

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM Public Hearings begin

November 21, 2024

AGENDA

REGULAR MEETING 7:00pm

I. APPROVAL OF MINUTES

- A. Approval of the September 26, 2024 Work Session minutes.
- B. Approval of the October 17, 2024 meeting minutes.
- C. Approval of the October 24, 2024 Work Session minutes.

II. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

- A. The request of **Lawrence P. Bornheimer Revocable Trust and Roman Catholic Bishop of Manchester (Owners)**, for property located at **119 Diamond Drive and 827 Woodbury Ave** requesting Preliminary and Final Subdivision approval for a Lot Line Revision between Map 220 Lot 31 and Map 219 Lot 39 to relocate the common boundary line to encompass existing encroachments including a fence, retaining wall and drainage features.
- B. The request of **Northeast Credit Union (Owner)**, and **Liberty Mutual Insurance Company (Owner)**, for property located at **100 Borthwick Avenue and 0 Borthwick Avenue** requesting Preliminary and Final Subdivision approval to adjust the boundary between Map 240 Lot 3 and Map 259 Lot 15 by adding approximately 4.88 acres to Map 240 Lot 3.

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)**

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 **Port Harbor Land LLC (Owner)**, for property located at **2 Russell Street** requesting Conditional Use Permit Approval to allow a 40,000 square foot building footprint within the CD5 zone as permitted under Section 10.5A43.43 and a Conditional Use Permit to provide 340 parking spaces on separate lots where 334 are required under Section 10.11112.62 of the Zoning Ordinance. Said property is located on Assessor Map 124 Lot 12 and lies within the Character District 5 (CD5) Historic and Downtown Overlay Districts. (LU-24-191)
- B. The request of **Hogswave LLC (Owner)**, for property located at **913 Sagamore Avenue** requesting a Wetland Conditional Use Permit from Section 10.1017.50 for 9,574 square feet of disturbance within the wetland buffer area for re-development including demolition of the existing dwelling, construction of a new dwelling, re-configuration of the gravel driveway, pervious paver patio, and deck, grading, utility connections and landscaping. Said property is located on Assessor Map 223 Lot 27 and lies within the Waterfront Business (WB) District. (LU-24-141)
- C. The request of **Kevin Shitan Zeng Revocable Trust of 2017 (Owner)**, for property located at **377 Maplewood Avenue** requesting a Conditional Use Permit from Section 10.814 for a Detached Accessory Dwelling Unit. Said property is located on Assessor Map 141 Lot 22 and lies within the General Residence a (GRA) and Historic Districts. (LU-24-133)
- D. The request of **Lawrence P. Bornheimer Revocable Trust and Roman Catholic Bishop of Manchester (Owners)**, for property located at **119 Diamond Drive** and **827 Woodbury Avenue** requesting Preliminary and Final Subdivision approval for a Lot Line Revision between Map 220 Lot 31 and Map 219 Lot 39 to relocate the common boundary line to encompass existing encroachments including a fence, retaining wall and drainage features. Said properties are located on Assessor Map 220 Lot 31 and Map 219 Lot 39 and lies within the Single Residence B (SRB) District. (LU-24-199)

- E. The request of **Northeast Credit Union (Owner)**, and **Liberty Mutual Insurance Company (Owner)**, for property located at **100 Borthwick Avenue** and **0 Borthwick Avenue requesting** Preliminary and Final Subdivision approval to adjust the boundary between Map 240 Lot 3 and Map 259 Lot 15 by adding approximately 4.88 acres to Map 240 Lot 3. Said property is located on Assessor Map 259 Lot 15 and Map 240 Lot 3 and lies within the Office Research (OR) District. (LU-24-151)

VII. CITY COUNCIL REFERRALS [NOTE: ANY REFERRALS REQUIRING PUBLIC HEARING SHOULD BE INCLUDED ABOVE]

- A. Recommendation on FY2026-FY2031 Capital Improvement Plan
- B. Osprey Landing Open Space
- C. 27 Hancock Street

VIII. OTHER BUSINESS

- A. Chairman updates and discussion items
- B. 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_z7f5WEo6RWWBzHZUMHPYIw