

**PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

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

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

**January 19, 2023**

**ACTION SHEET**

**REGULAR MEETING 7:00pm**

**I. ELECTION OF OFFICERS**

*The Board voted to Elect **Rick Chellman** as Chair.*

*The Board voted to Elect **Corey Clark** as Vice Chair.*

**II. APPROVAL OF MINUTES**

**A.** Approval of the December 15, 2022 meeting minutes.

*The Board voted to **continue** discussion of proposed amendments of the December minutes to the February meeting.*

**III. 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. REQUEST TO POSTPONE** The request of **Liberty Mutual Insurance Co. (Owner)**, for property located at **225 Borthwick Avenue** requesting a Wetland Conditional Use Permit under section 10.1017. This project proposes shoreline stabilization work for two existing ponds on site with erosion impacts. This project proposes stabilizing the slopes with an extensive native vegetation planting plan which will occur along the slope and enhance the vegetated buffer. Said property is shown on Assessor Map 240 Lot 1 and lies within the Office Research (OR) District. **REQUEST TO POSTPONE (LU-22-212)**

*The Board voted to **grant** the request to postpone to the February meeting.  
Motion: B. Moreau. Second K. Conard. Motion passed with all in favor.*

- B.** The request of **Vieira Family Trust, (Owner), and Edward and Kathleen Vieira (Applicants)**, property located at **12 Regina Road** requesting a Wetland Conditional Use Permit under section 10.1017. This project proposes a disturbance of 144 s.f. within the 100' wetland buffer zone. This application proposes constructing a 10 x 10' shed on top of a crushed stone in an area that is 12 x 12' within the wetland buffer. Said property is located on Assessor Map 225, Lot 29 and lies within the Single Residence A (SRA) District. (LU-22-221)

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

*Motion: G. Mahanna, Second C. Clark. Motion passed with all in favor.*

*2) The Board voted to **grant** the Wetland Conditional Use permit with the following **condition**:*

*2.1) In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers during project construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department.*

*Motion:*

- C.** The request of **Torrington Brown LLC and Single Venture LLC (Owners)**, for property located at **132-134 Middle Street** requesting a Conditional Use Permit Approval to provide 7 parking spaces where 17 spaces are required as permitted under Section 10.1112.14 of the Zoning Ordinance. Said property is located on Assessor Map 127, Lot 11 & 12 and lies within the Character District 4-L1 (CD4-L1), and the Historic District. (LU-22-232)

*1) The Board voted to find that the Conditional Use Permit application meets the criteria set forth in Section 10.1112.14 and to adopt the findings of fact as presented.*

*Motion: C. Clark. Second G. Mahanna. Motion passed 8-1.*

*2) The Board voted to find that the number of off-street parking spaces provided will be adequate and appropriate for the proposed use of the property and to **grant** the conditional use permit as presented with the following **conditions**:*

*2.1) Per the requirements of the Zoning Ordinance, the six proposed tandem spaces shall be assigned to the same dwelling units and shall not be used to provide guest parking.*

*2.2) Owner shall submit data including area of unit, number of bedrooms, number of occupants, and number of cars for the current usage. Owner shall also collect data on where the cars are currently being parked. This data is for information purposes only.*

*Motion: C. Clark. Second J. Almeida. Motion passed 8-1*

#### **IV. CITY COUNCIL REFERRALS**

- A. Public Hearing for ADU Amendments scheduled for January 30, 2023.

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*The Board voted to hold a public hearing on the proposed ADU amendments on January 30, 2023.  
Motion: B. Moreau, Second: J. Begala. Motion passed with all in favor.*

## **VI. OTHER BUSINESS**

### **A. Chairman Updates and Discussion Items**

*No action taken by the Board.*

### **B. Discussion of Planning Board Rules and Procedures**

*No action taken by the Board.*

### **C. Board Discussion of Regulatory Amendments, Master Plan and Other Matters**

*No action taken by the Board.*

## **VII. ADJOURNMENT**

*The meeting was adjourned at 8:03 PM*