

SOMERSWORTH, NEW HAMPSHIRE

City of Somersworth
One Government Way
Somersworth, NH 03878



City Hall
603.692.4262
www.somersworth.com

NOTICE OF MEETING

- 1) The Somersworth Planning Board will meet on **Wednesday, February 15, 2023 at 6:30 p.m.** in the Council Chambers at City Hall, One Government Way, Somersworth, NH. The agenda is as follows:
 - 2) **Approval of the minutes**
 - A) January 18, 2023 meeting minutes
 - 3) **COMMITTEE REPORTS**
 - 4) **OLD BUSINESS**
 - A) Any old business that may come before the Board.
 - B) **PUBLIC HEARING (Continuation from January 18, 2023):** Favorite Development Group, LLC is seeking Site Plan Amendment and Conditional Use Permit approval for construction of new loading docks and pavement modifications for a property located at 20 Rescue Lane, in the Industrial (I) District, Assessor's Map 58 Lot 6G, SITE#17-2022 & CUP#15-2022
 - C) **PUBLIC HEARING (Continuation from January 18, 2023):** W. T. Porter Realty Investments, INC is seeking a Lot Line Adjustment and 9-lot Subdivision for properties located at 271 & 289 High Street in the Residential Duplex (2) District, Assessor's Map 15 Lots 13 and 16A, SUB#08-2022
 - D) **PUBLIC HEARING (Continuation from January 18, 2023):** Fiona Johnson is seeking Site Plan and Conditional Use Permit approval to construct a 5,700 SF warehouse/distribution facility with infrastructure on a property located on Willand & Commercial Drive, in the Commercial/Industrial (CI) District, Assessor's Map 43 Lot 1G, SITE#14-2022, CUP#13-2022
- 5) **NEW BUSINESS**
 - A) John J. Flatley is seeking an extension of the Planning Board Condition of Approval granted January 26, 2022 to complete conditions prior to final approval for site plan amendment for access to a self-storage facility located on a portion of the lot within Rollinsford through a property located at Royal Drive in the Business (B) District, Assessor's Map 39 Lot 03, SITE#09-2022
 - B) **PUBLIC HEARING:** The Oaks are seeking Conditional Use Permit for proposed timber cut on a property located at 100 Hideaway Place, in the Commercial Industrial (CI) and Residential Single Family (R1) Districts, Assessor's Map 50 Lot 11 CUP #17-2022

C) PUBLIC HEARING: Northam Survey LLC, are seeking a Conditional Use Permit for new single family dwelling unit within the Riparian and Wetland Buffer district for a property located at Coles Pond Road, in Residential Single Family (R1) District, Assessors Map 49 Lot 14, CUP# 16-2022

D) PUBLIC HEARING: 85 Elm Street Somersworth LLC, are seeking Site Plan approval for a 128-unit multifamily development and infrastructure, property located at 85 Elm Street and 20 Green Street, in the Business with Historic and Form-Based Codes Overlay (BHFBC) District, Assessor's Map 10 Lots 176 &177, SITE#20-2022 & CUP#1-2023

E) PUBLIC HEARING: Jake Rafferty is seeking Site Plan approval for a natural gas pipeline facility on a property located on Maple Street, in the Residential Single Family (R1) District, Assessor's Map 34 Lot 8A, SITE#10-2022

F) Any new business that may come before the Board.

6) **WORKSHOP BUSINESS**

7) **COMMUNICATIONS AND MISCELLANEOUS**

Copies of application materials and amendment proposals are available for review by request by contacting Michelle Mears at mmears@somersworthnh.gov. It is the policy of the Board not to take up any new business after 9:30 p.m. and to adjourn by 10:00. Public who are hearing impaired or require other special arrangements should contact the Planning Office at City Hall (692-9519) one-week prior to the meeting for assistance. For TDD Access: call Relay NH at 711.

Date Posted: February 6, 2023

Posted By: Michelle Mears, Director of Planning and Community Development

Posted At: City Hall & Library & Website: www.somersworthnh.gov
Foster's Daily Democrat