



# CITY OF PORTSMOUTH

Planning Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## PLANNING BOARD

January 24, 2020

Pastor Chad Lynn  
Bethel Assembly of God  
200 Chase Drive  
Portsmouth, NH 03801

RE: Preliminary and Final Subdivision, Conditional Use Permit and Site Plan Approval for property located at 200 Chase Drive

Dear Pastor Lynn:

The Planning Board, at its regularly scheduled meeting of Thursday, January 16, 2020, considered your application for a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance for provision of 109 on-site parking spaces where a minimum of 134 are required. In addition, the Board considered the request for Preliminary and Final Subdivision approval to subdivide a lot with an area of 2.7 acres (116,591 sq.ft.) and 1,635 +/- ft. of street frontage into two (2) lots as follows: proposed Lot 1 with an area of 89,054 s.f. and 1,106 ft. +/- street frontage and proposed Lot 2 with an area of 27,537 s.f. and 529 ft. +/- street frontage. The Board also considered the request for Conditional Use Permit approval for a Development Site according to the requirements of Section 10.5B40 of the Zoning Ordinance and Site Plan Review approval for the construction of a new 22-unit residential apartment building with a footprint of 7,660 s.f. and 29,607 s.f. GFA with grading, lighting, utilities, stormwater management, landscape improvements, and community space.

Said property is shown on Assessor Map 210 Lot 02 and lies within the Gateway Neighborhood Mixed Use Center (G2) District. As a result of said consideration, the Board voted to postpone your request until the next regularly scheduled Planning Board meeting.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, February 20, 2020**. Two (2) hard copies of any revised plans and/or exhibits as well as an updated electronic file (in a PDF format) must be filed in the Planning Department and uploaded to the online permit system no later than Wednesday, January 29, 2020.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Dexter R. Legg, Chairman of the Planning Board

cc:

Cory Belden, PE, Altus Engineering, Inc.  
Stephen Kelm, 200 Chase Dr. LLC