

ACTION SHEET
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

7:00 P.M.

JULY 16, 2015

MEMBERS PRESENT: John Ricci, Chairman; Elizabeth Moreau, Vice Chairman; Jack Thorsen, City Council Representative; David Allen, Deputy City Manager; Robert Marsilia, Building Inspector; William Gladhill, Colby Gamester, Jay Leduc; and Michael Barker.

MEMBERS EXCUSED: Justin Finn, Alternate

ALSO PRESENT: Rick Taintor, Planning Director, & Jessa Berna, Associate Planner

.....
I. APPROVAL OF MINUTES

1. Approval of Minutes from the June 18, 2015 Planning Board Meeting – Unanimously approved.
2. Approval of Minutes from the June 25, 2015 Planning Board Work Session – Unanimously approved.

.....
II. DETERMINATIONS OF COMPLETENESS

A. Subdivision:

1. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, and **215 Commerce Way, LLC, Owner**, for property located at **215 Commerce Way**, for Preliminary and Final Subdivision Approval (Lot Line Revision).

Voted to determine that the application is complete according to the Subdivision Rules and Regulations and accepted it for consideration.

.....
B. Site Plan Review:

1. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, and **215 Commerce Way, LLC, Owner**, for property located at **215 Commerce Way**, requesting Site Plan Approval for a proposed 4-story office building.

Voted to determine that the application is complete according to the Site Plan Review Regulations and accepted it for consideration.

.....

III. PUBLIC HEARINGS – OLD BUSINESS

A. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, and **215 Commerce Way, LLC, Owner**, for property located at **215 Commerce Way**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots which are currently shown on Assessor Map 216 as Lots 1-8A and 1-8B and Assessor Map 213 as Lot 11. The applicant proposes to merge Map 216 Lot 1-8A and Lot 1-8B into Map 216 Lot 1-8A, and to revise the lot line between Map 216 Lot 1-8A and Map 213 as Lot 11 as follows:

- a. Map 216 Lot 1-8A (136,490 s.f.) merged with Lot 1-8B (196,876 s.f.) increasing in area from a total of 333,366 s.f. to 384,402 s.f. with continuous street frontage on Portsmouth Boulevard and Commerce Way.
- b. Map 213 Lot 11 decreasing in area from 290,077 s.f. to 239,040 s.f. with continuous street frontage on Portsmouth Boulevard and Dunlin Way.

Said lots lie within an Office Research (OR) District which requires a minimum lot size of 3 acres and 300 ft. of continuous street frontage. (This application was postponed at the June 18, 2015 Planning Board Meeting.)

Voted to **postpone** to the August 20, 2015 Planning Board Meeting.

.....
B. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, and **215 Commerce Way, LLC, Owner**, for property located at **215 Commerce Way**, requesting Site Plan Approval for a proposed 4-story office building with a footprint of 28,125 ± s.f. and gross floor area of 112,500 ± s.f., and 640 parking spaces serving the proposed building and an adjacent existing office building (including a parking deck with 161 spaces below grade), with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 216 as Lots 1-8A and 1-8B and lies within the Office Research (OR) District. (This application was postponed at the June 18, 2015 Planning Board Meeting.)

Voted to **postpone** to the August 20, 2015 Planning Board Meeting.

.....
C. The application of **Chinburg Developers, LLC, Owner**, for property located at **1163 Sagamore Avenue**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer for demolition of an existing clubhouse and construction of 11 residential units including a private accessdrive, stormwater/drainage structures and sewer upgrade along Sagamore Avenue, with 9,682 ± s.f. of total impact to the wetland buffer (7,295 ± of impact for on-site improvements, 649 ± for off-site stormwater/drainage structures and 1,738 ± for off-site sewer improvements along Sagamore Avenue). Said property is shown on Assessor Plan 224 as Lot 17 and lies within the Mixed Residential Office (MRO) District. (This application was postponed at the June 18, 2015 Planning Board Meeting.)

Voted to **postpone** to the August 20, 2015 Planning Board Meeting.
.....

D. The application of **Hillcrest at Portsmouth, LLC, Owner**, for property located at **3201 Lafayette Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within an inland wetland to install five new manufactured homes at the following addresses: 429 Striped Bass Avenue (with proposed garage and paved driveway expansion), 229 Mackerel Avenue (with proposed shed and paved driveway expansion), 150 Codfish Corner Road (with proposed garage and paved driveway expansion), 180 Codfish Corner Road (with proposed garage, proposed shed and paved driveway expansion), 171 Codfish Corner Road (with proposed shed and paved driveway expansion), with 25,038 ± s.f. of total impact to the wetland. Said property is shown on Assessor Plan 291 as Lot 7 and lies within the Gateway (G), Garden Apartment/Mobile Home (GA/MH) and Rural (R) Districts. (This application was postponed at the June 18, 2015 Planning Board Meeting.)

Voted to **postpone** to the August 20, 2015 Planning Board Meeting.

.....
IV. PUBLIC HEARINGS – NEW BUSINESS

A. The application of **217 Walker Bungalow LLC, Owner**, for property located at **217 Walker Bungalow Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer to remove the existing asphalt driveway and install a pervious paver driveway, remove a shed, reduce the size of the existing brick patio and move it further from the wetland buffer, and install new sewer lines for a proposed septic system, with 800 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 202 as Lot 12 and lies within the Single Residence B (SRB) District.

Voted to **grant** Conditional Use Permit Approval with the following stipulation:

- 1. A drip edge shall be installed around the perimeter of the house.

.....
B. The application of **Denise A. Croteau Rev. Trust, Owner**, for property located at **241 Walker Bungalow Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer to construct a deck onto an existing deck, installation of a bay window onto the existing residential structure and grading to accommodate a walkout door and landing, with 479 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 202 as Lot 13 and lies within the Single Residence B (SRB) District.

Voted to **grant** Conditional Use Permit Approval.

.....
C. The application of **Chinburg Development, LLC, Owner**, for property located at **1163 Sagamore Avenue**, requesting Site Plan Approval for the demolition of existing building and the construction of 11 single family dwellings and a private roadway, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 224 as Lot 17 and lies within the Mixed Residential Office (MRO) District.

Voted to **postpone** to the August 20, 2015 Planning Board Meeting.
.....

V. OTHER BUSINESS

A. Proposal to amend the Zoning Ordinance and Zoning Map to implement Character-Based Zoning in the North End, to revise various provisions of Article 5A – Character Districts, and to make conforming amendments to other sections of the Zoning Ordinance. (This matter was referred to the Planning Board by the City Council on April 20, 2015, and was postponed at the June 18, 2015 Planning Board Meeting.)

Voted to recommend that the City Council amend the Zoning Ordinance and the Zoning Map, with amendments.

.....

B. Request of **Eport Properties 1 L.L.C., Owner**, for property located at **173-175 Market Street and 65 Ceres Street**, for a second one-year extension of Site Plan Approval which was granted by the Planning Board on August 15, 2013, and extended on July 17, 2014 to August 14, 2015.

Voted to **grant** a second one-year extension of Site Plan approval.

.....

C. Appointment of Capital Improvement Plan Subcommittee.

Chairman Ricci, Mr. Gamester and Ms. Moreau were appointed to the CIP Subcommittee.

.....

VI. PLANNING DIRECTOR’S REPORT

None.

.....

VII. ADJOURNMENT

A motion to adjourn at 9:10 pm was made and seconded and passed unanimously.

.....

Respectfully submitted,

Jane M. Shouse
Acting Secretary for the Planning Board