

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

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

7:00 PM

MAY 15, 2014

AGENDA

I. APPROVAL OF MINUTES

- A. Approval of Minutes from the January 9, 2014 Joint Work Session;
- B. Approval of Minutes from the January 16, 2014 Planning Board Meeting;
- C. Approval of Minutes from the January 23, 2014 Planning Board Meeting;

II. DETERMINATIONS OF COMPLETENESS

- A. Site Plan Review
 - 1. 2454 Lafayette Road (Southgate Plaza) – Amended Site Plan
 - 2. 195 Hanover Street (Portwalk) – Amended Site Plan
- B. Subdivision Review
 - 1. Deer Street and Russell Street (Harborcorp and Pan Am Railroad) – Lot Line Revision

III. 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 **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 and 2,750 ± 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. (This application was postponed at the April 17, 2014 Planning Board meeting)
- B. The application of **Francis Sullivan, Owner, and Janice Stanley, Applicant**, for property located on **Brackett 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 2,464 ± s.f. (footprint) dwelling with proposed pervious driveway, with 4,020 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 206 as Lot 17 and lies within the Single Residence B (SRB) District. (This application was postponed at the April 17, 2014 Planning Board meeting)

C. The amended application of **2422 Lafayette Road Associates, LLC**, for property located at **2454 Lafayette Road (Southgate Plaza)**, requesting Amended Site Plan Approval to demolish 21,022 ± s.f. of existing retail space, add 11,000 ± s.f. footprint of new retail space to the existing retail/restaurant strip building, add a rain garden at the rear of the site, to replace the previously approved porous pavement in the rear of the site with a gravel pad for a garden center, and make related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 273, Lot 3 and lies within the Gateway District. (This application was postponed at the April 17, 2014 Planning Board meeting)

D. The application of **Portwalk HI, LLC and Hanover Apartments, LLC, Owner**, for property located at **195 Hanover Street** (Portwalk, Phase III), requesting Amended Site Plan Approval for 25 itemized revisions including, but not limited to, increased floor area for restaurant, residential and retail uses; reduced number of off-street parking spaces; relocation, addition and removal of various doors; addition of gas regulator and enclosure and planters along Deer Street; modified screen wall along Maplewood Avenue; relocation of transformers on parking deck; addition of 4th grease trap on Portwalk Place; and addition of access controls to both parking levels; with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 1 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD), and the Historic District. (This application was postponed at the April 17, 2014 Planning Board meeting)

IV. 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 **Christine & Craig Hodgson, Owners**, for property located at **165 Middle Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to construct a 175 ± s.f. addition, a 676 ± s.f. garage and a 675 ± s.f. driveway, with 3,450 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 168 as Lot 17 and lies within the Single Residence B (SRB) District.

B. The application of **Roxanne S. Tooker Revo Trust of 2008, Owner**, for property located at **147 Walker Bungalow Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an wetland buffer to replace a failed septic system, with 1,321 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 202 as Lot 5 and lies within the Single Residence B (SRB) District.

C. The application of **New England Marine & Industrial, Inc., Owner**, and **Subaru of New England, Inc., Applicant**, for property located at **200 Spaulding Turnpike**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to construct a car dealership which includes a 19,150 ± s.f. building and various vehicle display areas totaling 32,000 ± s.f., with 119,451 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 237 as Lot 56 and lies within the General Business (GB) and Single Residence B (SRB) Districts.

D. The application of **Harborcorp, LLC, Owner**, for property located **on Deer Street and Russell Street**, and **Boston and Maine Corporation, Owner**, for property located **off Green Street**, requesting Preliminary and Final Subdivision (Lot Line Revision) approval as follows:

- a. Assessor Map 118 Lot 28 increasing in area from 47,082± s.f. to 48,416± s.f., with no change in street frontage;
- b. Assessor Map 124, Lot 12 increasing in area from 16,008± s.f. to 19,055 ± s.f. with no change in street frontage; and
- c. Assessor Map 124, Lot 13 decreasing in area from 17,194 ± s.f. to 12,813 ± s.f. with no change in street frontage.

Said properties lie in the Central Business B District, the Downtown Overlay District (DOD) and the Historic District.

V. 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. 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) 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;
- (4) 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 and postponed at the April 17, 2014 Planning Board Meeting.)

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 April 3, 2014 Planning Board meeting.)

VI. PLANNING DIRECTOR'S REPORT

A. Status of Conditionally Approved Applications for Site Plan Approval

- B. Status of Conditionally Approved Applications for Subdivision Approval

- C. Update on 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, postponed indefinitely at the April 3, 2014 Planning Board Meeting with the request for an update at the April 17, 2014 Planning Board Meeting.)

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.