

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

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

6:30 PM

FEBRUARY 16, 2017

AGENDA

I. ELECTION OF OFFICERS

II. APPROVAL OF MINUTES

- A. Approval of Minutes from the January 12, 2017 Planning Board Work Session.
- B. Approval of Minutes from the January 19, 2017 Planning Board Meeting.
- C. Approval of Minutes from the January 26, 2017 Planning Board Work Session.

III. PRELIMINARY CONCEPTUAL CONSULTATION

- A. Request for Preliminary Conceptual Consultation for Borthwick Forest property.
(Joint meeting with the Conservation Commission)

IV. MASTER PLAN

- A. Public hearing on the Portsmouth 2025 Master Plan.

V. DETERMINATIONS OF COMPLETENESS

- A. Site Plan Review

1. The application of **City of Portsmouth, Owner**, for property located at **305 Greenland Road**, requesting Site Plan Approval.

2. The application of **Merton Alan Investments, LLC, Owner**, and **Robert Graham, Agent/Applicant**, for property located at **30 Cate Street**.

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 **City of Portsmouth, Owner**, for property located at **305 Greenland Road**, requesting Site Plan Approval for construction of a recreational field and future multi-use path and trail head, with related paving, lighting, utilities, and drainage and associated site improvements. Said property is shown on Assessor Map 241, Lot 18 and lies within the Municipal (M) District.

B. The application of **One Way Realty, LLC, Owner, and 406 Highway 1 By-Pass, LLC, Applicant**, for property located at **406 Route 1 Bypass**, requesting an Amended Conditional Use Permit for a Gateway Planned Development consisting of a new 3-story building containing a brewery and restaurant. Said property is shown on Assessor Map 172 as Lot 2 and lies within the Gateway (GW) District. (The Planning Board granted the Conditional Use Permit, subject to the stipulations of Site Plan approval, on October 15, 2015.)

C. The application of **Liberty Mutual Group, Owner**, for property located at **225 Borthwick Avenue**, requesting an Amended Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer including 1,207± s.f. of permanent impact to construct a 106 ± s.f. gravel sidewalk as an extension to a previously approved gravel sidewalk, a 158 ± s.f. concrete pad for cooling fans and 943 ± s.f. of new stone dust for areas within the generator pad enclosure. Said property is shown on Assessor Plan 240 as Lot 1 and lies within the Office Research (OR) District. (Conditional Use Permit Approval was previously granted by the Planning Board on March 15, 2012 and March 19, 2015.)

D. The application of **Merton Alan Investments, LLC, Owner, and Robert Graham, Agent/Applicant**, for property located at **30 Cate Street**, requesting Site Plan Approval to construct a 26-unit residential townhouse development consisting of five 45'-tall buildings, ranging in size from 40' x 40' to 40' x 198', with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 165 as Lot 19 and lies within Character District 4–West End (CD4-W).

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.*

A. The request of **The Owen Spinney Trust** to restore involuntarily merged lots at **630 Middle Road and Sylvester Street** to their premerger status.

B. The request of **J. Bradley and Sarah Honeyman** to release portions of two paper streets (Moffat Street and Woodworth Avenue) where they abut parcels at 26 Moffat Street (Map 243 Lot 69) and on Swett Avenue (Map 243 Lot 23).

VIII. OTHER BUSINESS

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.