

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

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

7:00 PM

August 15, 2019

MEMBERS PRESENT: Dexter Legg, Chairman; Elizabeth Moreau, Vice-Chairman; Colby Gamester; Jeffrey Kisiel Ray Pezzullo, Assistant City Engineer; Jody Record and Polly Henkel, Alternate

ALSO PRESENT: Juliet Walker, Planner Director; Jillian Harris, Planner I

MEMBERS ABSENT: Rebecca Perkins, City Council Representative; Jay Leduc; John P. Bohenko, City Manager; Corey Clark, Alternate

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I. APPROVAL OF MINUTES

A. Approval of Minutes from the July 18, 2019 Planning Board Meeting.

Vice Chairman Moreau moved to approve the minutes from the July 18, 2019 Planning Board Meeting, seconded by Ms. Record. The motion passed unanimously.

II. DETERMINATIONS OF COMPLETENESS

A. SUBDIVISION REVIEW

1. The application of **Noele Clews, Owner** and **Ambit Engineering, Inc., Applicant** for property located at **799 South Street** requesting Preliminary and Final Subdivision approval.

Vice Chairman Moreau moved to determine that the application is complete according to the Subdivision Regulations and to accept the application for consideration, seconded by Ms. Record. The motion passed unanimously.

2. The application of **Haven Properties, LLC, Owner** and **Jeff Demers, Applicant** for property located at **187 McDonough Street** requesting Preliminary and Final Subdivision approval.

Vice Chairman Moreau moved to determine that the application is complete according to the Subdivision Regulations and to accept the application for consideration, seconded by Ms. Record. The motion passed unanimously.

B. SITE PLAN REVIEW

1. The application of **Arbor View & The Pines, LLC, Owner**, for property located at **145 Lang Road** requesting Amended Site Plan Review approval.

Vice Chairman Moreau to determine that the application is complete according to the Site Plan Review Regulations and to accept the application for consideration, seconded by Mr. Gamester. The motion passed unanimously.

III. 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.

Vice Chairman Moreau moved to consider Public Hearings – Old Business items A, B, and C together, but vote on them separately, seconded by Mr. Gamester. The motion passed unanimously.

A. The application of **Arbor View & The Pines, LLC, Owner**, for property located at **145 Lang Road** requesting Wetland Conditional Use Permit approval in accordance with Section 10.1017 of the Zoning Ordinance for 500 square feet of impact in the inland wetland buffer zone to replace an existing 18" corrugated metal pipe with a 15" HDPE culvert pipe. Said property is shown on Assessor Map 287 as Lot 1 and lies within the Garden Apartment/Mobile Home Park (GA/MH) District

SPEAKING TO THE APPLICATION

Corey Belden from Altus Engineering, Property Manager Anderson Lebert, and Mark Giani with McHenry Architecture spoke to the application. Mr. Belden commented that they came to this board in June for a preliminary consultation. This application has been to TAC and the Conservation Commission. The Conservation Commission recommended approval with 4 conditions. The project is to develop 42 new units in two separate buildings at the Arbor View Apartments. The project received a zoning variance in November 2018 for increased density. There are 329 existing parking stalls to service 145 units. That is 2.07 per unit. Currently, every unit on the site are 2-bed units. The units have been marketed with 2 parking stalls per unit. The proposal is to add 37 new parking stalls with this project. That will reduce the number of parking stalls per unit for the whole site. A parking analysis was prepared for TAC and they recommended owner monitor parking with permits to better manage the parking. There is a high demand for parking in that area. The site was developed in the 1980s prior to storm water regulations. This project proposes storm water improvements on the site. They include porous pavers for parking and adding rain gardens to treat 30,000 square feet of upper impervious area. The storm water report was prepared and the improvements will reduce the overall peak runoff. The outlet pipe drains to a catch basin, which outlets to the adjacent property. That outlet pipe is a corrugated metal pipe that is corroded. That will be replaced in kind. The original application had a 15-inch HDPE pipe, but it was increased to an 18-inch HDPE. There will be minor impacts to the outlet pipe. It will be pulled back and there will be riprap in the area to minimize impacts. A debris pile that is in the wetland buffer area will be removed. The applicants submitted a letter that addressed all of the comments and incorporated the TAC and Conservation Commission feedback. One stipulation is to work with the City for pump station approval. They have met with DPW to discuss this. That meeting resulted in an additional survey on the sewer manhole. The NHDES sewer connection application will be submitted next week.

Vice Chairman Moreau commented that the snow was not supposed to be plowed in unpaved areas, and questioned how the plow guy would know the boundaries. Mr. Belden responded that it was identified on the site plans. It will be the responsibility of the owner to ensure that is maintained correctly. Vice Chairman Moreau noted that it might make sense to add fencing in that area to prevent human error. Mr. Belden responded that they could consider a seasonal fence. Mr. Lebert confirmed that they would be happy to put up signs or a fence to address the concern. Vice Chairman Moreau questioned if they could

use silt sock instead of silt fence. Mr. Belden confirmed they would use silt sock. Vice Chairman Moreau questioned if there would be some three-bedroom units in the new buildings. Mr. Belden confirmed that the third floor would have three bedroom units.

PUBLIC HEARING

Chairman Legg asked if anyone was present from the public wishing to speak to, for, or against the petition. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Vice Chairman Moreau moved to grant the Wetland Conditional Use Permit as submitted, seconded by Mr. Gamester with the following stipulations:

- 1) Adequate erosion control shall be put in place during and following construction until the site is stabilized.
- 2) The owner shall monitor the outfall location one year after the new culvert is installed and provide results to the Planning Department to insure there is no erosion occurring at the new pipe outlet.
- 3) The owner shall remove the debris pile near the new pipe and stabilize the site.
- 4) A note shall be added to the recorded site plan that snow shall not be plowed on unpaved areas in the buffer.

The motion passed unanimously.

B. The application of **Arbor View & The Pines, LLC, Owner**, for property located at **145 Lang Road** requesting a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance for provision of 367 parking spaces where a maximum of 336 are allowed by Section 10.1112.51 of the Zoning Ordinance. Said property is shown on Assessor Map 287 as Lot 1 and lies within the Garden Apartment/Mobile Home Park (GA/MH) District.

DISCUSSION AND DECISION OF THE BOARD

Vice Chairman Moreau moved to accept the findings of the applicant's parking demand analysis and to find that the provision of 367 parking spaces on site will be adequate and appropriate for the proposed 186-unit apartment complex, seconded by Mr. Gamester. The motion passed unanimously.

Vice Chairman Moreau moved to grant a conditional use permit pursuant to Section 10.112.14 of the Portsmouth Zoning Ordinance to permit 367 parking spaces where a maximum of 336 is permitted, seconded by Mr. Gamester. The motion passed unanimously.

C. The application of **Arbor View & The Pines, LLC, Owner**, for property located at **145 Lang Road** requesting Amended Site Plan Review approval to construct two (2) three-story multi-family buildings and associated site improvements, grading, utilities, stormwater management and landscape improvements. Said property is shown on Assessor Map 287 as Lot 1 and lies within the Garden Apartment/Mobile Home Park (GA/MH) District. LU #19-100.

DISCUSSION AND DECISION OF THE BOARD

Vice Chairman Moreau moved to grant the Amended Site Plan as submitted, seconded by Mr. Gamester with the following stipulations:

Conditions precedent (to be completed prior to the issuance of a building permit):

- 1) The site plan shall be reviewed for pre-approval by the Rockingham County Registry of Deeds and subsequently recorded or as deemed appropriate by the Planning Department.
- 2) A written plan shall be submitted to and approved by the Portsmouth Fire Department prior to the demolition, alteration, and/or construction identifying a qualified person as the project's Fire Prevention Program Manager and detailing the project's fire prevention program in accordance with NFPA 241 – 2013 edition.
- 3) Owner shall provide an access easement to the City for water valve access and leak detection. The easement shall be reviewed and approved by the Planning and Legal Departments prior to acceptance by the City Council.

Conditions subsequent (to be completed prior to completion of the project):

- 4) The pump station design shall be reviewed and approved by the Department of Public Works prior to construction.
- 5) After construction, the Engineer of Record shall submit a written report to the City (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed according to the approved plans and specifications and will meet the design performance.
- 6) A status report on the maintenance of the permeable pavers shall be provided to the Planning Department annually for a period of 5-years after final construction to confirm regular cleaning is occurring.

The motion passed unanimously.

D. The application of **Noele Clews, Owner** and **Ambit Engineering, Inc., Applicant** for property located at **799 South Street** requesting Preliminary and Final Subdivision approval to subdivide a lot with an area of 76,889 s.f. and 395' of continuous street frontage into three (3) lots as follows: proposed Lot 1 with an area of 9,004 s.f. and 100' of continuous street frontage; proposed Lot 2 with an area of 58,885 s.f. and 95' of continuous street frontage; and proposed Lot 3 with an area of 9,000 s.f. and 100' of continuous street frontage. Said property is located on Assessor Map 132 as Lot 24 and lies within the General Residence A (GRA) District. LU 19-32.

SPEAKING TO THE APPLICATION

John Chagnon from Ambit Engineering and Attorney Bernie Pelech spoke to the application. Mr. Chagnon commented that the application was for a subdivision proposal to divide the property into 3 lots based on the existing frontage. Lot 1 and Lot 3 have 100 feet of frontage. Lot 2 has 95.8 feet of frontage. The applicant obtained a variance for less than 100 feet of frontage for Lot 2. The site has 2 driveways now. One is on the west side and the other is on the east side. In the proposed subdivision there are 2 proposed driveways. The eastern driveway will service one lot. The western driveway will be relocated to serve the other two lots. There will be new water service for Lots 2 and 3. Lot 1 will use the existing service. There will be a new sewer service for Lot 1 and 3. There will be new gas service for Lots 2 and 3. Lot 1 will use the existing service. All of the lots will have new electrical. A proposed pole will be relocated along the roadway will service Lots 1 and 2. Lot 3 will connect to the overhead service on an existing pole. That is the subject of the waiver tonight. DPW approved the layout in TAC and Eversource has also approved it. There are conceptual plans included in the packet to show what could be built. The plans prove that the lots can manage storm water runoff with no increases to abutters. All of the conditions from TAC were updated and the conditions in the Staff Memo are acceptable.

Vice Chairman Moreau commented that she liked that they went back to using the east driveway for Lot 1. It was a good change from prior plans.

Ms. Henkel noted that the application was advertised with 395 feet of continuous frontage, but the plan says 295 feet. Mr. Chagnon responded that the advertised notice had a typo.

Mr. Pezzullo noted that there was a detail for pervious pavement on the plans and questioned where it was being used on the site plan. Mr. Chagnon responded that it was just for the brick patio. The driveway will be paved.

PUBLIC HEARING

Chairman Legg asked if anyone was present from the public wishing to speak to, for, or against the petition. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Vice Chairman Moreau moved to find that a waiver will not have the effect of nullifying the spirit and intent of the City's Master Plan or the Subdivision Regulations, and to waive the following regulations for lot 3 only, seconded by Mr. Gamester:

a) Section 9.A – underground electrical lines

The motion passed unanimously.

Vice Chairman Moreau moved to grant Preliminary and Final Subdivision Approval, seconded by Mr. Gamester with the following stipulations:

- 1) An easement shall be provided to benefit the City wherever the sidewalk crosses private property including a 2' paralleling the sidewalk to allow for snow storage.
- 2) Easement Plans and deeds shall be reviewed and approved by the Planning and Legal Departments prior to acceptance by City Council.
- 3) Lot numbers as determined by the Assessor shall be added to the final plat.
- 4) Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.
- 5) GIS data shall be provided to the Department of Public Works in the form as required by the City.
- 6) The final plat shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

The motion passed unanimously.

IV. 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 **Matthew Reichl and Beth Richmond, Owners** and **Timothy Hron, Applicant**, for property located at **5 Sylvester Street** requesting Wetland Conditional Use Permit approval in accordance with Section 10.1017.50 of the Zoning Ordinance to construct an addition to a single family home, 200 square feet of

which falls in the 100' Inland Wetland Buffer zone. Said property is located on Assessor Map 232 as Lot 41 and lies within the Single Residence B (SRB) District. LU #19-149.

SPEAKING TO THE APPLICATION

Timothy Hron from Hron Brothers' Construction spoke to the application. The homeowners moved into the home in 2012. It is a 1,200 square foot home that was built in 1913. The owners would like to expand the house for their growing family. The goal of the project is to expand with the least impact to lot and community. The site plan is over 80% in the wetland buffer. The application was granted a variance. The plan is to remove the rear section of the home and replace it with an 18 by 24 foot two story addition. Mr. Britz made a few suggestions at the meeting with the Conservation Commission yesterday. A permeable walkway and drywells at the downspouts were added to the plan. The no cut zone was expanded to over 50 feet and they agreed to plant plantings to delineate between that and the lawn. There will be silt sock used during construction. There will be gutters on all sides of the roof.

Vice Chairman Moreau questioned if there would be any ledge removal with the addition. Mr. Hron responded that they were planning to do a slab on grade, so there will not be a basement there.

PUBLIC HEARING

Chairman Legg asked if anyone was present from the public wishing to speak to, for, or against the petition. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Vice Chairman Moreau moved to **grant** the Wetland Conditional Use Permit as submitted, seconded by Mr. Gamester with the following stipulations:

1) The applicant shall provide a detail of the stormwater infiltration design for the roof runoff. 2) The applicant shall provide a detail of the stormwater infiltration design for the porous pavement. .

Vice Chairman Moreau appreciated the additional information and changes suggested by Mr. Britz. Chairman Legg agreed that the Conservation Commission did a nice job improving the project.

The motion passed unanimously.

B. **POSTPONED**. The application of **Cate Street Development, LLC, Owner**, for property located at **428 Route 1 Bypass, Cate Street, 55 Cate Street, 161 Cate Street and 1 Cate Street**, requesting Preliminary and Final Subdivision approval to reconfigure six (6) lots comprised of 10.37 acres and a city right-of-way to three (3) lots with a new city right-of-way as follows: Assessor Map 163, Lots 33 and 34, Assessor Map 165, Lot 2, Assessor Map 172, Lot 1 and Assessor Map 173, Lot 2 to become Proposed Parcel A consisting of 260,789 s.f. and 940.14 ft. of frontage on a new proposed right-of-way, Proposed Parcel B consisting of 126,500 s.f. and 226.72 ft. of frontage on U.S. Route 1 Bypass, Proposed Parcel C consisting of 52,813 s.f. and 441.89 ft. of frontage on a new proposed right-of-way consisting of 139,622 s.f. Said properties are shown on Assessor Map 172 as Lot 1, Map 173 as Lot 2, Map 165 as Lot 2, Map 163 as Lot 33 and Map 163 as Lot 34 and lie within the Gateway Corridor (G1) District. LU #19-18. **POSTPONED**.

Mr. Gamester moved to **postpone** this item until the September 19, 2019 Planning Board meeting, seconded by Ms. Record. The motion passed unanimously.

C. **REQUEST TO POSTPONE**. The application of **Cate Street Development, LLC, Owner**, for property located at **428 Route 1 Bypass, Cate Street, 55 Cate Street, 161 Cate Street and 1 Cate Street**, requesting an Amended Conditional Use Permit pursuant to Section 10.5B71.20 of the Zoning Ordinance to allow a density of 28 dwelling units per acre. Said property is shown on Assessor Map 172 as Lot 1, Assessor Map 173 as Lot 2, Assessor Map 165 as Lot 2 and Assessor Map 163 as Lots 33 & 34 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District. **REQUEST TO POSTPONE**.

Mr. Gamester moved to **postpone** this item until the September 19, 2019 Planning Board meeting, seconded by Ms. Record. The motion passed unanimously.

D. **POSTPONED**. The application of **Cate Street Development, LLC, Owner**, for property located at **428 Route 1 Bypass, Cate Street, 55 Cate Street, 161 Cate Street and 1 Cate Street**, requesting Site Plan Review approval for the redevelopment of the properties into a mixed use development, including 22,000 s.f. +/- retail space, 22,000 s.f. +/- office space, 250 residential apartment units; Proposed Residential Building A: 4-stories, 132 units, 24,850 s.f. footprint and 141,885 Gross Floor Area; Proposed Residential Building B: 4-stories, 118 units, 21,350 s.f. footprint and 110,170 Gross Floor Area, and 23 townhouses; Proposed Townhome Buildings A: 8,640 s.f. total footprint and 25,920 Gross Floor Area; Proposed Townhome Buildings B: 11,440 total footprint and 34,320 Gross Floor Area, and 510 parking spaces with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 172 as Lot 1, Map 173 as Lot 2, Map 165 as Lot 2, Map 163 as Lot 33 and Map 163 as Lot 34 and lie within the Gateway Corridor. LU #19-18. **POSTPONED**.

Mr. Gamester moved to **postpone** this item until the September 19, 2019 Planning Board meeting, seconded by Ms. Record. The motion passed unanimously.

E. **REQUEST TO POSTPONE** The application of **Foundry Place, LLC, Owner**, for property located on **Hanover Street**, requesting a second 1-year extension of the Site Plan Review approval that was originally granted on November 16, 2017 and granted a 1-year extension on August 23, 2018 which will expire on November 15, 2019. Said property is shown on Assessor Map 138 as Lot 62 and lies within the Character District 5 (CD5) District. LU #19-154. **REQUEST TO POSTPONE**

Mr. Kisiel recused himself from the application.

Mr. Gamester moved to **postpone** this item until the September 19, 2019 Planning Board meeting, seconded by Ms. Record. The motion passed unanimously.

F. **POSTPONED**. The application of **Dagny Taggart, LLC, Owner** and **Ambit Engineering, Inc., Applicant**, for property located at **3 Pleasant Street** requesting Site Plan approval for a proposed addition and renovation to the existing bank and office building with a 4,816 s.f. +/- footprint, 21,397 s.f. +/- gross floor area and associated site improvements. Said property is shown on Assessor Map 107 as Lot 31 and lies within the Character District 5 (CD5) District. LU #19-161. **POSTPONED**.

Mr. Gamester moved to **postpone** this item until the September 19, 2019 Planning Board meeting, seconded by Ms. Record. The motion passed unanimously.

G. The application of **2422 Lafayette Road Associates, LLC, Owner** and **Tighe & Bond, Applicant**, for property located at **2454 Lafayette Road** requesting a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance to provide less than the required minimum number of off-street parking spaces. Said property is shown on Assessor Map 273 as Lot 3 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District. LU #19-91.

SPEAKING TO THE APPLICATION

Attorney Bernie Pelech and Brad Mzequita from Tighe and Bond spoke to the application. Mr. Pelech commented that it had been a pleasure to represent these developers. The transformation of the Southgate Plaza has been remarkable. It is a mixed-use space. This CUP is driven by a change of use in one of the buildings. It used to be a Big Lots. Now it is going to be a Pins bowling alley and entertainment center. The application has received some variances and the site plan was approved. They have provided a very detailed parking needs analysis. TAC and the Planning Department reviewed it. Their belief was that the number of parking spaces in the memo was sufficient for the uses on site.

Mr. Mezquita commented that the change in the Ordinance changed the way parking was calculated. A shopping center is no longer listed in the parking table. They looked at the individual uses and calculated out the parking required for each. That resulted in a need of almost 1,400 parking spaces. Then they calculated for the residential and shopping center. The peak parking would require 638 spaces. The plan provides 760 parking spaces. There is ample parking for what is out there. In addition to parking there is bike parking, multi use paths, and a Coast bus stop.

Vice Chairman Moreau commented that the new venue should post the bus schedule and a map of where the stop is. That would help to alleviate the parking demand as well. Mr. Mezquita agreed that was a good suggestion.

PUBLIC HEARING

Chairman Legg asked if anyone was present from the public wishing to speak to, for, or against the petition. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Vice Chairman Moreau moved to accept the findings of the applicant's parking demand analysis and to find that the provision of 760 off-street parking spaces provided will be adequate and appropriate for the proposed uses of the property, seconded by Mr. Gamester. The motion passed unanimously.

Vice Chairman Moreau moved to **grant** a conditional use permit pursuant to Section 10.112.14 of the Portsmouth Zoning Ordinance to provide less than the required minimum number of off-street parking spaces, seconded by Mr. Gamester with the following stipulation:

- 1) The owner shall coordinate with new tenant, Pinz, to advertise COAST bus schedules and bus stop location.

The motion passed unanimously.

H. The application of **Haven Properties, LLC, Owner** and **Jeff Demers, Applicant** for property located at **187 McDonough Street** requesting Preliminary and Final Subdivision approval (Lot Line Revision) between two lots as follows: Lot 43 as shown on Assessor Map 144 increasing in area from 1,868 s.f. to 2,537 s.f. with 47 feet of continuous street frontage on McDonough Street; and Lot 4 as shown on Assessor Map 164 decreasing in area from 130,680 s.f. to 130,011 s.f. Said property is shown on Assessor Map 144 as Lot 43 and lies within the General Residence C (GRC) District. LU #19-167.

SPEAKING TO THE APPLICATION

Attorney Derek Durbin and Alex Ross spoke to the application. Mr. Durbin represented Haven Properties. The client is looking to adjust his rear lot line. The abutting property is owned by the railroad. Historically, it has been part of their backyard. It has been fenced in as long as he has owned it. The ultimate plan is to redevelop the property. This change will create some conformance with the Ordinance. It will comply with lot depth.

PUBLIC HEARING

Jim Hewitt from 726 Middle Rd. commented that he looked at the plan and thought it was unusual there is a non-conformance now. It makes sense to adjust the lot line and fix both problems at once.

Derek Durbin commented that there was never a negotiation with the abutting neighbor to the left. There is an encroachment and a pending zoning application to redevelop the property. That would remove the encroachment with the abutter.

DISCUSSION AND DECISION OF THE BOARD

Vice Chairman Moreau moved to **grant** Preliminary and Final Subdivision approval as submitted, seconded by Mr. Gamester 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.

The motion passed unanimously.

I. **REQUEST TO POSTPONE**. The application of the **City of Portsmouth, Owner** and **GZA Geoenvironmental, Inc., Applicant** for property located at **680 Peverly Hill Road** requesting Wetland Conditional Use Permit approval in accordance with Section 10.1017 of the Zoning Ordinance to construct three multi-purpose recreational fields and associated parking and a solid waste / recycling transfer station on the site of a reclaimed quarry with 489,592 sq. ft. of disturbance in the wetland buffer and 57,512 sq. ft. of direct disturbance to the wetland. Said property is shown on Assessor Map 254 as Lot 8-1 and lies within the Municipal (M) District. LU #19-169. **REQUEST TO POSTPONE**

Mr. Gamester moved to **postpone** this item until the September 19, 2019 Planning Board meeting, seconded by Ms. Record. The motion passed unanimously.

V. CITY COUNCIL REFERRALS

A. Review sewer easement on Market Street, Assessor Map 119 as Lot 4 for recommendation to the City Council.

Ms. Walker commented that this was this was formerly discussed as part of a project, but never brought to the Planning Board. It is an easement for the sewer where the City crossed private property.

Vice Chairman Moreau moved to recommend approval to the City Council, seconded by Mr. Gamester. The motion passed unanimously.

B. Review utility easement on 260 Myrtle Street, Assessor Map 220 as Lot 100 for recommendation to the City Council.

Mr. Pezzullo commented that the memo is correct. This is for the new public sewer and drain lines on the property. The legal description mentions a water line, but that is incorrect. The written description in the deed is also not accurate.

Ms. Record moved to recommend approval to the City Council, seconded by Mr. Gamester. The motion passed unanimously.

VI. ADJOURNMENT

Vice Chairman Moreau moved to adjourn the meeting at 7:59 p.m., seconded by Mr. Pezzullo. The motion passed unanimously

Respectfully submitted by,

Becky Frey
Acting Secretary for the Planning Board

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.