

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

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

7:00 PM

MARCH 17, 2016

AGENDA

I. APPROVAL OF MINUTES

- A. Approval of Minutes from the February 18, 2016 Planning Board Meeting.

II. DETERMINATIONS OF COMPLETENESS

- A. Subdivision:

1. The application of **Bruce E. Osborn, Owner**, for properties located at **187 Woodbury Avenue and 377 Thornton Street**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots.

- B. Site Plan Review

1. The application of **Paul E. Berton Living Trust and Jane A. Ewell Living Trust, Owners**, for property located at **482 Broad Street**, requesting Site Plan Approval.

III. PUBLIC HEARINGS – OLD BUSINESS

*The Board's action in this matter 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 proposal to amend the Zoning Ordinance to implement Character-Based Zoning in the West End and Islington Street corridor, and to make various related amendments to the Zoning Ordinance and Zoning Map, as follows:

- (1) Delete the existing Article 5A – Character Districts in its entirety and insert in its place the new Article 5A – Character Districts dated 1/11/2016.
- (2) Amend Articles 4, 5 11, 12 & 15 of the Zoning Ordinance as set forth in the document titled “Conforming Amendments to Zoning Ordinance” dated 1/11/2016.
- (3) Amend the Zoning Map as set forth in the following maps dated 1/11/2016:
 - (a) Map 10.5A21A – Character Districts and Civic Districts;

- (b) Map 10.5A21B – Building Height Standards;
 - (c) Map 10.5A21C – Special Requirements for Façade Types, Front Lot Line Buildout & Uses.
- (4) Amend the Zoning Map by changing the zoning designation of 52 parcels as set forth in the document titled “Proposed Additional West End Zoning Changes” dated 1/11/2016 and as shown on the map titled “Additional West End Zoning Changes – First Reading – January 11, 2016”.

(This item was continued from the February 18, 2016 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 **Bruce E. Osborn, Owner**, for properties located at **187 Woodbury Avenue and 377 Thornton Street**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots as follows:

- a. Map 162, Lot 55 increasing in area from 18,032 ± s.f. to 23,652 ± s.f. with 148.97’ of continuous street frontage along Thornton Street.
- b. Map 162, Lot 56 decreasing in area from 16,866 ± s.f. to 11,246 ± s.f. with 113.29’ of continuous street frontage along Woodbury Avenue.

Said lots lie within a General Residence A (GRA) District which requires a minimum lot size of 7,500 s.f. and 100’ of continuous street frontage.

B. The application of the **Scott Mitchell, Owner**, and **Meredith Village Savings Bank, Applicant**, for property located at **2839 Lafayette Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for the demolition of two existing buildings and the construction of a proposed 70’ x 46’ bank building with drive-thru, with 4,010 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 286 as Lots 18 & 19 and lie within the Gateway (G) District.

C. The application of **Paul E. Berton Living Trust and Jane A. Ewell Living Trust, Owners**, for property located at **482 Broad Street**, requesting Site Plan Approval for the demolition of a single family home and the construction of three proposed 2-story townhouses, with a footprint of 4,996 ± s.f. and gross floor area of 8,364 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 221 as Lot 63 and lies within the General Residence A (GRA) District.

D. The application of **Margaret Coate, Owner**, for property located at **110 Clinton Street**, requesting an Amended Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for the addition of a landing and granite stairs to the newly constructed breezeway between the house and the garage, for a new impact of 50.68 ± s.f. in the wetland buffer. Said property is shown on Assessor Map 158 as Lot 4 and lies within the General Residence A (GRA) District.

V. CITY COUNCIL REFERRALS

*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. The request of Maplewood Ridge, LLC, to re-zone 678 Maplewood Avenue and the adjacent vacant parcel from the Single Residence B (SRB) District to the Business (B) District.

VI. OTHER BUSINESS

A. Request of Joseph R. Moore, Owner, for property located at 6 Vine Street, for a one year extension of Conditional Use Permit approval which was granted by the Planning Board on March 18, 2015.

B. Proposed Transportation Corridor District

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.