

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM Public Hearings begin

July 18, 2024

AGENDA

REGULAR MEETING 7:00pm

I. APPROVAL OF MINUTES

A. Approval of the June 20, 2024 meeting minutes.

II. 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 **Perkins Kwoka Joint Revocable Trust (Owner)**, for property located at **224 Broad Street, Unit 3** is requesting a Wetland Conditional Use Permit from Section 10.1017.50 for the replacement and expansion of an existing 192 s.f. sunroom and the demolition of a 286 s.f. rear deck, with new construction proposed for an addition of 384 s.f. to the existing sunroom, a new 367.5 s.f. rear deck and regrading of a portion of the site for the installation of a retaining wall and underdrain for stormwater control. The applicant is proposing to remove 491 s.f. of existing pavers and asphalt to be replaced with 401 s.f. of new pavers. This proposal includes the removal of the existing lawn to be replaced with a micro-clover seed mix, a planting plan, and a stone drip edge. Said property is located on Assessor Map 131 Lot 13-3 and lies within the General Residence A (GRA) District. **REQUEST TO POSTPONE (LU-23-179)**
- B.** The request of **Lonza Biologics (Owner)**, for property located at **5 Technology Way (Formerly 70 Corporate Drive)** requesting Amended Site Plan approval for the addition of Phase Photovoltaic Cell (PV) Solar canopies over the previously approved temporary surface parking lot with associated utility infrastructure improvements. Said property is located on Assessor Map 305 Lot 6 and lies within the Airport Business (ABC) District. (LU-23-108)

- C. The request of **The City of Portsmouth (Owner)**, for property located at **50 Andrew Jarvis Drive** requesting a Wetland Conditional Use Permit from Section 10.1017.50 of the Ordinance for the conversion of an existing practice field into a baseball and softball practice field which includes adding an 800 s.f. batting cage, a 40' wide backstop with posts driven into the ground, and the removal of approximately 800 s.f. of existing grass for replacement with an infield mix of clay, sand and silt. All of this work will occur within the 100' wetland buffer. Said property is located on Assessor Map 229 Lot 3 and lies within the Municipal (M) District. (LU-24-50)
- D. The request of **The City of Portsmouth (Owner)**, for property located at **0 Maplewood Avenue** requesting an after the fact Wetland Conditional Use Permit from Section 10.1017.50 of the Ordinance due to the emergency authorization issued by NHDES on May 16, 2024 for repair of the stone wall alongside the North Cemetery. This application is for the restoration and repair of the wall in-kind which includes installation of new stone, installing non-woven geotextile along the eroded bank, importing structural backfill, and loam and seeding the disturbed areas once finished. Said property is located on Assessor Map 124 Lot 2 and lies within the Municipal (M) District. (LU-24-102)
- E. The request of **Rosania RR & KL Revocable Trust (Owner)**, for property located at **32 Boss Avenue** requesting a Conditional Use Permit in accordance with Section 10.440, Use 19.22 for a Home Occupation 2. Said property is located on Assessor Map 153 Lot 5 and lies within the Single Residence B (SRB) District. (LU-24-117)
- F. The request of **Mark E. and Janet Greenwood (Owners)**, for property located at **480 Dennett Street** requesting a Conditional Use Permit from Section 10.814 for a Detached Accessory Dwelling Unit (DADU) for the demolition of the existing garage and construction of a new DADU Said property is located on Assessor Map 160 Lot 26 and lies within the General Residence A (GRA) District. (LU-24-120)
- G. The request of **Portsmouth West End Development LLC (Owner)**, for property located at **125 Brewery Lane** requesting a Conditional Use Permit in accordance with Section 10.440, Use 19.50 for an outdoor dining and drinking area as an accessory use. Said property is located on Assessor Map 154 Lot 2 and lies within the Character District 4-W (CD-4W) District. (LU-24-108)

III. PRELIMINARY CONCEPTUAL CONSULTATION

- A. The request of **Frances E. Mouflouze Revocable Trust of 2015 (Owner)**, for property located at **550 Sagamore Avenue** requesting preliminary Conceptual Consultation for a subdivision of one lot into three conforming lots with associated site improvements. Said property is located on Assessor Map 222 Lot 11 and lies within the Single Residence B (SRB) District. (LUPD-24-5)

- B. 361 Hanover Steam Factory, LLC (Owner)**, for property located at **361 Hanover Street**, requesting Preliminary Conceptual Consultation for the construction of three residential buildings along Hanover Street and add a fourth story with a penthouse to the existing 361 Hanover Street (Portsmouth Steam Factory) building for a total of 48 dwelling units including 3 workforce housing units and 69 parking spaces and associated community space. Said property is located on Assessor Map 138 Lot 63 and lies within the Character District 5 (CD5) Downtown Overlay and North End Overlay Districts. (LUPD-24-3)

IV. OTHER BUSINESS

- A. Chairman updates and discussion items
- B. Planning Board Rules and Procedures
- C. Board discussion of Regulatory Amendments, Master Plan Scope & other matters

V. 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_AXjPB9HpRnaVn9EtKcrc2w