

**PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

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

**7:00 PM REGULAR PLANNING BOARD MEETING**

**September 15, 2022**

**ACTION SHEET**

**I. SUMMARY OF LEGISLATIVE CHANGES ENACTED THROUGH HB1661 AND THE IMPACT TO LAND USE BOARDS**

**II. APPROVAL OF MINUTES**

- A. Approval of the August 18, 2022 meeting minutes.

*The Board voted to **approve** the August 18, 2022 meeting minutes as presented.*

**III. DETERMINATIONS OF COMPLETENESS**

**SUBDIVISION REVIEW**

- A. The request of **Hemlock Way Realty Investments, LLC (Owner)**, for property located at **0 Patricia Drive** requesting Preliminary and Final Subdivision approval to subdivide one (1) existing lot into two (2) lots.

*The Board voted to determine that the application is complete according to the Subdivision Regulations, (contingent on the granting of any required waivers) and to **accept** the application for consideration.*

**SITE PLAN REVIEW**

- A. The request of **Bromley Portsmouth, LLC (Owner)**, for property located at **1465 Woodbury Avenue** requesting Amended Site plan Review Approval for the demolition of the existing structure, parking, and utility infrastructure.
- B. *Vote to determine that this application is complete according to the Site Plan Review Regulations, (contingent on the granting of any required waivers under Section IV of the agenda) and to accept the application for consideration.*

**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- A. APPLICATION WITHDRAWN** The request of **Coventry Realty, LLC (Owner)**, for property located at **111 State Street** requesting a Conditional Use Permit approval in accordance with section 10.1112.14 of the Zoning Ordinance to allow zero (0) parking spaces where 1.3 are required. Said property is located on Assessor Map 107 Lot 50 and lies within the Character District 4 (CD4) and the Historic District. (LU-22-125) **APPLICATION WITHDRAWN**

*No Action Taken By Board*

- B.** The request of **Hemlock Way Realty Investments, LLC (Owner)**, for property located at **0 Patricia Drive** requesting preliminary and final subdivision approval to subdivide a lot with an area of 137,549 s.f. and 414 ft. of continuous street frontage on a private road into two (2) lots as follows: Proposed lot 1 with an area of 92,908 s.f. and 150 ft. of continuous street frontage on a private road; and Proposed Lot 2 with an area of 44,641 s.f. and 264 ft. of continuous street frontage on a private road. Said property is shown on Assessor Map 283 Lot 11 and lies within the Single Residence A (SRA) District. (LU-22-172)

*1) The Board voted to find the application meets the standards set forth in the Subdivision Regulations and to adopt the supplemental information as findings of fact.*

*2) The Board voted to **grant** waiver to the Residential Street Minimum Standards to allow 18 feet of pavement width where 32 is required.*

*3) The Board voted to **grant** Preliminary and Final Subdivision approval with the following stipulations:*

*3.1) A release deed retaining public access and drainage rights to the City, be prepared for review and approval by the City Attorney.*

*3.2) The final plat and all easement plans and deeds, including the aforementioned private easement shall be recorded concurrently at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.*

*3.3) GIS data shall be provided to the Department of Public Works in the form as required by the City.*

*3.4) Associated recording fees shall be paid to the City prior to recordation. Any changes to the plan subsequent to approval must be identified in a letter and submitted to the city with the recordable plans.*

3.5) Any site development (new or redevelopment) resulting in 15,000 square feet or greater ground disturbance will require the submittal of a Land Use Development Tracking Form through the Pollutant Tracking and Accounting Program (PTAP) online portal. For more information visit <https://www.cityofportsmouth.com/publicworks/stormwater/ptap>

- C. The request of **Blus O’Leary Family Living Trust (Owner)**, for property located at **225 Wibird Street** requesting Conditional Use Permit Approval as permitted under Section 10814.40 of the Zoning Ordinance to construct an attached Accessory Dwelling Unit. Said property is located on Assessor Map 133 Lot 54 and located within the General Residence A (GRA) district. (LU-22-174)

The Board voted to **postpone** the public hearing to the October 20, 2022 Planning Board Meeting with the following **stipulations**:

- 1) The applicant provide color renderings of the proposed structure.
- 2) The applicant provide a drainage mitigation plan/study certified by a licensed professional engineer.

- D. The request of **Bromley Portsmouth, LLC (Owner)**, for property located at **1465 Woodbury Avenue** requesting a Wetland Conditional Use Permit under section 10.1017 of the Zoning Ordinance for the demolition of the existing structure, parking, and utility infrastructure to be replaced with lawn and erosion control measures to result in 4,760 square feet of disturbance in the wetland buffer area. Said property is shown on Assessor Map 216 Lot 3 and lies within the Gateway Corridor (G1) District. (LU-22-149)

The Board voted to discuss Items IV.D and IV.E together and vote on separately.

- 1) The Board voted to find the Wetland Conditional Use Permit application meets the criteria set forth in Section 10.1017.50 and to adopt the supplemental information as findings of fact as presented.
- 2) The Board voted to find that the application meets the criteria set forth in 10.1017.50 and to **grant** the Wetland Conditional Use Permit as presented.

- E. The request of **Bromley Portsmouth, LLC (Owner)**, for property located at **1465 Woodbury Avenue** requesting Amended Site Plan Review approval for the demolition of the existing structure, parking, and utility infrastructure to be replaced with lawn and will incorporate erosion control measures. Said property is shown on Assessor Map 216 Lot 3 and lies within the Gateway Corridor (G1) District. (LU-22-149)

- 1) The Board voted to find the Site Plan application meets the criteria set forth in Section 2.9 of the Site Plan Review Regulations and to adopt the supplemental information as findings of fact as amended and read into the record.
- 2) The Board voted to **grant** Amended Site Plan approval as presented.

**V. OTHER BUSINESS**

**A. Presentation on the Parking Supply and Demand Analysis Study**

*No action taken by Board.*

**B. Chairman's Updates and Discussion Items**

*No action taken by Board.*

**VI. ADJOURNMENT**

*Meeting Adjourned: 9:24 PM*