

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

**7:00 P.M.
2002**

CITY COUNCIL CHAMBERS

OCTOBER 17,

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

MEMBERS PRESENT: Kenneth Smith, Chairman; Brad Lown, City Council Representative; Richard A. Hopley, Building Inspector; John Sullivan; Paige Roberts; Raymond Will; Donald Coker; George Savramis; and, John Ricci, alternate

MEMBERS EXCUSED: Thaddeus J. "Ted" Jankowski, Deputy City Manager; and, John Ricci, alternate

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

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6:00 P.M. - MASTER PLAN PLANNING PROCESS WORK SESSION – COUNCIL CHAMBERS

I. APPROVAL OF MINUTES

A. Meetings of July 18, 2002. August 15, 2002, and September 19, 2002

VOTED to accept the minutes as presented.

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II. OLD BUSINESS

A. The application of **Portsmouth Associates, LLC, owner**, for property located at **1465 Woodbury Avenue** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the relocation of the 1853 School House restaurant building with associated site improvements within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 216 as Lot 3 and lies within a General Business district. **(This application was tabled at the Board's September 19, 2002, meeting to this meeting.)**

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

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B. The application of **Bluestone Properties, LLC**, applicant, for property located at **2236 Lafayette Road** wherein site plan approval is requested for the construction of a 4,828 s.f. ± one-story building proposed to be used as a restaurant/commercial/retail mix with related paving, utilities, landscaping, drainage and associated site improvements. An existing single-family residence and two auxiliary buildings (cabins) will be demolished. Said property is shown on Assessor Plan 267 as Lot 2 and lies within a General Business district. **(This application was tabled at the Board's September 19, 2002, meeting to this meeting.)**

VOTED to take the application off the table. Eric Weinrieb of Altus Engineering presented further information to the Board. VOTED to approve the site plan subject to the following stipulations:

From the Technical Advisory Committee:

1. That the snow storage area indicated in the proposed 12' easement area be eliminated from the site plan;
2. That the site plan be revised to show a 10 to 1 taper for the decel lane;
3. That the Traffic/Safety Committee review the site plan with a report back to the Planning Board;
4. That information on the proposed sight distance information be provided; and,
5. That the landscaping plan shall be approved by Lucy Tillman of the Planning Department.

From the Planning Board:

1. That the City's Traffic and Parking Engineer shall submit a report to the Planning Department one year after the issuance of a Certificate of Occupancy as to whether the issue of the "pork chop" should be revisited

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III. PUBLIC HEARINGS

A. The application of **John D. Cahill**, owner, for property located at **2837 Lafayette Road** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for a portion of a proposed parking area and retaining wall with associated drainage structures to be located within the City's Inland Wetlands Protection District (100' wetland buffer). Said property is shown on Assessor Plan 286 as Lot 1 and lies within a General Business district.

VOTED to table the application to the Board's November 21st meeting to allow for the submission of a report from an independent wetlands scientist and a recommendation from the Conservation Commission.

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B. The application of Heron Realty Trust, owner, and **Sean Correll**, applicant, for property located at **917 Greenland Road** wherein site plan approval is requested for the creation of a sixteen space parking lot for a proposed take out/eat in café with associated site improvements. Said property is shown on Assessor Plan 259 as Lot 7 and lies within a Single Residence B district.

Sean Correll presented the plan. VOTED to table the application to the Board's November 21st meeting. The tabling motion was made to obtain clarification as to the Board's status in light of an abutter's appeal of the Board of Adjustment decision. The Public Hearing remains open.

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C. The application of **Bold Beginnings, Inc.**, owner, for property located at **133 Islington Street** wherein site plan approval is requested for the construction of a three-story, 6,608 s.f. ± addition to an existing building for use as eight residential units with related paving, utilities, landscaping, drainage and associated site improvements. The existing 3,276 s.f. ± one-story function hall to the rear facade will be demolished as well as the rear deck and stairs. Eleven covered parking spaces are included in the proposal. Said property is shown on Assessor Plan 138 as Lot 15 and lies within Central Business B, Apartment and Historic A districts.

John Chagnon of Ambit Engineering presented the plan. VOTED to approve the site plan subject to the following stipulations:

From the Technical Advisory Committee:

1. That all trenches be infrared sealed in accordance with the standards of the City's Public Works Department;
2. That the trenches created for utility connections be done by saw cutting;
3. That a 300' radius (of the property in question) parking survey during peak times be submitted;
4. That a construction schedule shall be worked out at the appropriate time with Public Works Department with a plan on how those who would be affected would be notified;
5. That the landscaping plan is subject to approval by Lucy Tillman of the Planning Department;
6. That more information be submitted on the drainage analysis; such as, additional material on Sudbury Street; and,
7. That a note be included on the site plan indicating that any HVAC units must comply with Article V of the City's *Zoning Ordinance* and may be subject to Historic District Commission approval.

From the Planning Board:

1. That a note be added to the plan indicating that the 11 covered parking spaces would be designated for those living in the apartment complex;
 2. That a note be added to the plan indicating that trash pickup (dumpster) shall not occur before 7:00 a.m.; and,
 3. That a note be added to the plan indicating that any closing of a street shall be coordinated with the City's Traffic and Parking Engineer.
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D. The application of **GPP Properties 1995-1, LLC** for property located at **100 Coakley Road** wherein site plan approval is requested for the construction of a 50' x 80' (4,000 s.f.) one-story addition to an existing building with related paving, utilities, landscaping, drainage and associated site improvements. The addition will be used for warehousing purposes. Said property is shown on Assessor Plan 234 as Lot 6 and lies within a General Business district.

Steve Keach presented the plan. VOTED to approve the site plan subject to the following stipulations:

From the Technical Advisory Committee:

- 1) That signage be installed indicating the delivery entrance and that instructions shall be given that trucks are not to drive through a residential neighborhood.

From the Planning Board:

- 1. That the site plan indicate the appropriate handicapped signage;
- 2. That the site plan include a detail on the detention pond using best stormwater practice; and
- 3. That a note be added to the site plan indicating that snow storage will be removed from the site.

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IV. CITY COUNCIL REFERRALS/REQUESTS

A. Gift of Hyder land off Arthur Brady Drive

Peter Britz, the City's Environmental Planner, presented the request and the recommendation to the City Council. VOTED to recommend to the City Council the acceptance of the Hyder property off Arthur Brady Drive as conservation, open space/recreation after following standard assessment procedures.

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V. NEW BUSINESS

A. Election of Officers (Vice Chairman)

Elected Paige Roberts as Vice Chairman.

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VI. ADJOURNMENT was had at approximately 9:50 p.m.

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This Action Sheet was prepared by Barbara B. Driscoll, Administrative Assistant in the Planning Department.