

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM Public Hearings begin

February 20, 2025

AGENDA

REGULAR MEETING 7:00pm

I. APPROVAL OF MINUTES

A. Approval of the January 16, 2025 meeting minutes.

II. 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)

III. 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 **Donna J. Sullivan (Owner)**, for property located at **435 Greenside Avenue** requesting a Conditional Use Permit from Section 10.814 for an Attached Accessory Dwelling Unit (AADU). Said property is located on Assessor Map 261 Lot 12 and lies within the Single Residence B (SRB) District. (LU-25-14)

B. Proposed Ordinance Amendment that Chapter 10, ZONING ORDINANCE, be amended by striking Article 5, Measurement Rules, Section 10.515.14; by amending Section 10.515.13; and by adding new Sections 10.811.60 and 10.811.61, relating to Accessory Uses to Permitted Residential Uses of the Ordinances of the City of Portsmouth, all in order to bring the Zoning Ordinance into better alignment with the Building Code, and to increase government efficiency.

IV. PRELIMINARY CONCEPTUAL CONSULTATION

- A.** The request of **Walter D. Hett Trust (Owner)**, for property located at **0 Banfield Road and Peverly Hill Road** requesting the subdivision of an existing 8.5-acre parcel into five new residential lots with the associated site improvements. Said property is located on Assessor Map 255 Lot 2 and lies within the Single Residence A (SRA) District. (LUPD-25-1)

V. CITY COUNCIL REFERRALS

- A.** Zoning Amendments (*See above*)

VI. OTHER BUSINESS

- A. 99 Bow Street** – Requesting a 1-Year extension to the Site Plan Approval that was granted on March 21, 2024 and will expire on March 20, 2025.
- B. 1 (15) Congress Street** -Requesting a second 1-year extension of the February 2023 Planning Board approval to February 16, 2025.
- C.** Chairman updates and discussion items
- D.** Board discussion of Regulatory Amendments & other matters

VII. 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_hOuHiBUWShSs0Vvpw2Us8Q