

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM Public Hearings begin

June 20, 2024

AGENDA

REGULAR MEETING 7:00pm

I. APPROVAL OF MINUTES

A. Approval of the May 16, 2024 meeting minutes.

II. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

A. The request of **Friends of Lafayette House in care of Melanie Merz (Owner)**, for property located at **413 Lafayette Road** requesting Site Plan Review Approval to construct an attached caretaker's unit to the existing residential care facility with associated site improvements. Said property is located on Assessor Map 230 Lot 23A and lies within the Single Residence B (SRB) 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 request of **Edmund R. St. Pierre (Owner)**, for property located at **15 Mariette Drive** requesting a Conditional Use Permit from Section 10.814 for a Detached Accessory Dwelling Unit. Said property is located on Assessor Map 292 Lot 167 and lies within the Single Residence B (SRB) District. (LU-24-57)

B. The request of **Richard M. and Françoise S. Kinney (Owners)**, for property located at **89 Cliff Road** requesting an after the fact Wetland Conditional Use Permit from Section 10.1017.50 for violations within the City's 100' wetland buffer. A three-season porch, deck and concrete landing pad were constructed without permits, of which 225 s.f. is within the buffer. Said property is located on Assessor Map 223 Lot 9 and lies within the Single Residence B (SRB) District. (LU-24-54)

- C. The request of **Wentworth Senior Living (Applicant)**, and **MH Wentworth HM** for **CHRNC INV (Owner)**, for property located at **346 Pleasant Street** is requesting a Wetland Conditional Use Permit from Section 10.1017.50 to replace an existing wooden fence along the back of the property which abuts the South Mill Pond. This replacement project will have approximately 200 s.f. of impact within the buffer, with 10 s.f. of permanent impact below ground with the posts and 500 linear feet of permanent impact from the fence. Said property is located on Assessor Map 109 Lot 10 and lies within the General Residence B (GRB) District. (LU-24-63)
- D. The request of **Friends of Lafayette House in care of Melanie Merz (Owner)**, for property located at **413 Lafayette Road** requesting Site Plan Review Approval to construct an attached caretaker's unit to the existing residential care facility with associated site improvements. Said property is located on Assessor Map 230 Lot 23A and lies within the Single Residence B (SRB) District. (LU-23-208)
- E. **806 US Route 1 Bypass** requesting Amended Site Plan Approval and a second 1-Year extension to the Site Plan Approval originally granted on June 23, 2022. (LU-22-81)
- F. The Planning Board will hold a public hearing on the following amendments to Chapter 10, Article 5A - Character-Based Zoning, Section 10.5A43.33 regarding Building and Story Heights of the ZONING ORDINANCE of the City of Portsmouth, pursuant to Section 10.150 of the Zoning Ordinance.

VII. CITY COUNCIL REFERRALS

- A. Chapter 10, Article 5A - Character-Based Zoning (*See item F. above*)

VIII. OTHER BUSINESS

- A. **325 Little Harbor Road** requesting a 1-Year Extension to the Wetland Conditional Use Permit originally granted on July 20, 2023. (LU-23-81)
- B. Chairman updates and discussion items
- C. Board discussion of Regulatory Amendments, Master Plan Scope & other matters

IX. ADJOURNMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_7oglcb6bTq3HHiiQ11lvQ