zoning Ordinance, for the provision of no on-site parking spaces where three (3) spaces are required. Said property is shown on Assessor Map 141 Lot 35 and is located in the Character District 4-L2 (CD4-L2) and Historic District. (LU-21-211)
- G.** The request of **Public Service CO of NH (Owner)**, for the property located at **300 Gosling Road** requesting a Wetland Conditional Use approval according to section 10.1017 is requested for the replacement of 8 utility poles adjacent to Gosling Road. The project proposed temporary impact of 98,984 square feet in the wetland area and of 25,224 square feet in the wetland buffer. The proposal is to replace existing wooden structures with equivalent steel structures. Said property is shown on Assessor Map 214 Lot 3 and is located in the Office Research (OR) and Waterfront Industrial (WI) Districts. (LU-21-205)
- H. REQUEST TO POSTPONE** The request of **ADL 325 Little Harbor road Trust (Owner)**, for the property located at **325 Little Harbor Road** requesting a Wetland Conditional Use Permit under section 10.1017. The applicant is proposing 81,865 square feet of disturbance in the tidal wetland buffer the disturbance includes replacement of an existing home with a new home with a footprint of 3,382 square feet, construction of a new garage 1,300 square feet, renovation of an existing guest cottage 1,217 square feet, construction of a pool cabana 368 square feet and replacement of an existing shed 384 square feet along with other impacts/improvements including utility connections, playground, drainage improvement and extensive landscape improvements. Said property is shown on Assessor Map 205 Lot 2 and is located in the Rural (R) and Single Residence A (SRA) Districts. **REQUEST TO POSTPONE** (LU-21-189)
- I.** The request of **The City of Portsmouth (Owner)**, for property located at **0 Vaughan Street** requesting a Wetland Conditional Use Permit under section 10.1017 to restore a piece of property along the North Mill Pond into a City Park, Greenway and Living Shoreline project. The project as proposed includes restoration of 57,520 square feet of restoration work in the Wetland and Buffer with project impacts of 262 square feet in the wetland and 5,490 square feet of impact in the 100' wetland buffer. The project includes

the removal of invasive plants, planting of native species to restore the vegetation on the site. The restoration work is proposed in the subtidal, intertidal, and tidal buffer portions of the site. Said property is shown on the Assessor Map 123 Lot 15 and lies within the Character District 4 (CD-4). (LU-21-187)

## **VI. PRELIMINARY CONCEPTUAL CONSULTATION**

- A.** The request of **Port Harbor Land LLC**, for the property located at **2 Russell Street** requesting Preliminary Conceptual Site Consultation for a mixed use project consisting of office, retail/commercial, and residential uses in one 4-story and two 5-story buildings. The site is located between, Russell Street, Deer Street, Maplewood Avenue and the Railroad Corridor. Said property is located on Assessor Map 124-12 and lies within the Character District 5 (CD-5). (LUPD-21-10)

## **VII. OTHER BUSINESS**

## **VIII. ADJOURNMENT**

*\*Members of the public also have the option to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

[https://us06web.zoom.us/webinar/register/WN\\_aZQLyVuhQf-yxPwNGc7fYg](https://us06web.zoom.us/webinar/register/WN_aZQLyVuhQf-yxPwNGc7fYg)