

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

Remote Meeting Via Zoom Conference Call

Per NH RSA 91-A:2, III (b) the Chair has declared COVID-19 outbreak an emergency and has waived the requirement that a quorum be physically present at the meeting pursuant to the Governor's Executive Order 2020-04, Section 8, as extended by Executive Order 2020-21, and Emergency Order #12, Section 3. Members will be participating remotely and will identify their location and any person present with them at that location. All votes will be by roll call.

7:00 pm

NOVEMBER 19, 2020

ACTION SHEET

MEMBERS PRESENT: Dexter Legg, Chair; Elizabeth Moreau, Vice Chair; Peter Whelan, City Council Representative; Karen Conard, City Manager; Ray Pezzullo, Assistant City Engineer; Jeffrey Kisiel; Jody Record; Colby Gamester; Corey Clark, Alternate and Polly Henkel, Alternate

ALSO PRESENT: Juliet Walker, Planner Director; Jillian Harris, Planner I

MEMBERS ABSENT: Jay Leduc (excused)

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I. PRESENTATIONS

A. Capital Improvement Plan FY22-FY27 Preliminary Review of Projects

Director Walker reviewed the CIP process and review some of the projects.

II. APPROVAL OF MINUTES

A. Approval of Minutes from the October 15, 2020 Planning Board Meeting

The October meeting minutes were approved.

III. PUBLIC HEARINGS – ZONING AMENDMENTS

A. Flood Plain Overlay District Zoning Amendments

Amendments to the Zoning Ordinance, Article 6 – Overlay Districts related to the Flood Plain Overlay District.

The Board voted to **recommend approval** of these amendments to the City Council.

B. Site Plan Review Regulation Amendments

Amendments to Articles 2, 6, 7, and new Attachment B of the Site Plan Review regulations.

The Board voted to **approve** the amendments with one revision to Section 6.4(a).

C. Subdivision Regulation Amendments

Amendments to Section II, Section IV, and Section V.

The Board voted to approve the amendments.

IV. PUBLIC HEARINGS – CITY COUNCIL REFERRALS

- A. Request by **August Consulting, PLLC** for naming of a new, unnamed City roadway located between Cate Street and Route 1 Bypass as **West End Yards Way**.

The Board **recommended** the road name of Hodgson Way to the City Council for approval.

- B. Request by **TF Moran, Inc.** for naming a new private subdivision road located off of Banfield Road as Walford Lane.

The Board **recommended** the road name of Walford Lane to the City Council for approval.

V. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

- A. The application of **Bacman Enterprises, Inc., Owner**, for property located at **140 Edmond Avenue** requesting Site Plan Review Approval.
- B. The application of **Raleigh Way Holding, LLC, Owner**, for properties located at **0 Falkland Way** requesting Site Plan Review Approval.

- C. The application of **553-559 Islington Street, LLC, Owner**, for property located at **553 Islington Street** requesting Site Plan Review Approval.

Voted to determine that 140 Edmond Avenue and 553 Islington Street are complete according to the Site Plan Review Regulations and to accept the applications for consideration. Voted to postpone completeness for 0 Falkland Way.

VI. PUBLIC HEARING – NEW BUSINESS

- A. The application of **Bacman Enterprises, Inc., Owner**, for property located at **140 Edmond Avenue** requesting Wetland Conditional Use Permit Approval according to Article 10.1017 of the Zoning Ordinance for impacts in an inland wetland buffer. This is an after-the-fact application for 1,169 square feet of impact to replace an asphalt and gravel parking area with a pervious paver parking area and 583 square feet to install new landscaping where grass currently exists. Said property is shown on Assessor Map 220 Lot 81 and lies within the Single Residence B (SRB) District.

The Board voted to **grant** this request as presented.

- B. The application of **Bacman Enterprises, Inc., Owner**, for property located at **140 Edmond Avenue** requesting Site Plan Review approval for improvements associated with the expansion of an existing chiropractor office and residence, to remove an existing asphalt driveway and replace it with a 1,169 s.f. pervious paver driveway, add 583 s.f. of grading work for landscaping and drainage, and add a 384 s.f. shed with a ramp in the rear of the property. Said property is shown on Assessor Map 220 Lot 81 and lies within the Single Residence B (SRB) District.

The Board voted to **grant** this request with the following stipulations:

- 1) The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department;
- 2) The applicant shall receive City Council approval to install the plantings on City property.

- C. **REQUEST TO POSTPONE.** The application of **Raleigh Way Holding, LLC, Owner**, for properties located at **0 Falkland Way** requesting Site Plan Review approval for the demolition of an existing garage and shed and the construction of a new 4-unit residential building with associated parking, stormwater management, lighting, utilities and landscaping. Said properties are shown on Assessor Map 212 Lots 112 & 113 and lie within the General Residence B (GRB) District. **REQUEST TO POSTPONE**

The Board voted to **postpone** this request to the next Planning Board meeting.

- D. The application of **553-559 Islington Street, LLC, Owner**, for property located at **553 Islington Street** requesting a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance for the provision of 8 on-site parking spaces where a minimum of 9 are required and Site Plan Review Approval for a 359 s.f. addition and renovation to an existing six-unit apartment building, with the removal of an existing garage

and addition of paving and striping, landscaping and lighting. Said property is shown on Assessor Map 157 Lot 3 and lies within the Character District 4-L2 (CD4-L2) District.

The Board voted as follows:

- 1) Voted to **accept** the findings of the parking demand analysis and to find that the provision of 8 off-street parking spaces provided will be adequate and appropriate for the proposed use of the property.
- 2) Voted to **grant** a conditional use permit pursuant to Section 10.112.14 of the Portsmouth Zoning Ordinance to permit 8 parking spaces on the lot where 9 off-street parking spaces are required.
- 3) Voted to **grant** Site Plan Review approval with the following stipulations:

Conditions Precedent (to be completed prior to building permit issuance)

- 3.1) A temporary construction easement shall be provided to the City for future installation of sewer line, as needed, and the plan shall be updated to note the required easement. Final sewer design and easement shall be reviewed and approved by DPW.
- 3.2) The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

Conditions Subsequent

- 3.3) Applicant shall coordinate with Eversource on possible removal of pole in front of the building. The pole in front of the building is there only because of the attachment point of the overhead service. Relocating the service attachment should be investigated, so that the pole can be removed permanently.

- E. The application of **The Village at Thompson Pond Condominium, Owner**, for property located at **996 Maplewood Avenue** requesting Wetland Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance to restore the shoreline of Thompson Pond where invasive species were removed and mulched in place essentially clearing the 25 foot vegetated buffer. The restoration plan includes plantings to restore the buffer with native vegetation. Said property is shown on Assessor Map 219 Lot 4 and lies within the Single Residence B (SRB) District.

The Board voted to **grant** the request with the following stipulations:

- 1) The applicant shall prepare a maintenance plan for current and future landscapers.
- 2) A plan shall put in place for the 25 ft. buffer which includes no cutting around the portion of the pond the Association owns.
- 3) The applicant shall use organic land management practices wherever practical.

- F. The application of **Thomas Murphy, Owner**, for property located at **95 Dodge Avenue** requesting a Conditional Use Permit in accordance with Section 10.814 of the Zoning Ordinance for the construction of an attached accessory dwelling unit of 745 s.f. gross floor area. Said property is shown on Assessor Map 258 Lot 39 and lies within the Single Residence B (SRB) District.

The Board voted as follows:

Voted to **grant** a request for modification to the standards set forth in Section 10.814.531 to allow 41.4% of the total façade area to be dedicated to the ADU.

Voted to **deny** a modification to the standards set forth in Section 10.814.43 to allow multiple entrances designed to appear as principal entrances on the front of the dwelling.

Voted to **postpone** your application to the December Planning Board meeting to allow for modifications to the design as discussed by the Board.

VII. CITY COUNCIL REFERRAL

- A. Request for report back on letter from resident Tom Morgan requesting zoning amendments to permit solar farms at appropriate locations, and to draft site plan review regulations to protect abutters, the environment, and taxpayers from improper installations.

Director Walker said she will report back to the Board next month.

VIII. ADJOURNMENT

The meeting adjourned at 9:14 pm.