ACTION SHEET REGULAR MEETING PLANNING BOARD PORTSMOUTH, NEW HAMPSHIRE

CITY COUNCIL CHAMBERS 7:00 P.M. **DECEMBER 19, 2002** CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE **MEMBERS PRESENT:** Kenneth Smith, Chairman; Paige Roberts, Vice Chairman; Richard A. Hopley, Building Inspector; John Sullivan; Raymond Will; Thaddeus J. "Ted" Jankowski, Deputy City Manager; Donald Coker, and, alternate John Ricci **MEMBERS EXCUSED:** Brad Lown, City Council Representative; and, George **Savramis ALSO PRESENT:** David M. Holden, Planning Director 6:30 P.M. Portsmouth Room -- Presentation to Ernie Carrier A reception was held in the Portsmouth Room in honor of Ernie Carrier's service on the Board. Presentations were made by the Chair to Mr. and Mrs. Carrier. I. OLD BUSINESS A. **566 Greenland Road** – request to erect a fence on City-owned property (**This request was** tabled at the Board's November 21, 2002, meeting to this meeting.) VOTED to take the request off the table and to retable it to the Board's January 23, 2003, meeting to allow for a review and report back from the Traffic/Safety Committee. II. APPROVAL OF MINUTES A. November 21, 2002 meeting VOTED to approve the minutes as submitted.

III. PUBLIC HEARINGS

A. The application of the **Estate of Jay M. Smith** for property located at **49 Sheafe Street** wherein Preliminary and Final Approval is requested for the creation of two lots from an existing lot. Proposed Lot 21A would have a lot area of 3,919 s.f. <u>+</u> with frontage off Sheafe Street and Proposed Lot 21B would have a lot area of 1,238 s.f. <u>+</u> with frontage off Custom House Court.

Said property is shown on Assessor Plan U-7 as Lot 21 and lies within the Central Business B and Historic A districts. Plat plans are recorded in the Planning Department as 17.1-02.

VOTED to deny the application based on the following:

- 1. That is premature to subdivide at this time;
- 2. That the Board encourages the applicant to explore other options; and,
- 3. That a subdivision application addressing these concerns could be one viable option.

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B. The application of **Michael Brigham** for property located at **487 Cutts Avenue** wherein Preliminary Subdivision Approval is requested for the creation of eight lots from an existing lot. The lots will range in size from 15,000 s.f. <u>+</u> to 21,678 s.f. <u>+</u> with frontage off Michael Succi Drive, Chase Drive or a proposed cul-de-sac. Said property is shown on Assessor Plan 210 as Lot 26 and lies within a Single Residence B district. Plat plans are recorded in the Planning Department as 18.1-02.

VOTED to table the application to the Board's January 23, 2002, meeting to allow for Board of Adjustment action on the request to relocate and reconstruct a three unit residential structure on one of the proposed lots.

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C. The application of **505 Lafayette Road**, **LLC** for property located at **605 Lafayette Road** wherein site plan approval is requested for the construction of a one-story 1,500 s.f. \pm addition to the rear of the existing building and a complete second story addition (4,000 s.f. \pm) with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 229 as Lot 9 and lies within a General Business district.

VOTED to approve the site plan subject to the following stipulations:

From the Technical Advisory Committee:

1. That the guard rail detail indicate 6' x 8' posts, 4' x 10' rails and a 30" height. The amended site plan to be approved by David Desfosses, Engineering Technician with the Public Works Department.

From the Planning Board:

- 1. That a note be added to the site plan indicating that if the proposed bituminous curbing enters into a state of disrepair, then the curbing shall be replaced with granite curbing; and,
- 2. That a note be added to the site plan that any snow storage will be trucked off site.

IV. CITY COUNCIL REFERRALS/REQUESTS

A. Request to rezone property off McDonough Street

The Board took no action on the item. Attorney Pelech was present and stated that he would be prepared to submit the <i>Informational Report</i> for the January 23, 2003, meeting. He concurred with the schedule that was outlined in the Planning Department's memo to the Board.
V. NEW BUSINESS
A. 1801 Woodbury Avenue Request for one year extension of site plan approval
VOTED to grant a one year extension.
B. Scheduling of Special Planning Board meetings
Mr. Holden informed the Board of a work session on the proposed library on January 16^{th} with a Public Hearing to be held on February 6^{th} .

VI. ADJOURNMENT was had at approximately 8:05 p.m.

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