

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

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

7:00 PM

AUGUST 15, 2013

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the August 1, 2013 Joint Planning Board/HDC Work Session;

II. 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. The application of **Maplewood & Vaughan Holding Company, LLC, Owner**, for property located at **111 Maplewood Avenue**, requesting Design Review to construct a 4-story 27,000 ± s.f. (footprint) mixed use building with commercial use on the 1st floor, 71 residential units on the 2nd – 4th floors and parking spaces on the ground floor level, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 8 and lies within the Central Business A (CBA) District, the Historic District and the Downtown Overlay District (DOD). (This application was postponed at the June 20, 2013 Planning Board meeting)

B. The application of **143 Daniel Street, LLC, Owner**, and **Steven P. Wilson, Applicant**, for property located at **143 Daniel Street**, requesting Site Plan Approval to add a 2 ½ story addition over the existing “gym” and to construct a new 60’ x 40’ 3-story addition on the existing parking lot for the development of a mixed use building with commercial use, 14 residential units and 18 lower level parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 1 and lies within the Central Business B (CBB) District, the Historic District and the Downtown Overlay District (DOD). (This application was postponed at the June 20, 2013 Planning Board meeting)

C. The application of **Hillcrest of Portsmouth, LLC, Owner and Applicant**, and **The RLD Revocable Trust and AMD Revocable Trust, Co-Applicants**, for property located at **3201 and 3203 Lafayette Road** on vacant lot located on Lang Road, requesting Preliminary and Final Subdivision approval to divide the lot into four lots as follows:

- a. Proposed Lot 1 consisting of 6.92 acres and 1084’ of continuous street frontage.
- b. Proposed Lot 2 consisting of 67.11 acres and 1084’ of continuous street frontage.
- c. Proposed Lot 3 consisting of 11.38 acres and 1084’ of continuous street frontage.
- d. Proposed Lot 4 consisting of 126.99 acres and 156.87’ of continuous street frontage on Lang Road.

Said properties are shown on Assessor Map 291 as Lot 7 and Map 289 as Lot 1 and lie within the Gateway District where a minimum lot area of 43,560 s.f. and 200' of continuous street frontage is required, the Rural (R) District where a minimum lot area of 5 acres and no continuous street frontage is required and the Garden Apartment/Mobile Home (GA/MH) district where a minimum lot area of 15,000 s.f. and no continuous street frontage is required. (This application was postponed at the July 18, 2013 Planning Board meeting)

D. The application of **Seacoast Trust, LLP, Owner**, for property located at **150 Route One Bypass**, requesting Site Plan Approval to place a 10' x 60' mobile diagnostic coach on a concrete pad in front of the existing medical building with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 231 Lot 58 and lies within the Single Residence B (SRB) District. (This application was postponed at the July 18, 2013 Planning Board meeting)

E. A public hearing to consider amending the Zoning Ordinance, Section 10.531 and 10.535, regarding Maximum Structure Height in the Central Business A District and Central Business B District to 45' or 3 stories, whichever is less. (This application was postponed at the July 18, 2013 Planning Board meeting)

F. The application of **KHP Properties, LLC, Owner**, for property located at **428 Pleasant Street**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a wetland buffer, to add a gravel parking area with 550 s.f. of impact to the tidal wetland buffer. Said property is shown on Assessor Map 102 as Lot 55 and lies within the General Residence B (GRB) District and the Historic District. (This application was postponed at the July 18, 2013 Planning Board meeting)

G. The application of **Eport Properties 1, LLC** and **The Aland Realty Group, Owners**, for property located at **173 & 175 Market Street**, requesting Site Plan Approval to construct a 5-story 3,981 s.f. (footprint) addition to an existing building which will include three new dwelling units, office and commercial space and 10 parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 118 as Lots 3 & 4 and lies within the Central Business A (CBA) District, the Historic District and the Downtown Overlay District (DOD). (This application was postponed at the July 18, 2013 Planning Board meeting)

H. The application of **Portsmouth Ford Lincoln Mercury and SLF Realty Group, LLC, Owners**, for property located at **400 & 450 Spaulding Turnpike**, requesting Amended Site Plan Approval to construct a 4,400 s.f. addition to an existing sales & service building and vehicles display areas along the Spaulding Turnpike and Arthur Brady Drive, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 238 as Lots 1A and 2 and lie within the General Business (GB) District. (This application was postponed at the July 18, 2013 Planning Board meeting)

III. 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 **Eugene C. Hersey, Owner**, for property located at **36 Dodge Avenue**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots with the following: Proposed Lot 1 having 20,000 ± s.f. and 108.19’ of continuous street frontage on Dodge Avenue and Proposed Lot 2 having 21,092 ± s.f. and 50.26’ of continuous street frontage on Dodge Avenue, and lying in a district where a minimum lot area of 15,000 s.f. and 100’ of continuous street frontage is required. Said property is shown on Assessor Plan 258 as Lot 37 and lies within the Single Residence B (SRB) District.

B. The application of **LJP Properties, LLC, Owner and Jay Prewitt, Applicant**, for property located at **428 Pleasant Street**, requesting Site Plan Approval to convert a 4 unit building to a 3 unit residential building, demolish rear additions, and construct a new two-story 450 s.f. rear addition, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 102 as Lot 55 and lies within the General Residence B (GRB) District and the Historic District.

C. The application of **Public Service Company of New Hampshire, Owner**, for property located at **280 Gosling Road**, requesting Site Plan Approval to expand the existing gravel substation area by 44,000 s.f. to construct a capacitor bank, fencing, retaining wall and relocation of the existing asphalt driveway, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 214 as Lot 2 and lies within the Waterfront Industrial (WI) District.

D. The application of **233 Vaughan Street, LLC, Owner**, for property located at **233 Vaughan Street**, requesting a second one–year extension of Site Plan Approval which was granted by the Planning Board on May 20, 2010 and amended on August 18, 2011. Site Plan approval was granted to construct a 4-story, 10,905 s.f. mixed use building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. The first one year extension was granted on August 16, 2012. Said property is shown on Assessor Map 124 as Lot 14 and lies within the Central Business A (CBA) District, the Downtown Overlay District (DOD) and the Historic District. .

V. PLANNING DIRECTOR’S REPORT

A. 1390 Lafayette Road (former Yoken’s site) – Update

VI. ADJOURNMENT

NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

If you wish to attend a Planning Board meeting and need assistance, please contact the Human Resources Office at 610-7270 one week prior to the meeting.