



CITY OF PORTSMOUTH

Planning & Sustainability
Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

PLANNING BOARD

January 23, 2025

635 Sagamore Development, LLC
3612 Lafayette Rd Dept 4
Portsmouth, New Hampshire 03801

RE: Site Plan Approval request for property located at 635 Sagamore Avenue, Portsmouth, NH (LU-22-209)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of **Thursday, January 16, 2025**, considered your application for 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 shown on Assessor Map 222 Lot 19 and lies within the Single Residence A (SRA) District. As a result of said consideration, the Board voted to **postpone** the application to the February 20, 2025 meeting and schedule a site walk for February 20th at 3 pm.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, February 20, 2025**.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Rick Chellman, Chairman of the Planning Board

cc:

Joseph Coronati, Jones & Beach
R. Timothy Phoenix, Hoefle, Phoenix, Gormley & Roberts, PLLC



CITY OF PORTSMOUTH

Planning & Sustainability
Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

PLANNING BOARD

January 23, 2025

Durgin Square LLC
PO Box 170306
Boston, Massachusetts 02117

RE: Amended Site Plan & CUP approval requests for property located at 1600 Woodbury Avenue, Portsmouth, NH 03801 (LU-24-182)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of Thursday, January 16, 2025, considered your application for Amended Site Plan and Conditional Use Permit approvals for the addition of EV charging stations in existing parking lot with associated equipment and transformer. Said property is shown on Assessor Map 238 Lot 16 and lies within the Gateway Corridor (G1). As a result of said consideration, the Board voted **grant** Amended Site Plan approval with the following **conditions**, noting that the applicant will not construct the canopies for the EV chargers that are in the plan:

2.1) Keep conduit crossing Durgin Lane 15 feet from any trees and protect trees during construction.

2.2) A license will be required by both Eversource and the applicant for the new utility pole and conduit in the right of way.

EV Fueling Space Conditional Use Permit

1) The Board voted to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.243 of the Ordinance and adopt the findings of fact as presented; *and* 2) to **grant** the Conditional Use Permit as presented.

This approval is granted subject to all conditions of approval by the Planning Board on and to all other requirements stated in the Planning Board letter of decision dated .

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any approved work.

The Planning & Sustainability Director must certify that all conditions of approval have been completed prior to issuance of a building permit unless otherwise indicated above.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in black ink, appearing to read "Rick Chellman". The signature is stylized with large, sweeping loops and a long horizontal tail extending to the right.

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Emily Roseberry, Selective Site Consultants, Inc

Findings of Fact | Site Plan Review

City of Portsmouth Planning Board

Date: 12/19/2024

Property Address: 1600 Woodbury Avenue

Application #: LU-24-182

Decision: **Approve with Conditions**

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Site Plan Regulations Section 2.9 Evaluation Criteria - in order to grant site plan review approval, the TAC and the Planning Board shall find that the application satisfies evaluation criteria pursuant to NH State Law and listed herein. In making a finding, the TAC and the Planning Board shall consider all standards provided in Articles 3 through 11 of these regulations.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
1	Compliance with all City Ordinances and Codes and these regulations. <u>Applicable standards:</u>	Meets	<u>Applicable standards:</u> SSC has reviewed local AHJ and state code compliance for site design
2	Provision for the safe development, change or expansion of use of the site.	Meets	The EV installation follows development standards by the Landlord and Client "lonna" to ensure proper site design and use of existing parking lot.
3	Adequate erosion control and stormwater management practices and other mitigative measures, if needed, to prevent adverse effects on downstream water quality and flooding of the property or that of another.	Meets	The design of the EV installation does not impact negatively the flow of stormwater management on the site and erosion control will be utilized by the installation crew during the course of construction.
4	Adequate protection for the		The Design of the new Chargers

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
	quality of groundwater.	Meets	does not impact the site ground water as all construction is taking place below grade between 3'-6'
5	Adequate and reliable water supply sources.	Meets	N/A
6	Adequate and reliable sewage disposal facilities, lines, and connections.	Meets	N/A
7	Absence of undesirable and preventable elements of pollution such as smoke, soot, particulates, odor, wastewater, stormwater, sedimentation or any other discharge into the environment which might prove harmful to persons, structures, or adjacent properties.	Meets	The installation crew for the site will follow all state and local requirements for environmental protection.
8	Adequate provision for fire safety, prevention and control.	Meets	The installation crew for the site will follow all state and local requirements for fire safety prevention and control. Daily morning meetings regarding site safety will be taking place
9	Adequate protection of natural features such as, but not limited to, wetlands.	Meets	The are of work is taking place away from the wetlands area of the parcel and will have no impact on the wetlands area
10	Adequate protection of historical features on the site.	Meets	N/A
11	Adequate management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion.	Meets	Traffic control will be utilized for the installation of the EV conduit below Durgin Street and the site will be fenced off around EV construction for public safety. Given the location of the EV chargers installation there is no negative impact to the traffic flow of the parking lot
12	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	Meets	Traffic Control will be managed by the installation crew throughout the course of the construction project. Given the scope and location within the parking lot current traffic patterns will not be impacted.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
13	Adequate insulation from external noise sources.	Meets	N/A
14	Existing municipal solid waste disposal, police, emergency medical, and other municipal services and facilities adequate to handle any new demands on infrastructure or services created by the project.	Meets	The site could utilize the need for emergency services only at the new EV location and proper E-911 address will be assigned
15	Provision of usable and functional open spaces of adequate proportions, including needed recreational facilities that can reasonably be provided on the site	Meets	The EV design utilizes existing parking stalls for new use case for EV charging
16	Adequate layout and coordination of on-site accessways and sidewalks in relationship to off-site existing or planned streets, accessways, bicycle paths, and sidewalks.	Meets	The EV design does not impact any of the existing infrastructure around or on the parcel with regards to access ways, sidewalks, bicycle paths
17	Demonstration that the land indicated on plans submitted with the application shall be of such character that it can be used for building purposes without danger to health.	Meets	N/A
18	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	Meets	The EV installation will protect existing landscaping around the ROW of Durgin and at this time per TAC Review no additional landscaping is required. During Plan Review if Landscaping is required site plans can be updated to meet AHJ requirements
19	Compliance with applicable City approved design standards.	Meets	At this time AGI & SSC feel that the installation of new EV chargers at this location fits well within the city standards and appropriate use case of the subject parcel this new development is located in
	Other Board Findings:		

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information

Findings of Fact | EV Fueling Space B Conditional Use Permit

City of Portsmouth Planning Board

Date: January 16, 2025

Property Address: 1600 Woodbury Avenue

Application #: LU-24-182

Decision: **Approve with Conditions**

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

EV Fueling Space B Conditional Use Permit

10.242.10 The Planning Board may grant a conditional use permit if the application is found to be in compliance with the general criteria in Section 10.243 or, if applicable, the specific standards or criteria set forth in this Ordinance for the particular use or activity.

	EV Fueling Space B Conditional Use Permit 10.243 Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
1	10.243.21 The design of proposed structures, their height and scale in relation to the site's surroundings, the nature and intensity of the proposed use or activity, and the layout and design of the site will be compatible with adjacent and nearby properties, buildings and uses, will complement or enhance the character of surrounding development, and will encourage the appropriate and orderly development and use of land and buildings in the surrounding area.	Meets	<ul style="list-style-type: none"> The proposed EV charging equipment will be compatible with the existing site's surroundings, as well as the adjacent and nearby properties. The proposed use will be an accessory to the existing principal use of the parking lot and surrounding commercial retail business. The availability of EV charging in this location will complement and enhance the character of surrounding development.
2	10.243.22 All necessary public and private utility infrastructure and services will be available and adequate to serve the	Meets	<ul style="list-style-type: none"> New electric service is being installed by the Utility to serve the proposed EV charging equipment.

	EV Fueling Space B Conditional Use Permit 10.243 Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
	proposed use.		
3	10.243.23 The site and surrounding streets will have adequate vehicular and pedestrian infrastructure to serve the proposed use consistent with the City's Master Plan.	Meets	<ul style="list-style-type: none"> The existing site and surrounding streets will maintain adequate vehicular and pedestrian infrastructure to serve the proposed use consistent with the City's Master Plan.
4	10.243.24 The proposed structures, uses, or activities will not have significant adverse impacts on abutting and surrounding properties on account of traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare.	Meets	<ul style="list-style-type: none"> The proposed EV charging station will not have significant adverse impacts on abutting and surrounding properties. There will not be any additional traffic, noise, odors, vibrations, dust, or fumes due to the proposed use. There will be lighting added, but it will have minimal impacts on surrounding properties. A photometric plan has been completed and submitted with the plans.
5	10.243.25 The proposed structures and uses will not have significant adverse impacts on natural or scenic resources surrounding the site, including wetlands, floodplains, and significant wildlife habitat.	Meets	<ul style="list-style-type: none"> The proposed EV charging station will not have significant adverse impacts on any natural or scenic resources surrounding the site.
6	10.243.26 The proposed use will not cause or contribute to a significant decline in property values of adjacent properties.	Meets	<ul style="list-style-type: none"> The proposed EV charging station will not cause or contribute to a significant decline in property values of adjacent properties.
6	<u>Other Board Findings:</u>		
7	<u>Additional Conditions of Approval:</u>		



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Planning & Sustainability
Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

PLANNING BOARD

January 23, 2025

Mark McNabb
One Market Square LLC
3 Pleasant Street, Ste 400
Portsmouth, New Hampshire 03801

RE: Request for Site Plan Review Approval & Parking CUP for Property Located at 1 Congress Street, 21 (15) Congress Street, Portsmouth, NH (LU-22-12)

Dear Mr. McNabb:

The Planning Board, at its regularly scheduled meeting of **Thursday, January 16, 2025**, considered your application for Site Plan Approval to construct an addition onto the previously approved project at 1 Congress Street and re-development of 15 Congress into a mixed-use building with associated site improvements; a Parking Conditional Use Permit from Section 10.1112.14 of the Zoning Ordinance to allow 21 parking spaces where 53 parking spaces are required. Said property is shown on Assessor Map 117 Lots 12-15 and lies within the Character District 5 (CD-5), Historic and Downtown Overlay Districts. As a result of said consideration, 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; *and 2.)* to **grant** Site Plan Approval with the following **conditions** in addition to the original conditions of approval stated in the Letter of Decision dated February 16, 2023:

2.1) *The applicant shall agree to pay for the services of an oversight engineer, to be selected by the City, to monitor the construction of improvements within the public rights-of-way and on site.*

2.2) *Later review and approval of all off-site areas including but not limited to Ladd St, High St and Haven Ct planned improvements will be required in a separate reviewing action.*

2.3) *The City makes no guarantee on the timeline that the proposed Fleet Street utility improvements will be constructed. The applicant must therefore show the existing utilities in Fleet Street and how any proposed work will be incorporated into the existing Fleet St pipe network. A separate sheet should be provided showing the proposed Fleet Street improvement design and how any new improvements on Haven Ct or the Newberry building will eventually interface.*

2.4) *Proposed elevation changes to Haven Ct may affect the foundations, walls etc. of the Hanover Municipal parking garage. Third party review of structures and foundations will be required by the City.*

Parking Conditional Use Permit

1) The Board voted to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1112.14 of the Ordinance and adopt the findings of fact as amended, noting existing trip counts for office at 248 and 36 for residential; *and* 2) to **grant** the Conditional Use Permit as presented.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

This site plan approval shall not be effective until a site plan review agreement has been signed satisfying the requirements of Section 2.12 of the City's Site Review Approval Regulations.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

The Planning & Sustainability Director must certify that all outstanding conditions of approval have been completed prior to issuance of a building permit unless otherwise indicated above.

This site plan approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Planning Board unless an extension is granted by the Planning Board in accordance with Section 2.14 of the Site Review Regulations.

The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Planning Board Meeting website:

<https://www.cityofportsmouth.com/planportsmouth/planning-board/planning-board-archived-meetings-and-material>

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in black ink, appearing to read "Rick Chellman". The signature is stylized with a large, sweeping initial "R" and "C".

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Peter H. Rice, Director of Public Works
Tracy Kozak, JSA Design
Francis Bruton, Bruton & Berube, PLLC
John Chagnon, Ambit Engineering

Findings of Fact | Site Plan Review

City of Portsmouth Planning Board

Date: January 16, 2025

Property Address: 1-15 Congress Street

Application #: LU – 22 - 12

Decision: **Approve with Conditions**

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all the conditions necessary to obtain final approval.

Site Plan Regulations Section 2.9 Evaluation Criteria - to grant site plan review approval, the TAC and the Planning Board shall find that the application satisfies evaluation criteria pursuant to NH State Law and listed herein. In making a finding, the TAC and the Planning Board shall consider all standards provided in Articles 3 through 11 of these regulations.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
1	Compliance with all City Ordinances and Codes and these regulations. <u>Applicable standards:</u>	Meets	In our opinion the Project complies with the intent and language of the Ordinance requirements. ; see Sheet C3 Table for details. A modest Parking CUP is requested.
2	Provision for the safe development, change or expansion of use of the site.	Meets	To facilitate the construction High Street will sometimes be limited to only construction, cranes, and truck deliveries. Safety plans / alternative routes will be developed in the CMPP process.
3	Adequate erosion control and stormwater management practices and other mitigative measures, if needed, to prevent adverse effects on downstream water quality and flooding of the property or that of another.	Meets	The project proposes providing additional drainage structures in High Street to alleviate the existing puddling and the resulting existing negative impacts. The plans show the procedures that will be utilized to provide erosion control during construction.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
4	Adequate protection for the quality of groundwater.	Meets	Runoff is captured in city collection system. No groundwater withdrawal (water supply is city). No nearby production wells.
5	Adequate and reliable water supply sources.	Meets	Water supply is Public -City. Supply confirmed by TAC review. All plumbing fixtures will be low /water conserving.
6	Adequate and reliable sewage disposal facilities, lines, and connections.	Meets	Sewer connection is Public - City. Connection(s) reviewed by TAC.
7	Absence of undesirable and preventable elements of pollution such as smoke, soot, particulates, odor, wastewater, stormwater, sedimentation or any other discharge into the environment which might prove harmful to persons, structures, or adjacent properties.	Meets	The office and residential uses will not contribute the types of pollutants listed. If there is a first-floor restaurant use it would not contribute any more smoke / odor than the other facilities downtown.
8	Adequate provision for fire safety, prevention and control.	Meets	Full wet sprinkler system. Building access reviewed by Portsmouth FD – suggested making High Street wider for added safety.
9	Adequate protection of natural features such as, but not limited to, wetlands.	Meets	Urban site, no wetlands or buffers. All excavation materials will be tested prior to removal from site.
10	Adequate protection of historical features on the site.	Meets	No Historical features present. The portion of the existing building to be removed is non-contributing. The other facades will be renovated. HDC Approved.
11	Adequate management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion.	Meets	Underground parking entrance has been placed on Newberry Way to minimize traffic congestion on High Street. See the Traffic Impact Analysis submission indicating no significant impact.
12	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	Meets	TAC did not find that traffic will be an issue off-site given the proposed use.
13	Adequate insulation from external noise sources.	Meets	Construction to match the required conditions for the location.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
14	Existing municipal solid waste disposal, police, emergency medical, and other municipal services and facilities adequate to handle any new demands on infrastructure or services created by the project.	Meets	Trash collection will be organized in the High Hanover Parking garage in consultation with the city. TAC Review included Fire and Police Departments. All concerns addressed in design. Developer reconstruction of the adjacent streets is a benefit.
15	Provision of usable and functional open spaces of adequate proportions, including needed recreational facilities that can reasonably be provided on the site	Meets	Site development utilizes site allowable density. Future improvements include additional improvements to public spaces; including the pedestrian alley. Rooftop area for residents provided.
16	Adequate layout and coordination of on-site accessways and sidewalks in relationship to off-site existing or planned streets, accessways, bicycle paths, and sidewalks.	Meets	Adequate access for the site development is provided from High Street.
17	Demonstration that the land indicated on plans submitted with the application shall be of such character that it can be used for building purposes without danger to health.	Meets	Land is suitable for the intended purpose, currently used as an urban building site and attached parking lot. Plans follow ordinance and guidelines; see TAC approval.
18	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	Meets	Significant Landscaping improvements proposed.
19	Compliance with applicable City approved design standards.	Meets	See HDC and TAC approvals.
	Other Board Findings:		

Findings of Fact | Parking Conditional Use Permit

City of Portsmouth Planning Board

Date: January 16, 2025

Property Address: 1-15 Congress Street

Application #: LU 22 - 12

Decision: Approve

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all the conditions necessary to obtain final approval.

Parking Conditional Use Permit

10.1112.14 The Planning Board may grant a conditional use permit to allow a building or use to provide less than the minimum number of off-street parking spaces required by Section 10.1112.30, Section 10.1112.61, or Section 10.1115.20, as applicable, or to exceed the maximum number of off-street parking spaces allowed by Section 10.1112.51.

	Parking Conditional Use Permit 10.1112.14 Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
1	10.1112.141 An application for a conditional use permit under this section shall include a parking demand analysis, which shall be reviewed by the City's Technical Advisory Committee prior to submission to the Planning Board, demonstrating that the proposed number of off-street parking spaces is sufficient for the proposed use.	Meets	Although the zoning ordinance estimates a deficit of 32 vehicle parking spaces on the site, the proposed residential uses are anticipated to generate a peak parking demand of 28 parking spaces based on ITE parking demand generation rates for similar residential uses in dense multi-use urban settings. The proposed parking supply of 21 residential parking spaces will accommodate most of the parking demand. The additional seven vehicles can be accommodated within the adjacent Hanover Garage or other area parking facilities. The TAC Committee reviewed the application.
2	10.1112.142 An application for a conditional use permit under this section shall identify permanent evidence-based measures to reduce parking	Meets	The property is one block from the High Hanover public parking garage and there is on-street parking in the vicinity. The property is in the Downtown Overlay District; where parking requirements are

	Parking Conditional Use Permit 10.1112.14 Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
	demand, including but not limited to provision of rideshare/microtransit services or bikeshare station(s) servicing the property, proximity to public transit, car/van-pool incentives, alternative transit subsidies, provisions for teleworking, and shared parking on a separate lot subject to the requirements of 10.1112.62.		frequently waived. The property has easy pedestrian and bicycle access to a variety of services and attractions in the Downtown, including bus services. Long-term storage of vehicles in off-site locations, for residential use, is a possible alternative. Bicycle Racks are being provided.
3	10.1112.143 The Planning Board may grant a conditional use permit only if it finds that the number of off-street parking spaces required or allowed by the permit will be adequate and appropriate for the proposed use of the property. In making this determination, the Board may accept, modify or reject the findings of the applicant's parking demand analysis.	Meets	The proposed use is in keeping with the current goals of the Master Plan to provide more housing in the city. The submitted Traffic Impact Analysis by Gorrill Palmer indicates that the project will not have a significant impact on traffic or parking.
4	10.1112.144 At its discretion, the Planning Board may require more off-street parking spaces than the minimum number requested by the applicant, or may allow fewer spaces than the maximum number requested by the applicant.	Meets	Many similar downtown sites have operated without the benefit of full on-site parking as many sites do not have the land area to provide on-site required parking. In this case, the existing parking has been reset as below grade parking. Residential parking demand is highest at night when the most parking spaces are available.
5	<p><u>Other Board Findings:</u></p> <p>In considering the parking CUP the Board noted that the projected reduction in vehicle trip generation for the residential uses and the existing trip counts for office are 248 and 36 for residential.</p>		
6	<p><u>Additional Conditions of Approval:</u></p>		



CITY OF PORTSMOUTH

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PLANNING BOARD

January 23, 2025

Prospect North 815 LLC
PO BOX 372
Greenland, New Hampshire 04840

RE: 1-Year extension to the Site Plan Review, Development Site and Wetland Conditional Use approvals for property located at 815 Lafayette Road (LU-23-149)

Dear Property Owner :

The Planning Board, at its regularly scheduled meeting of **Thursday, January 16, 2025**, considered your application for 1-Year extension to the Site Plan Review, Development Site and Wetland Conditional Use approvals that were granted on January 18, 2024. Said property is shown on Assessor Map 245 Lot 3 & 4 and lies within the Gateway Corridor (G1) District and the FEMA 100yr flood and extended flood hazard area. As a result of said consideration, the Board voted **grant** a one-year extension to the Planning Board Approval of the Site Plan and Conditional Use permits to **January 18, 2026**.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

This site plan approval shall not be effective until a site plan review agreement has been signed satisfying the requirements of Section 2.12 of the City's Site Review Approval Regulations.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

The Planning & Sustainability Director must certify that all outstanding conditions of approval have been completed prior to issuance of a building permit unless otherwise indicated above.

This site plan approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Planning Board unless an extension is granted by the Planning Board in accordance with Section 2.14 of the Site Review Regulations.

The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Planning Board Meeting website:

<https://www.cityofportsmouth.com/planportsmouth/planning-board/planning-board-archived-meetings-and-material>

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in black ink, appearing to read "Rick Chellman". The signature is fluid and cursive, with a large initial "R" and "C".

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Peter H. Rice, Director of Public Works
Neil Hansen, Engineer, Tighe & Bond
Francis X Bruton III, Esq, Bruton & Berube, PLLC