

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM Public Hearings begin

December 19, 2024

AGENDA

REGULAR MEETING 7:00pm

I. APPROVAL OF MINUTES

A. Approval of the November 21, 2024 meeting minutes.

II. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

- A. The request of **Frances E. Mouflouze Revocable Trust of 2015 (Owner)**, for property located at **550 Sagamore Avenue** requesting Subdivision and Site Plan Review Approval to demolish the existing single-family residence and subdivide the lot into four new parcels with associated site improvements, including three single-family homes, a private roadway lot, stormwater management, utilities, and landscaping. Said property is located on Assessor Map 222 Lot 11 and lies within the Single Residence B (SRB) District.
- B. The request of **Oak Street Invest GRD NET (Owner)**, and **Oak Street Real Estate Capital (Owner)** and **Durgin Lane LLC (Applicant)**, for property located at **100 Durgin Lane** requesting Subdivision approval for a Lot Line Adjustment of the three existing parcels, a Wetland conditional use permit in accordance with Section 10.1017.50, a conditional use permit from the Highway Noise Overlay District (HNOD) in accordance with Section 10.613.60, a conditional use permit for a Development Site in accordance with Section 10.5B41.10, and Site Plan Review Approval for the demolition of the existing buildings and the construction of 360 rental housing units in a mix of 3-story and 4-story buildings with associated site improvements including parking, pedestrian access, community spaces, utilities, stormwater management, lighting, and landscaping. Said property is located on Assessor Map 239 Lots 13-2, 16 & 18 and lies within the Gateway Corridor (G1) and Highway Noise Overlay Districts.

SITE PLAN REVIEW

- A. The request of **Shaines and McEachern Company (Owner)**, for property located at **282 Corporate Drive** requesting Site Plan Review Approval and a Wetland Conditional Use Permit in accordance with Article 304 - A.08 of the Pease Development Authority Ordinance for the renovation of the existing space with associated site improvements including paving, striping curbing, stormwater management and utilities. Said property is located on Assessor Map 315 Lot 2 and lies within the Airport Business Commercial (ABC) District.
- B. The request of **635 Sagamore Development LLC (Owner)**, for property located at **635 Sagamore Avenue** requesting Site Plan Review Approval for the demolition of the existing structures and construction of 4 single family dwellings with associated site improvements. Said property is located on Assessor Map 222 Lot 19 and lies within the Single Residence A (SRA) District.
- C. The request of **Go-Lo Inc (Owner)**, for property located at **2059 Lafayette Road** requesting Site Plan Review Approval to demolish the existing mixed-use building and construct a new 8-unit residential building. Said property is located on Assessor Map 268 Lots 12 & 13 and lie within the Mixed Residential Business (MRB) District.
- D. The request of **Frances E. Mouflouze Revocable Trust of 2015 (Owner)**, for property located at **550 Sagamore Avenue** requesting Subdivision and Site Plan Review Approval to demolish the existing single-family residence and subdivide the lot into four new parcels with associated site improvements, including three single-family homes, a private roadway lot, stormwater management, utilities, and landscaping. Said property is located on Assessor Map 222 Lot 11 and lies within the Single Residence B (SRB) District.
- E. The request of **Oak Street Invest GRD NET (Owner)**, and **Oak Street Real Estate Capital (Owner)** and **Durgin Lane LLC (Applicant)**, for property located at **100 Durgin Lane** requesting Subdivision approval for a Lot Line Adjustment of the three existing parcels, a Wetland conditional use permit in accordance with Section 10.1017.50, a conditional use permit from the Highway Noise Overlay District (HNOD) in accordance with Section 10.613.60, a conditional use permit for a Development Site in accordance with Section 10.5B41.10, and Site Plan Review Approval for the demolition of the existing buildings and the construction of 360 rental housing units in a mix of 3-story and 4-story buildings with associated site improvements including parking, pedestrian access, community spaces, utilities, stormwater management, lighting, and landscaping. Said property is located on Assessor Map 239 Lots 13-2, 16 & 18 and lies within the Gateway Corridor (G1) and Highway Noise Overlay Districts.

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. WITHDRAWN** 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. **WITHDRAWN** (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 **Eric Brassard (Owner)**, for property located at **233 Dennett Street** requesting a Conditional Use Permit from Section 10.814 for a Detached Accessory Dwelling Unit (DADU). Said property is located on Assessor Map 142 Lot 7 and lies within the General Residence A (GRA) District. (LU-24-213)
- B.** The request of **Shaines and McEachern Company (Owner)**, for property located at **282 Corporate Drive** requesting Site Plan Review Approval and a Wetland Conditional Use Permit in accordance with Article 304 - A.08 of the Pease Development Authority Ordinance for the renovation of the existing space with associated site improvements including paving, striping curbing, stormwater management and utilities. Said property is located on Assessor Map 315 Lot 2 and lies within the Airport Business Commercial (ABC) District. (LU-24-169)
- C.** The request of **Jeffrey Nawrocki Revocable Trust of 2001 (Owner)**, **299 Hanover Street** requesting a Parking Conditional Use Permit from Section 10.1112.14 to allow three parking spaces where 10 are required. Said property is located on Assessor Map 125 Lot 10 and lies within the Character District 4-L1 (CD4-L1). (LU-24-204)
- D.** The request of **635 Sagamore Development LLC (Owner)**, for property located at **635 Sagamore Avenue** requesting Site Plan Review Approval for the demolition of the existing structures and construction of 4 single family dwellings with associated site improvements. Said property is located on Assessor Map 222 Lot 19 and lies within the Single Residence A (SRA) District. (LU-22-209)
- E.** The request of **Go-Lo Inc (Owner)**, for property located at **2059 Lafayette Road** requesting Site Plan Review Approval to demolish the existing mixed-use building and construct a new 8-unit residential building. Said property is located on Assessor Map 268 Lot 13 and lies within the Mixed Residential Business (MRB) District. (LU-23-191)

- F. The request of **Frances E. Mouflouze Revocable Trust of 2015 (Owner)**, for property located at **550 Sagamore Avenue** requesting Subdivision and Site Plan Review Approval to demolish the existing single-family residence and subdivide the lot into four new parcels with associated site improvements, including three single-family homes, a private roadway lot, stormwater management, utilities, and landscaping. Said property is located on Assessor Map 222 Lot 11 and lies within the Single Residence B (SRB) District. (LU-24-166)

- G. The request of **Oak Street Invest GRD NET (Owner)**, and **Oak Street Real Estate Capital (Owner)** and **Durgin Lane LLC (Applicant)**, for property located at **100 Durgin Lane** requesting Subdivision approval for a Lot Line Adjustment of the three existing parcels, a Wetland conditional use permit in accordance with Section 10.1017.50, a conditional use permit from the Highway Noise Overlay District (HNOD) in accordance with Section 10.613.60, a conditional use permit for a Development Site in accordance with Section 10.5B41.10, and Site Plan Review Approval for the demolition of the existing buildings and the construction of 360 rental housing units in a mix of 3-story and 4-story buildings with associated site improvements including parking, pedestrian access, community spaces, utilities, stormwater management, lighting, and landscaping. Said property is located on Assessor Map 239 Lots 13-2, 16 & 18 and lies within the Gateway Corridor (G1) and Highway Noise Overlay Districts. (LU-24-62)

- H. **REQUEST TO POSTPONE** The request of **Durgin Square LLC (Owner)**, for property located at **1600 Woodbury Avenue** requesting amended Site Plan Review Approval for the addition of EV charging stations in the existing parking lot with associated equipment and transformer. Said property is located on Assessor Map 238 Lot 16 and lies within the Gateway Corridor (G1) District. **REQUEST TO POSTPONE** (LU-24-182)

VII. CITY COUNCIL REFERRALS

- A. Osprey Landing Open Space (*Continued from the November 21, 2024 meeting*)
- B. Arts Overlay District

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