

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM Public Hearings begin

January 16, 2025

AGENDA

REGULAR MEETING 7:00pm

I. ELECTION OF OFFICERS

II. APPROVAL OF MINUTES

A. Approval of the December 19, 2024 meeting minutes.

III. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

A. The request of **One Market Square LLC (Owner)**, for property located at **1, 21 (15) Congress Street** requesting 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 located on Assessor Map 117 Lots 12-15 and lies within the Character District 5 (CDR-5), Historic and Downtown Overlay Districts. (LU-22-12)

IV. 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. 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)

- B.** The request of **Durgin Square LLC (Owner)**, for property located at **1600 Woodbury Avenue** requesting an amended Site Plan 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. (LU-24-182)

V. 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 **Durgin Square LLC (Owner)**, for property located at **1600 Woodbury Avenue** requesting a Conditional Use Permit 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. (LU-24-182)

- C.** The request of **One Market Square LLC (Owner)**, for property located at **1, 21 (15) Congress Street** requesting 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 located on Assessor Map 117 Lots 12-15 and lies within the Character District 5 (CDR-5), Historic and Downtown Overlay Districts. (LU-22-12)

VI. CITY COUNCIL REFERRALS

- A.** Zoning Amendments

VII. OTHER BUSINESS

- A. 815 Lafayette Road** – Requesting a 1-Year extension to the Site Plan Review, Development Site and Wetland Conditional Use approvals that were granted on January 18, 2024.

- B. 1 Congress Street** – Requesting a second 1-year extension to unless the Board grants approval for the updated 1-15 Congress Street project. The first extension was granted on November 16, 2023 and will expire on February 16, 2025.

- C.** Chairman updates and discussion items

- D.** Board discussion of Regulatory Amendments & other matters

VIII. 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_hOuHiBUWShSs0Vypw2Us8Q