

**PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

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

**7:00 PM Public Hearings begin**

**June 23, 2022**

**AGENDA**

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**REGULAR MEETING 7:00pm**

**I. APPROVAL OF MINUTES**

- A. Approval of the April, 21 regular meeting minutes.

**II. DETERMINATIONS OF COMPLETENESS**

**SUBDIVISION REVIEW**

- A. The request of **Artwill LLC (Owner)**, for property located at **437 Lafayette Road** requesting Preliminary and Final Subdivision
- B. The request of **James and Gail Sanders (Owners)**, for property located at **445 Marcy Street** requesting Preliminary and Final Subdivision

**SITE PLAN REVIEW**

- A. The request of **RIGZ Enterprises LLC (Owner)**, for property located at **806 Route 1 Bypass** requesting Site Plan Review
- B. The request of **Artwill LLC (Owner)**, for property located at **437 Lafayette Road** requesting Site Plan Approval
- C. The request of **Mastoran Restaurants Inc. (Owner)**, and **Granite State Convenience (Applicant)**, for property located at **2255 Lafayette Road** requesting Site Plan Review

**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 request of **James and Gail Sanders (Owners)**, for property located at **445 Marcy Street** requesting Preliminary and Final Subdivision approval to subdivide one lot with 14,947 square feet of lot area and frontage on Marcy Street, Pray Street, and Partridge Street into two lots as follows: Proposed Lot 1 with 6,127 square feet of lot area and 102.43 feet of frontage on Marcy Street and 67.83 feet of frontage on Pray Street, Proposed Lot 2 with 8,820 square feet of lot area and 802 feet of frontage on Pray street and 62.44 feet of frontage on Partridge Street. Said property is located on Assessor Map 101 Lot 3 and lies within the General Residence B (GRB) and Historic Districts. (LU-22-79)
- B. The request of **Mastoran Restaurants Inc. (Owner)**, and **Granite State Convenience (Applicant)**, for property located at **2255 Lafayette Road** requesting Site Plan review and Conditional Use Approval for use 19.40 under Section 10.440 to allow a drive-thru facility as an accessory use to a permitted principal use in the Gateway Corridor Zone. Said property is shown on Assessor Map 272 Lot 3 and lies within the Gateway Corridor (G1) District. (LU-22-13)

#### 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 request of **Mastoran Restaurants Inc. (Owner)**, and **Granite State Convenience (Applicant)**, for property located at **2255 Lafayette Road** requesting Wetland Conditional Use Permit Approval according to section 10.1017.5 of the Zoning ordinance to convert an existing fast food restaurant site into a retail fueling station and a convenience store/sandwich shop with drive-through window and a five fuel pump dispenser island and associated paving parking and stormwater system upgrades for the entire site creating an overall disturbance in the wetland buffer of 33,555 square feet. Said property is located on Assessor Map 272 Lot 3 and lies within the Gateway Corridor (G1) District. (LU-22-13)
- B. The request of **RIGZ Enterprises LLC (Owner)**, for property located at **806 Route 1 Bypass** requesting Site Plan Review for construction of 400 square feet of additional commercial space and site improvements. Said property is located on Assessor Map 161 Lot 43 and lies within the Business (B) District. (LU-22-81)
- C. The request of **Artwill LLC (Owner)**, for property located at **437 Lafayette Road** requesting Preliminary and Final Subdivision approval to subdivide one existing lot with 65,365 square feet of lot area and 123.92 of frontage on Lafayette Road and 336.61 feet of frontage on Andrew Jarvis Drive into three lots as follows: Proposed Lot 1 with 18,434 square feet of lot area and 123.92 feet of frontage on Lafayette Road and 129.57 feet of frontage on Andrew Jarvis Drive, Proposed Lot 2 with 16,606 square feet of lot area and 102.04 feet of frontage on Andrew Jarvis Drive, and Proposed Lot 3 with 30,325 square feet of lot area and 107 feet of frontage on Andrew Jarvis Drive. Said property is located on Assessor Map 229 Lot 1 and lies within the Single Residence B (SRB) District. (LU-22-82)

- D. The request of **Artwill LLC (Owner)**, for property located at **437 Lafayette Road** requesting Site Plan Approval and Conditional Use Permit Approval as permitted under Section 10814.40 of the Zoning Ordinance to subdivide the lot and construct two new single-family dwellings (one includes an attached accessory dwelling unit) in addition to the existing single-family dwelling. Said property is located on Assessor Map 229 Lot 1 and lies within the Single Residence B (SRB) District. (LU-22-82)
  
- E. The request of **City of Portsmouth (Owner)**, for property located at **329 Heritage Drive** requesting Wetland Conditional Use Permit approval according to section 10.1017.50 of the Zoning Ordinance to impact 1,490 square feet wetland buffer to replace equipment at an existing sewer pump station. Said property is located on Assessor Map 284 Lot 5 and lies within the Municipal (M) District. (LU-22-96)
  
- F. The request of **Joan S. Rice Revocable Trust (Owner)**, for property located at **460 FW Hartford Drive** requesting Wetland Conditional Use Permit Approval according to section 10.1017.50 of the Zoning ordinance to temporarily impact 275 square feet and permanently impact 5.2 square feet of inland wetland buffer to install a new fence where the impact is the wooden fence posts. Said property is located on Assessor Map 249 Lot 17 and lies within the Single Residence B (SRB) District. (LU-22-69)

#### V. CITY COUNCIL REFERRALS

- A. Hold a Public Hearing and consider a recommendation to the City Council for Zoning Ordinance Amendments to Building Height standards.

#### VI. OTHER BUSINESS

- A. Chairman's Update/Discussion

#### VII. ADJOURNMENT

[https://us06web.zoom.us/webinar/register/WN\\_nZPXzjIaQS6s9n8CtOcGDw](https://us06web.zoom.us/webinar/register/WN_nZPXzjIaQS6s9n8CtOcGDw)