

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

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

7:00 PM

DECEMBER 15, 2016

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the November 17, 2016 Planning Board Meeting;

II. DETERMINATIONS OF COMPLETENESS

A. Subdivisions:

1. The application of **Linda-Marie and William L. Jones, Owners**, for property located at **400 Middle Road**, and **Seacoast Trust, LLP, Owner**, for property located at **150 Route 1 By-Pass**, requesting Preliminary and Final Subdivision (Lot Line Revision).

B. Site Plan Review

1. The application of **Carol I. Cooper, Owner, and Lorax Sustainable Development, LLC, Applicant**, for property located at **996 Maplewood Avenue**, requesting Site Plan Approval.

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 **Chase B. Bailey and Kit Soave-Bailey, Owners**, for property located at **3 Curriers Cove**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to remove and relocate an existing pool, associated concrete, and retaining wall, including related miscellaneous improvements, with 1,770 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 204 as Lot 12 and lies within the Single Residence A (SRA) District.

B. The application of **J&M Family Properties, LLC, Owner, and Dunkin' Donuts, c/o JFS Management Co., LLC, Applicant**, for property located at **802 Lafayette Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer for pavement and drainage improvements and water quality treatment, with 11,200 ± s.f. of impact to the tidal wetland buffer. Said property is shown on Assessor Map 244 as Lot 2 and lies within the Gateway (GW) District.

C. The application of **J&M Family Properties, LLC, Owner, and Dunkin' Donuts, c/o JFS Management Co., LLC, Applicant**, for property located at **802 Lafayette Road**, requesting Amended Site Plan Approval to re-develop lot for improved site and drive-thru circulation, revised parking layout, new trash enclosure, drainage improvements, water management, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 244 as Lot 2 and lies within the Gateway (GW) District.

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 **Deer Street Associates, Owner**, for property located at **165 Deer Street and 181 Hill Street** requesting design review of proposals to construct three mixed-use buildings fronting on Deer Street and a fourth mixed-use building fronting on a future public street off Bridge Street to be created in association with the City's new parking garage. Said properties are shown on Assessor Map 125 as Lot 17 and Assessor Map 138 as Lot 62 and all lots lie within the CD5 District and the Downtown Overlay District (DOD) and two of the proposed buildings lie within the Historic District.

B. The application of **Linda-Marie and William L. Jones, Owners**, for property located at **400 Middle Road**, and **Seacoast Trust, LLP, Owner**, for property located at **150 Route 1 By-Pass**, requesting Preliminary and Final Subdivision (Lot Line Revision) approval between two lots as follows:

- a. Map 231, Lot 57 increasing in area from 8,898 ± s.f. (.20 acres) to 9,355 ± s.f. (.21 acres) with 132' of continuous street frontage along Middle Road.
- b. Map 231, Lot 58 decreasing in area from 130,658 ± s.f. (2.9994 acres) to 130,201 ± s.f. (2.99 acres) with 132' of continuous street frontage along Middle Road and 709' of continuous street frontage along Route 1 By-Pass.

Said lots lie within the Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100' of continuous street frontage.

C. The application of the **Henderson Family Trust, Owner, Hayes H. and Carla C. Henderson, Trustees**, for property located at **205 Odiorne Point Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to adjust the grade of the existing lawn, to replace a granite curbing retaining wall and to move a fire pit area, with 6,960 ± s.f. of impact to the inland wetland buffer. Said property is shown on Assessor Map 224 as Lot 10-29 and lies within the Single Residence A (SRA) District.

D. The application of **Carol I. Cooper, Owner, and Lorax Sustainable Development, LLC, Applicant**, for property located at **996 Maplewood Avenue**, requesting Site Plan Approval for the construction of three single family homes on a single lot with one shared driveway, each home and garage having a footprint of 1,696 ± s.f., with related paving, lighting, utilities, land-scaping, drainage and associated site improvements. Said property is shown on Assessor Map 219 as Lot 4 and lies within the Single Residence B (SRB) District.

V. CITY COUNCIL REFERRALS

A. Proposed acceptance of a permanent easement between Porpoise Way and Portsmouth Boulevard for the purpose of constructing an emergency access road for the Atlantic Heights neighborhood.

VIII. 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.