

**REGULAR MEETING  
PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

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

**7:00 PM**

**JANUARY 19, 2017**

**AGENDA**

**I. ELECTION OF OFFICERS**

**II. CAPITAL IMPROVEMENT PLAN**

- A. Presentation and adoption of **FY 2018–2023 Capital Improvement Plan**

**III. APPROVAL OF MINUTES**

- A. Approval of Minutes from the December 15, 2016 Planning Board Meeting;

**IV. DETERMINATIONS OF COMPLETENESS**

- A. Subdivision:

1. The application of the the **City of Portsmouth and John W. Gray Revocable Trust and Bradford A. Gray Revocable Trust, Owners**, for properties located off Bridge Street and at 126 Bridge Street (Lot Line Revision).

- B. Site Plan Approval:

1. The application of **City of Portsmouth, Owner**, for property located off **Bridge Street and Rock Street**.

**V. 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 **Deer Street Associates, Owner**, for property located at **165 Deer Street and 181 Hill Street** for design review of proposals to construct three mixed-use buildings fronting on Deer Street and a fourth mixed-use building fronting on a future public street off Bridge Street to be created in association with the City's new parking garage. Said properties are shown on Assessor Map 125 as Lot17 and Assessor Map 138 as Lot 62 and all lots lie within the CD5 District and the Downtown Overlay District (DOD) and two of the proposed buildings lie within the Historic District. (This request was postponed from the December 15, 2016 Planning Board Meeting.)

## VI. 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 application of the **City of Portsmouth, Owner**, for property located off Bridge Street, and **John W. Gray Revocable Trust and Bradford A. Gray Revocable Trust, Owners**, for property located at 126 Bridge Street, requesting Preliminary and Final Subdivision Approval (Lot Line Revision) between two lots as follows:
- Map 125, Lot 16 decreasing in area from 27,063 ± s.f. (0.6213 ± acres) to 26,727 ± s.f. (0.6136 ± acres) with 128.84' of continuous street frontage along Bridge Street.
  - Map 138, Lot 62-1 increasing in area from 54,017 ± s.f. (1.2401 ± acres) to 54,353 ± s.f. (1.2478 ± acres) with 58.09' of continuous street frontage along Bridge Street.
- Said lots lie within the Municipal (M) district, Character District 5 (CD5), and the Downtown Overlay District (DOD).

- B. The application of the **City of Portsmouth, Owner**, for property located off **Bridge Street and Rock Street**, requesting Site Plan Approval for the demolition of the existing building and the construction of a 36,400 ± s.f., 600-space parking structure with mixed use on the ground level and related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 138, Lots 60 & 62-1 and lie within the Municipal (M) District.

- C. The application of **Gregory C. and Sandra M. Desisto, Owners**, for property located at **36 Shaw Road**, requesting Amended Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland and tidal wetland buffers to remove a bulkhead, remove an air conditioner pad, add heat pump pads, add a buried propane tank and reconfigure a rain garden, the drain line and manhole, with 7 ± s.f. of permanent impact and 375 ± s.f. of temporary impact to the wetland buffer. Said property is shown on Assessor Map 223 as Lot 22 and lies within the Single Residence B (SRB) District. (Conditional Use Permit approval was granted at the September 17, 2015 Planning Board Meeting.)

## VII. CITY COUNCIL REFERRALS/REQUESTS

*The Board's action in these matters has been deemed to be legislative 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.*

- Proposed construction and acceptance of a public way between Bridge Street and Rock Street.
- Request to restore involuntarily merged lots at 21 Elwyn Avenue to their premerger status.
- Request to restore involuntarily merged lots at 70 Sims Avenue to their premerger status.

**VIII. OTHER BUSINESS**

A. The request of **299 Vaughan Street, LLC, Owner**, for property located at **299 Vaughan Street**, and **Sanel Realty Co., Inc., Owner**, for property located at **225 Vaughan Street**, requesting preliminary conceptual consultation of a proposal to construct a 39,950 ± s.f. (footprint) hotel with a height of 60', and a waterfront community park. Said properties are shown on Assessor Map 124 as Lots 10, 11 & 15 and lie within the CD4 (Lot 15) and CD5 (Lots 10 & 11), the North End Incentive Overlay District, the Downtown Overlay District (DOD) and the Historic District.

**IX. ADJOURNMENT****NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED**

**If you wish to attend a Planning Board meeting and need assistance, please contact the Human Resources Office at 610-7270 one week prior to the meeting.**