

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

**7:00 P.M. CITY COUNCIL CHAMBERS DECEMBER 20, 2001
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

MEMBERS PRESENT: Kenneth Smith, Vice Chairman; Thaddeus J. "Ted" Jankowski, Deputy City Manager; Noele Clews, City Council Representative; Richard A. Hopley, Building Inspector; Donald Coker, alternate; and, Paige Roberts, alternate

MEMBERS ABSENT: Ernie Carrier; John Sullivan; and, Raymond Will

ALSO PRESENT: David M. Holden, Planning Director; and, Lucy E. Tillman, Planner I

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6:30 P.M. RECEPTION HONORING ARTHUR PARROTT, FORMER CHAIRMAN OF THE PLANNING BOARD AND FAYE GOLDBERG, FORMER MEMBER OF THE PLANNING BOARD AND HISTORIC DISTRICT COMMISSION

Immediately prior to the meeting, a reception was held in the Portsmouth Room where mementos were presented to outgoing Chairman, Arthur Parrott, his wife, Karen Parrott and outgoing member, Faye Goldberg.

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I. APPROVAL OF MINUTES

A. October 18, 2001, meeting

It was **VOTED** to accept the minutes of the October 18, 2001, meeting as written.

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A. II. OLD BUSINESS

A. The application of **Bernard and Agnes Maxam** for property located off **Coach Road** 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 9,100 s.f. building for office and manufacturing use within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 297 as Lots 4-3 and 4-3A and lies within an Industrial district. Plans are recorded in the Planning Department as 10.3-01. **(This application was tabled at the Board's November 15, 2001, meeting to this meeting and should be retabled.)**

It was **VOTED** to take the application off the table and to retable the application to a time indefinite.

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B. New Franklin School – report on back gate issue

The Planning Director, David Holden, gave a report on a recent work session with the Myrtle Avenue neighborhood regarding the use of the back gate at the New Franklin School This fulfilled a stipulation of site plan approval. No action was needed by the Board.

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III. PUBLIC HEARINGS

A. The application of the **City of Portsmouth**, owner, and **Exchange City**, applicant, for property located at **25 Granite Street (the Wentworth School)** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the construction of an addition to the existing gymnasium within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 217 as Lot 5 and lies within the Municipal district.

It was **VOTED** to approve the request as presented.

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B A compliance hearing will be held on a site plan that was approved by the Planning Board on February 17, 2000, for **Brora LLC** for property located off **Commerce Way, Dovekie Way, Portsmouth Boulevard, Shearwater Drive and Market Street** for a consolidation and resubdivision plan and a traffic mitigation plan associated with future commercial development within Osprey Landing. Said property is shown on Assessor Plan 216 as Lots 1, 1-5 and 1-8B and Assessor Plan 217 as Lots 2-1838 through 2-1844 and 2-0300 and lies within the Office Research and Mariner’s Village Overlay districts.

It was **VOTED** that the site plan had been constructed as presented and that the bond could be released as appropriate.

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C. The application of **Thomas Vento, trustee of the Vento Grantor Trust of 1996**, for property located at **102 Marne Avenue** and **Mark R. Neubauer** for property located at **101 Marne Avenue** wherein Preliminary and Final Approval is requested for a lot line verification which shows the Vento lot as having a lot area of 18,293 s.f. and the Neubauer lot as having a lot area of 6,557 s.f. Said property is shown on Assessor Plan 222 as Lots 43 and 44 and lies within a General Residence A district.

It was **VOTED** to grant Preliminary Approval subject to the following stipulations:

1. That Board of Adjustment approval be received for the inadequate frontage on the Vento lot;
2. That a mylar suitable for recording in the Registry of Deeds be submitted to the Planning Department for final approval; and,
3. That permanent boundary monuments be established as per the requirements of the Public Works Department.

D. The request of **Coventry Assets Ltd.** for property located at **755 Banfield Road** wherein an amendment to an approved site plan is requested. The changes involve the reduction of the building footprint from 25,276 s.f. to 22,440 s.f. and the relocation of the driveway entrance from Constitution Avenue to the place where the driveway now exists with associated site improvements. Said property is shown on Assessor Plan 274 as Lot 1D and lies within an Office Research district.

It was **VOTED** to approve the amended site plan with the following stipulations from the Technical Advisory Committee:

1. That all utilities be stubbed prior to the City’s placement of a finish coat on Banfield Road next Spring (April, 2002). Of specific concern is the underground electrical which will be going across Banfield Road;
2. That the site plan indicate the appropriate grade lines at the rear of the building;
3. That a note be added to the site plan that a warning tape will be placed on the sewer force main;
4. That a recommendation was made that the applicant’s engineer check the roof drain that comes off the right corner of the building to see whether a catch basin would be appropriate;
5. That the site plan shall indicate the new existing utilities; such as, the new 20” water main;
6. That a recommendation was made that the applicant’s engineer look at any possible conflicts with the water main running right alongside the sewer manhole (see sewer manhole detail on sheet 5);
7. That the pump station shall be relocated in an attempt to save a stand of mature trees; and,
8. That the landscaping plan shall be approved by the Planning Department.

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E. The application of **Aphrodite Georgopoulos Revocable Trust, owner, and 1900 Lafayette Road, LLC, applicant,** for property located at **1900 Lafayette Road** wherein site plan approval is requested for the construction of three (3), three-story office buildings with each building having a footprint of 5,504 s.f. with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 267 as Lot 8 and lies within an Office Research district. **(The Planning Board granted site plan approval at its September 21, 2000, meeting; however, the approval has since lapsed.)**

It was **VOTED** to re-approve the site plan subject to the former stipulations and a new stipulation from the Technical Advisory Committee that a valve be indicated for the 4” water service.

IV. CITY COUNCIL REFERRALS/REQUESTS

A. Spinney Road water tank – color of

It was **VOTED** to recommend to the City Council that the color of the Spinney Road water tank be Cumulus as indicated on a TNEMEC Company Incorporated color card and being #78GN.

B. Renaming of a limited portion of Winchester Street

It was **VOTED** to recommend to the City Council that a limited portion of Winchester Street be renamed to Little Street

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C. Ralph's Truck Sales – request to release easement

It was **VOTED** to recommend to the City Council that the request be granted.

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D. Deer Street Associates – request for rezoning

It was **VOTED** to table the request to the next meeting of the Planning Board to allow the Planning Department to prepare its report and to schedule a Public Hearing as appropriate.

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E. 46 Livermore Street – Request for permanent easement

It was **VOTED** that Planning Department staff would hold a work session with interested parties and report back.

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V. NEW BUSINESS

A. Request to use Pheasant Lane as a street name

It was **VOTED** that a favorable recommendation be forwarded to the City Council on the use of Pheasant Lane as a street name with the words, "private way" to be added to any street signs.

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B. Request for conditional acceptance of Odiorne Point Road (Tucker's Cove, Phase III)

It was **VOTED** to favorably recommend to the City Council the conditional acceptance of Odiorne Point Road (Tucker's Cove, Phase III).

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C. Request for conditional acceptance of Wholey Way

It was **VOTED** to favorably recommend to the City Council the conditional acceptance of Wholey Way.

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D. Presentation by Jane Porter on outdoor lighting pollution

The Board thanked Ms. Porter for her concern and promised to continue to work on the problem especially in the preparation of future regulations and in future discussions with PSNH. The Chair made note that the City's *Zoning Ordinance* contains lighting regulations. Planning Department staff agreed to look into Ms. Porter's concerns about the lighting at the intersection of South Street and Junkins Avenue.

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VI. AMENDED SITE PLAN REVIEW

No amended site plans were presented for review at this meeting.

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ITEMS NOT ON THE AGENDA:

The Planning Director informed the Board that he has signed off on a lot line merger for property owned by Dr. and Mrs. Lawrence Gray off F W Hartford Drive. This was done in fulfillment of a stipulation connected with a Conditional Use Permit.

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The Planning Director informed the Board that a Public Hearing would be held on the Capital Improvement Plan at its January meeting.

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Informational:

?? January 3, 2002, Public Hearing on Report by the Mayor's Blue Ribbon Committee on Arts and Culture

The Planning Director brought to the Board's attention a scheduled Special Meeting of the Board for January 3, 2002 for the purpose of holding a Public Hearing and adopting a section for the Master Plan.

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VII. ADJOURNMENT

The meeting was adjourned at 9:15 p.m.

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Respectfully submitted

by: _____
Barbara B. Driscoll
Acting Secretary