

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

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

7:00 PM

**MARCH 20, 2014
To be reconvened on
APRIL 3, 2014**

AGENDA

I. APPROVAL OF MINUTES

- A. Approval of Minutes from the October 17, 2013 Planning Board Meeting;
- B. Approval of Minutes from the October 24, 2013 Planning Board Meeting;
- C. Approval of Minutes from the October 31, 2013 Planning Board Meeting;

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 **Ertugrul Yurtseven, Owner**, for property located at **292 Lang Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a wetland buffer to install a driveway, with 4,885 s.f. of impact to the wetland buffer. Said lot is shown on Assessor Plan 204 as Lot 1 within the Single Residence B (SRB) District. (This application was postponed at the February 20, 2014 Planning Board meeting)
- B. The application of **Strawbery Banke, Inc., Owner**, for property located off **Washington Street**, requesting Site Plan Approval to construct a 12,500 s.f. seasonal ice skating rink with an 8' x 10' transformer, a 25' x 10' rink chiller and a 25' x 60' concession pavilion, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 104 as Lot 7 and lies within the Mixed Residential Office (MRO) District and the Historic District. (This application was postponed at the February 20, 2014 Planning Board meeting)
- C. The application of **Borthwick Forest, LLC, Owner**, for property located **between Islington Street and Borthwick Avenue**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to construct a road from Borthwick Avenue to Islington Street with a proposed subdivision, with 10,700 s.f. of impact to the wetland buffer and 5,800 s.f. of wetland buffer. Said properties are shown on Assessor Plan 233, as Lots 112 & 113 and Assessor Plan 241 as Lot 1 within the Single Residence B (SRB) District and the Office Research (OR) District. (This application was postponed at the February 20, 2014 Planning Board meeting)

III. PUBLIC HEARINGS – NEW BUSINESS

*The Board's action in these matters has been deemed to be quasi-judicial in nature.
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that issue should be raised at this point or it will be deemed waived.*

A. The application of the **City of Portsmouth, Owner, and Jack Rodgers, Applicant**, for property located at **50 Clough Drive**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to remove a shed and invasive plants, plant a memorial garden, and install a sculpture and bench, with 950 s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 206 as Lot 20 and lies within the Municipal District.

B. The application of **Vincent J. Marconi Revocable Trust and Linda L. Marconi Revocable Trust, Owners**, for property located at **501 New Castle Avenue**; **William T. Marconi, Owner**, for property located at **517 New Castle Avenue**; and **William Marconi Revocable Trust and Eva Marconi Revocable Trust, Owners**, for property located at **529 New Castle Avenue**, requesting Preliminary and Final Subdivision (Lot Line Revision) approval as follows:

- a. Assessor Map 205, Lot 004 increasing in area from 1.13± acres to 1.16± acres, with no change in street frontage;
- b. Assessor Map 205, Lot 005 increasing in area from .97± acres to 1.02± acres with no change in street frontage; and
- c. Assessor Map 205, Lot 006 decreasing in area from 1.12± acres to 1.04± acres with no change in street frontage.

Said properties lie within the Single Residence A (SRA) District where the minimum lot area is 43,560 s.f. (1 acre).

C. The application of **Searay Realty, LLC, Owner, and Public Service Company of New Hampshire, Applicant**, for three properties located at **445 Route 1 By-Pass, off Borthwick Avenue and off Barberry Lane**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to remove two existing buildings, the paved driveway and to construct a 12,250 s.f. gravel substation area with associated equipment, poles, and a 14' wide driveway apron, with 48,945 s.f. of permanent impact to the wetland buffer plus 5,525 s.f. of temporary impact to the wetland buffer and the removal of 17,120 s.f. of impervious surface from the wetland buffer. Said property is shown on Assessor Plan 206 as Lot 20 and lies within the Municipal District.

D. The application of **Christine V. Crockett, Owner**, for property located at **209 Gosport Road**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to construct a 2,081 s.f. (footprint) dwelling and a 14' wide driveway (12' paved), with 925 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 224 as Lot 10-12 and lies within the Single Residence A (SRA) District.

E. The application of **Francis Sullivan, Owner, and Janice Stanley, Applicant**, for property located on **Brack Road**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance to install wetland buffer to construct a 2,464 ± s.f. (footprint) dwelling with proposed driveway with no net loss of impact to the wetland buffer. Said property is shown on Assessor Plan 206 as Lot 17 and lies within the Gateway Residence B (SRB) District.

F. The application of **4 Amigos, LLC, Owner**, for property located at **1390 & 1400 Lafayette Road**, requesting Amended Site Plan approval to add a free-standing sign to the Lafayette Road side of the site, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 252 as Lots 7 & 9 and lies within the Gateway District.

IV. CITY COUNCIL REFERRALS/REQUESTS

*The Board’s action in these matters has been deemed to be legislative 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 for three City easements: Drainage Easement for Aldrich Improvements; Sidewalk Easement for 185 Cottage Street; and Utility Easement for 65-67 Mark Street.

V. PLANNING DIRECTOR’S REPORT

VI. ADJOURNMENT

THE FOLLOWING WILL BE HEARD ON THURSDAY, APRIL 3, 2014 AT 7:00 PM

III. PUBLIC HEARINGS – NEW BUSINESS

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G. Proposed amendments to the Zoning Ordinance as follows:

- (1) Create a new Central Business C (CBC) district, encompassing the area currently zoned Central Business B west of Maplewood Avenue and Middle Street;
- (2) Create a new Central Business Piscataqua (CBP) district, encompassing the area currently zoned Central Business A north and east of Market Street and Bow Street;
- (3) Delete Section 10.535.13 – Increased Building Height by Conditional Use Permit;
- (4) Amend Section 10.531 – Table of Dimensional Standards – Business and Industrial Districts, to establish dimensional standards for the proposed CBC and CBP districts

(including reducing maximum building height in the CBC district to 35 feet); and to establish maximum building footprints of 4,000 sq. ft. in the CBA district, 30,000 sq. ft. in the CBB district, 3,000 sq. ft. in the proposed CBC district, and 4,000 in the proposed CBP district;

- (5) Add a definition for the term “building footprint”; and
- (6) Amend Section 10.440 – Table of Uses, to assign the same permitted uses and restrictions to the proposed CBC district as currently designated for the CBB district; and to assign the same permitted uses and restrictions to the proposed CBP district as currently designated for the CBA district.

(This item was referred to the Planning Board by the City Council at its January 13, 2014 meeting.)

H. Proposed amendment to the Zoning Ordinance to require conference centers, convention centers and event centers to provide one off-street parking space per 2 persons of rated capacity. (This item was referred to the Planning Board by the City Council at its January 13, 2014 meeting.)

IV. CITY COUNCIL REFERRALS/REQUESTS

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B. Request by the City Council that the Planning Board evaluate the design review provisions established in Section 2.4 of the Site Plan Review Regulations. (This matter was postponed at the February 20, 2014 Planning Board meeting.)

V. OTHER BUSINESS

A. Presentation of Wayfinding Plan and Program.

VI. PLANNING DIRECTOR’S REPORT

VII. 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.