

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

**7:00 P.M. CITY COUNCIL CHAMBERS JANUARY 23, 2003
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

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

MEMBERS EXCUSED: None

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

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I. OTHER BUSINESS

A. Presentation of Capital Improvement Program

VOTED to adopt and forward the Capital Improvement Program to the City Council.

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II. OLD BUSINESS

A. 566 Greenland Road – request to erect a fence on City-owned property (This request was tabled at the Board’s December 19, 2002, meeting to this meeting.)

VOTED to take the request off the table and to re-table to the Board’s February 20, 2003, meeting to allow for a report back from the Traffic/Safety Committee.

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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. ± to 21,678 s.f. ± 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. (This application was tabled at the Board’s December 19, 2002, meeting to this meeting.)

VOTED to take the application off the table and to re-table to the Board’s February 20, 2003, meeting.

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III. APPROVAL OF MINUTES

A. December 19, 2002, meeting

VOTED to approve the minutes as submitted.

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IV. PUBLIC HEARINGS

A. The application of **2837 Lafayette Road Realty Trust** for property located at **2837 Lafayette Road** wherein site plan approval is requested for the construction of a one-story, 1,965 s.f. + addition to an existing structure (a dental office) with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 286 as Lot 1 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 landscaping plan be approved by Lucy Tillman of the Planning Department;
- 2. That the connection to the sewer service is a work in progress with a report back at the Planning Board meeting;
- 3. That the site plan indicate a fire service (it being understood that the fire service can be eliminated should it be decided that the building will not be sprinklered);
- 4. That the sign indicated on the plan shall be subject to a Sign Permit; and,
- 5. That the abandonment of the water service shall be done at the main

From the Planning Board:

- 1. That the address for the dental office be verified with the Fire and Police Departments in light of the fact that the access is being relocated from Lafayette Road to Robert Avenue
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V. CITY COUNCIL REFERRALS/REQUESTS

A. Request to rezone property off McDonough Street

The Board acknowledged receipt of the applicant's *Informational Report* and requested that the Planning Director submit his report for the February 20th Planning Board meeting.

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VI AMENDED SITE PLANS (INFORMATIONAL ONLY)

A. 755 Banfield Road

The Board accepted Ms. Tillman's verbal report.

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B. 5 Junkins Avenue

The Board accepted Ms. Tillman's verbal report.

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VII. NEW BUSINESS

A. Election of officers

VOTED to re-elect Ken Smith as Chairman and Paige Roberts as Vice-Chairman.

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B. Lang Road – Request of Attorney Bernard W. Pelech to extend for one year the Conditional Use Permit originally granted on February 21, 2002

VOTED to grant one year extension.

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C. Work session requested by Attorney Bernard W. Pelech on behalf of Michael Clark for a proposed subdivision off Little Harbor Road

The Board held a work session with Attorney Pelech, Mike Seibert, site engineer, and the owner of the property Michael Clark. It was the consensus of the Board that Mr. Clark should proceed further.

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VII. ADJOURNMENT was had at approximately 9:00 p.m.

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