

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM Public Hearings begin

October 17, 2024

ACTION SHEET

REGULAR MEETING 7:00pm

I. APPROVAL OF MINUTES

- A.** Approval of the September 19, 2024 Meeting Minutes.

The September 19, 2024 minutes were approved as presented.

Motion: B. Moreau, **Second:** T. Coviello

Motion passed with all in favor and Member Giuliano abstaining

II. DETERMINATION OF COMPLETENESS -SITE PLAN REVIEW

- A.** The request of **HPII Boston Portsmouth LLC (Owner), Hammes Realty Services, LLC (Applicant)**, for property located at **1900 Lafayette Road** requesting amended site plan for the addition of a new parking area with associated site improvements including storm water, landscaping and lighting. Said property is located on Assessor Map 267 Lot 8 and lies within the Gateway Corridor (G1) District. (LU-24-148)

- 1) *The Board voted to determine that Item A 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.*

Motion: B. Moreau, **Second:** K. Conard

Motion passed with all in favor

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. POSTPONED TO JANUARY 2025** The request of **Matt Ball and Andrea Fershtam (Owners)**, for property located at **252 Wibird Street** requesting a

Conditional Use Permit from Section 10.814 for the conversion of an existing accessory structure into a Detached Accessory Dwelling Unit (DADU) that does not conform with the dimensional requirements of the Ordinance. Said property is located on Assessor Map 149 Lot 12 and lies within the General Residence A (GRA) District.
POSTPONED TO JANUARY 2025 (LU-24-137)

*Application has been **postponed** to January 2025 meeting.*

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.

B. The request of HPII Boston Portsmouth LLC (Owner), Hammes Realty Services, LLC (Applicant), for property located at 1900 Lafayette Road requesting amended site plan for the addition of a new parking area with associated site improvements including storm water, landscaping and lighting. Said property is located on Assessor Map 267 Lot 8 and lies within the Gateway Corridor (G1) District. (LU-24-148)

- 1) *The Board voted to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented.*

Motion: P. Giuliano, **Second:** J. Almeida
Motion passed with all in favor

- 2) *The Board voted to **grant** Amended Site Plan Approval.*

Motion: P. Giuliano, **Second:** J. Almeida
Motion passed with all in favor

C. Proposed Ordinance Amending Chapter 10, Article 6 - Overlay Districts, Section 10.680 – Gateway Neighborhood Overlay District, by Establishing a New Incentive Overlay District Allowing for Higher Density Housing. Affected parcels are listed on Assessor Map/Lot:

0213-0001-0000	0216-0001-0005
0213-0002-0000	0216-0001-0008
0213-0011-0000	0216-0001-0009
0213-0012-0000	0216-0001-0010
0214-0003-0000 (<i>portion of</i>)	0216-0001-0011
0216-0001-0001	0216-0001-008A
0216-0001-0002	0217-0002-1819
0216-0001-0004	0217-0002-1975

The Board voted to recommend the City Council hold second reading on the proposed GNOD zoning amendments and to recommend adding Day Care as a permitted use.

Motion: P. Giuliano, **Second:** T. Coviello
Motion passed 8-1 with Member Hewitt voting against

- D.** The request of **Scott Rafferty (Owner)**, to remove **185 Orchard Street** from The Historic District. Said property is located on Assessor Map152 Lot 2-1 and lies within the Historic and General Residence A (GRA) Districts.

Recommend the City Council remove 185 Orchard Street from the Historic District.

Motion: K. Conard, **Second:** J. Almeida
Motion passed with all in favor

V. CITY COUNCIL REFERRALS

- A. Gateway Neighborhood Overlay District (GNOD) – see above**
- B. 185 Orchard Street – see above**
- C. 165 & 177 Bartlett Street – Sidewalk & Temporary Construction Easements**

Recommend the City Council accept sidewalk and temporary construction easements from property owners at 177 and 165 Bartlett Street.

Motion: B. Moreau, **Second:** K. Conard
Motion passed with all in favor

VI. OTHER BUSINESS

- A.** Presentation from Portsmouth High School Student ACE (Architecture, Construction, Engineering) Mentorship Club
- B. 2 Russell Street –** Requesting a second one-year extension of the Site Plan Approval, through December 15, 2025.

*The Board voted to **grant** a second one-year extension of the site plan to December 15, 2025.*

Motion: K. Conard, **Second:** J. Almeida
Motion passed 8-1 with Member Hewitt voting against

C. Chairman updates and discussion items

D. Board discussion of Regulatory Amendments, Master Plan Scope & other matters

VII. ADJOURNMENT

The meeting was adjourned at 9:00 PM.