

ACTION SHEET

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

7:00 P.M.

JANUARY 19, 2017

MEMBERS PRESENT: John Ricci, Chairman; Elizabeth Moreau, Vice Chairman; Rebecca Perkins, City Council Representative; Nancy Colbert-Puff, Deputy City Manager; David Moore, Assistant City Manager; Colby Gamester; Jay Leduc; Dexter Legg; Jody Record; Jeffrey Kisiel, Alternate; and Jane Begala, Alternate

ALSO PRESENT: Mr. Taintor, Planning Director;

MEMBERS ABSENT: N/A

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I. ELECTION OF OFFICERS

Voted to **postpone** elections until the February 16, 2017 meeting.
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II. CAPITAL IMPROVEMENT PLAN

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

Voted to **adopt** the FY 2018-2023 Capital Improvement Plan.
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III. APPROVAL OF MINUTES

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

Voted to **approve** the minutes.
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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).

Voted to determine that the application is complete according to the Subdivision Rules and Regulations and to accept it for consideration.

B. Site Plan Approval:

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

Voted to determine that the application is complete according to the Site Review Regulations and to accept it for consideration.

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V. PUBLIC HEARINGS – OLD BUSINESS

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.)

Voted to **end** the Design Review stage.

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VI. PUBLIC HEARINGS – NEW BUSINESS

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:

- a. 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.
- b. 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).

Voted to **grant** Preliminary and Final Subdivision approval with the following stipulations:

1. Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.
2. GIS data shall be provided to the Department of Public Works in the form as required by the City.
3. The final plat shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

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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.

Voted to **grant** Site Plan Review approval with the following stipulation:

1. Off-site improvements as identified in the traffic impact study shall be completed in conjunction with the project.

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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.)

Voted to **grant** Amended Conditional Use Permit Approval.

VII. CITY COUNCIL REFERRALS/REQUESTS

A. Proposed construction and acceptance of a public way between Bridge Street and Rock Street.

Voted to recommend that the City construct the proposed new street as shown on the Deer Street Parking Garage site plans dated January 11, 2017 (including any revisions that may be approved by the Planning Board through the Site Plan Review process), and to recommend that the new street be dedicated and accepted as a City street upon completion of construction in accordance with the approved plans

B. Request to restore involuntarily merged lots at 21 Elwyn Avenue to their premerger status.

Voted to recommend to the City Council that the parcel at 21 Elwyn Avenue should be restored to its premerger status as two lots, and municipal zoning and tax maps be updated to identify the premerger status of the lots as shown on the 1899 plan recorded at the Rockingham County Registry of Deeds.

C. Request to restore involuntarily merged lots at 70 Sims Avenue to their premerger status.

Voted to recommend to the City Council that the parcel at 70 Sims Avenue should be restored to its premerger status as three lots, and municipal zoning and tax maps be updated to identify the premerger status of the three lots as shown on the 1918 plan recorded at the Rockingham County Registry of Deeds.

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.

A presentation was made by the applicant.

IX. ADJOURNMENT

A motion to adjourn at 10:37 pm was made and seconded and passed unanimously.

Respectfully submitted,

Jane M. Shouse
Acting Secretary for the Planning Board