

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

7:00 P.M.

**CITY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
OCTOBER 16, 2003**

MEMBERS PRESENT: Kenneth Smith, Chairman; Paige Roberts, Vice Chairman; Richard A. Hopley, Building Inspector; John Sullivan; Raymond Will; Donald Coker; George Savramis; and, alternate Jerry Hejtmanek

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

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

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**6:00 TO 7:30 P.M. WORK SESSION WITH THE ECONOMIC DEVELOPMENT COMMISSION,
THE DOWNTOWN BUSINESS ASSOCIATION AND THE MASTER PLAN CONSULTANT**

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I. OLD BUSINESS

A. The application of **Aranosian Oil Company, Inc.** for property located at **1166 Greenland Road** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the demolition of an existing building and canopy and the construction of a 3,900 s.f. single-story building for use as a store, a 24' x 36' building for use as a car wash, refueling islands with canopies and new pavement within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 279 as Lots 1 and 2 and lies within an Industrial district. **(This application was tabled to this meeting from the Board's September 18, 2003, meeting.)**

VOTED to table the application to the Board's November 20, 2003, meeting to allow for the following:

1. a decision on whether the site would be connected to a municipal sewer system or would utilize a septic system;
2. the resolution of the issue of snow storage and/or removal; and,
3. the submittal of performance standards for the submitted drainage plan.

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B. The application of **Griffin Family Corporation**, property owner, and **Astoria Griffin Park, LLC**, applicant, for property located at **200 Griffin Road** wherein site plan approval is requested for the construction of a one-story, 41,020 s.f. ± building for medical/professional office tenants with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 263 as Lot 1-4 and lies within an Industrial district. **(This application was tabled at the Board's September 18, 2003, meeting to this meeting.)**

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

From the Technical Advisory Committee:

1. That a mechanism be provided for the irrigation system for an “off” switch when it rains;
2. That a mechanism be provided for the irrigation system that will measure the amount of moisture in the soil;
3. That two EPA-type monitoring wells be provided; one on either end of the site, at least seven feet below the water table. The monitoring wells are to be installed prior to the start of construction with a base line of all ground water constituents taken for an initial sample;
4. That the existing easement for municipal access to the monitoring wells be noted on the site plan;
5. That catch basins with oil/water separators be installed in the paved swales;
6. That any hazardous materials/debris uncovered in the construction process be disposed of off-site;
7. That the utility plan clarify the installation of two water lines to the building;
8. That an underdrain be included as part of the treatment swale, 12” below the swale, filled with sand, covered with a fabric and 4” of loam;
9. That a note be added to the site plan indicating that the site is within a Wellhead Protection Area and that construction will comply with the City’s Aquifer Protection Guidelines;
10. That the snow storage areas be indicated on the site plan with the understanding that snow storage areas should not be located within the 100’ buffer;
11. That the site plan indicate an 8’ stockade fence enclosure for the dumpster;
12. That the 5’ – 0” dimension shown on the handicap ramp detail be eliminated and remarked with 12:1 slope;
13. That a fully functional traffic signal, interconnected with the Route 33 signal system, be installed subject to the approval of the NHDOT and the City of Portsmouth;
14. That the site plan indicate a master fire alarm box on the building and that the Fire Department connection be a multiple connection with a 2 ½” siamese connection and a 5” storz connection; and,
15. That the site plan indicate a sidewalk connection to Griffin Road.

From the Planning Board:

1. That the applicant meet with the Public Works Department on the issue of recycling bins;
2. That the height of the parking lot lights be lowered to 15’ or 16’; and,
3. That stipulation #13 from the Technical Advisory Committee be amended to read as follows:
 That a total of \$130,000 (including the amount currently in escrow) be paid to the City, prior to the issuance of any Building Permit for the project, to fund the installation of a traffic signal at the Griffin Road/Route 33 intersection.

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C. Public comment is invited at this public meeting regarding a proposed amendment to **Article III, Section 10-301(A)(7) of the Zoning Ordinance** relative to a 100’ setback on the Dennett Street side of the North Mill Pond. The proposed ordinance is on file in the Planning Department and may be reviewed in the Planning Department office during normal business hours from Monday through Friday from 8:30 a.m. to 5:00 p.m.

VOTED to table this Agenda item to the Board’s reconvened meeting of October 23rd to allow for some refining of the amendment.

II. APPROVAL OF MINUTES

A. September 18, 2003

VOTED to approve the minutes as presented.

III. PUBLIC HEARINGS

A. Public comment is invited on the request to change the name of **Pearl Street to Martin Luther King, Jr. Way**. The actual request is on file in the Planning Department and may be viewed during normal business hours from Monday through Friday from 8:30 a.m. to 5:00 p.m.

VOTED on a 7-1 vote to recommend approval of the request to the City Council.

B. The application of **Siegel Limited Partnership and Ocean Castle Limited Partnership, property owners, and Lang and Long Meadow Development, LLC, applicant**, for property located off **Lang Road** wherein site plan approval is requested for the construction of four (3) story free-standing buildings with 24 units each and one (3) story free-standing building with 21 units with each floor having a footprint of 14,000 s.f. ± (for a total footprint of 210,000 s.f. ±) with each building having one parking level and the construction of a 4,400 s.f. ± one-story building for use as a club house with related paving, utilities, landscaping, drainage and associated site improvements. Access is proposed from Lang and Longmeadow Roads. Said property is shown on Assessor Plan 291 as Lot 1-1 and lies within a Garden Apartment/Mobile Home district.

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

From the Technical Advisory Committee:

1. That a detail be added to the site plan regarding the 3” reducer with blow off;
2. That the site plan indicate an additional gate valve on the fire line where it “Ts” off and goes down Longmeadow to the hydrant between buildings #4 and #5;
3. That the site plan indicate a paved accessway to the meter building to ensure that municipal employees can enter the building with a note added to the site plan that the area will be kept clear of snow;
4. That the site plan indicate a paved accessway to building #1 for Fire Department personnel;
5. That a note be added to the site plan that indicates construction entrances off both Lang and Longmeadow Roads;
6. That building #5 be slid slightly to the northeast (10’, if possible) in order to protect a stand of very large pine trees;
7. That the applicant’s engineer meet with David Desfosses, Engineering Technician with the Public Works Department, and David Allen, Deputy Public Works Director, on minor drainage issues;
8. That the safe stopping distance to the Lang Road driveway be calculated by a traffic engineer for submittal to the Traffic/Safety Committee (especially looking left);
9. That the site plan indicate a fire hydrant on Lang Road beyond the last connection to this project and that the elimination of any hydrant be subject to review by the Fire Department;
10. That the emergency generator be programmed so that it is exercised once a week;
11. That the lighting plan indicate lights on Long meadow Road extension;

- 12. That the site plan indicate a very solid barrier to protect the stand of large pine trees during the construction process;
- 13. That an adequate radius at the end of Longmeadow be indicated on the site plan to ensure turning maneuverability for a school bus and that John Burke, the City's Parking and Transportation Engineer, and representatives from COAST and the School Department review the design of the radius prior to the Traffic/Safety Committee meeting;
- 14. That the site plan indicate that the applicant is limiting the project to no more than two bedrooms per unit;
- 15. That the applicant, the abutting property owner and the City continue a process to identify a 50' right-of-way for use as a future connection between Longmeadow and Lang Roads and that such a process be in a recordable format and reviewed by John Burke, the City's Parking and Transportation Engineer, David Desfosses, Engineering Technician with the Public Works Department, and David Holden, Planning Director;
- 16. That the applicant shall complete pavement marking modifications on Lafayette Road between the intersections of Lafayette and Heritage and Ocean and Lafayette per the City's Public Works Department and NH DOT;
- 17. That the landscaping plan is subject to review by Lucy Tillman of the Planning Department; and,
- 18. That the specifications for the concrete sidewalks comply with the City's specifications.

From the Planning Board:

- 1. That the developer shall pay for the services of a private consultant, picked by the Department of Public Works, who will oversee the engineering aspect of this project;
- 2. That a maintenance plan for the drainage structures be submitted to the Department of Public Works; and,
- 3. That a recordable plan be submitted to the Planning Department which includes all easements.

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The following items were tabled to October 23, 2003, due to the lateness of the hour:

C. The application of **Liberty Mutual Insurance Company** for property located at **225 Borthwick Avenue** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for repairs to and renovations of the site's utility system within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 240 as Lot 1 and lies within an Office Research district.

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D. The application of **Clifton L. Wentworth** for property located at **216 and 246 Jones Avenue** wherein Preliminary and Final Approval is requested for a lot line relocation whereby 2,714 s.f. ± of lot area would be conveyed from property located at 216 Jones Avenue to property located at 246 Jones Avenue resulting in the following: Property located at 246 Jones Avenue would have a lot area of 10,496 s.f. ± and property located at 216 Jones Avenue would have a lot area of 8.2091 acres ±. Said property is located in a Single Residence B district and are shown on Assessor Plan 221 as Lots 6 and 7. **(This application will be re-advertised. The Public Hearing will be held at the November 20, 2003, meeting.)**

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E. The application of **Brian Whitworth** for property located at **86 Islington Street** wherein site plan approval is requested for the construction of the following in conjunction with the conversion of an existing eleven room rooming house to 6 one bedroom condominium units: a 42" x 42" handicap lift, a 7' x 22' ± three-story rear addition and three decks with new stairs and stair tower with associated site improvements. An existing 13' x 6' addition will be removed. Said property is shown on Assessor Plan 126 as Lot 25 and lies within Central Business B and Historic A districts.

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IV. NEW BUSINESS

A. Request for a one year extension of site plan approval granted for property located at **915 Sagamore Avenue**

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V. **ADJOURNMENT** was had at approximately 10:45 p.m.

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Informational:

- Revised site plan for Temple Israel Cemetery off Banfield Road
- Letter of Deficiency from NHDES re: property off West Road

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