ACTION SHEET

REGULAR MEETING PLANNING BOARD PORTSMOUTH, NEW HAMPSHIRE

7:00 P.M.	CITY COUNCIL CHAMBERS	SEPTEMBER 15, 2005
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE		
MEMBERS PRESENT:	Kenneth Smith, Chairman; John Ricci, Vice-Chairman; Thomas Ferrini, City Council Representative; Cindy Hayden, Deputy City Manager; Donald Coker and Alternates Jerry Hejtmanek and Anthony Coviello;	
MEMBERS EXCUSED:	John Sullivan, George Savramis, Raymond Will and Richard A. Hopley, Building Inspector	
ALSO PRESENT:	David M. Holden, Planning Director and Peter Britz, Environmental Planner	

I. APPROVAL OF MINUTES

1. Minutes from August 18, 2005 Planning Board Meeting – Unanimously approved.

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II. PUBLIC HEARINGS

A. The application of **Forum Development, LLC, Owner,** for property located off **Anne Avenue (Beechstone Apartments)**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to allow the construction of a 32' x 54' pole barn to be used for salt and sand storage within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 287 as Lot 1-A and lies within a Garden Apartment/Mobile Home District.

Voted to grant Conditional Use Approval subject to the following stipulations:

Stipulations from the September 15, 2005 Planning Board Meeting:

- 1) That the salt which is currently being stored on the property shall be properly covered with a tarp or other material until the construction of the pole barn is completed;
- 2) That the pole barn shall be constructed so that water cannot get underneath the structure;

III. CITY COUNCIL REFERRALS/REQUESTS

1. Request to review archeological matters and historic sites in the City;

Voted to **table** to the October Planning Board Meeting.

2. Request from Kenneth & Deborah Smith for a license for land use beside and in back of their property located at 298 Myrtle Avenue;

Voted that a report be prepared for the City Council and the School Board recommending:

- 1. That the land be offered for sale subject to the following:
 - That the sale of the land encumbered by the stonewall only shall be approved by the School Board;
 - That the City Assessor shall determine the fair market value of the subject land area;
 - That the Applicant shall bear the cost of preparing the necessary subdivision plat and associated documentation;
 - That the City Council shall approve the request and re-zone the land to SRB, and,
 - That the Planning Department convey the concern regarding minimum lot requirements for school standards.

2. In the event that the first recommendation cannot be completed then the stonewall shall be removed from City property.

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3. Request to Re-Zone land at Banfield Road and Constitution Avenue from OR to Industrial;

Voted to schedule for a public hearing at the October Planning Board meeting.

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IV. NEW BUSINESS

A. Request for One-Year Extension for Site Review Approval which was granted on September 23, 2004 for property located at 2299 Lafayette Road (said extension would run from September 23, 2005 through September 22, 2006);

Voted to grant one year extension.

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B. Request for One-Year Extension for Amended Site Review Approval which was granted on February 17, 2005 for property located at 235-245 Islington Street (said extension would run from February 18, 2006 through February 17, 2007);

Voted to grant one year extension.

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C. Master Plan Up-Date;

Final version of the Master Plan was distributed to the Board members and is now available on the City website, at the Public Library, the City Clerk's Office and the Planning Office. Copies can be purchased for \$15.00 for the Master Plan and \$25.00 for the Existing Conditions.

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VI. ADJOURNMENT was had at approximately 7:35 p.m.

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This Action Sheet was prepared by Jane M. Shouse, Administrative Assistant in the Planning Department.