

ACTION SHEET
REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

7:00 P.M.

CITY COUNCIL CHAMBERS

JUNE 17, 2004

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

MEMBERS PRESENT: Kenneth Smith, Chairman; John Sullivan, Deputy City Manager
Cindy Hayden; Thomas Ferrini, City Council Representative;
Richard A. Hopley, Building Inspector; George Savramis,
Raymond Will; Donald Coker; and Alternate, Jerry Hejtmanek

MEMBERS EXCUSED: Paige Roberts, Vice Chairman; and Alternate John Ricci;

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

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I. APPROVAL OF MINUTES

A. May 20, 2004 meeting - accepted and approved unanimously.

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II. PUBLIC HEARINGS

A. The application of **MacLeod Enterprises, Inc.**, owner, for property located at **1390 Lafayette Road** where Final Subdivision Approval is requested to subdivide one lot into two lots with the following: Lot A having a lot area of 108,256 ± s.f. and continuous street frontage off Lafayette Road and Lot B having a lot area of 221,743 ± s.f. and continuous street frontage off Lafayette Road and Peverly Hill Road, and lying in a zone where a minimum lot area of 43,560 s.f. and 200' of continuous street frontage is required. Said property is shown on Assessor Plan 252 as Lot 8 and lies within a General Business district.

B. The application of **MacLeod Enterprises, Inc.**, owner, for property located at **1390 Lafayette Road** wherein site plan approval is requested for the demolition and removal of 12,500 ± s.f. of existing building and 36,400 ± s.f. of existing pavement, thereby creating additional landscaped area, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 252 as Lot 8 and lies within a General Business district.

Voted to **table** both applications until the next regularly scheduled Planning Board Meeting of July 15, 2004 at 7:00 pm. This was to allow the applicant additional time to work with the Planning Department to determine whether sufficient parking has been provided for both lots for the uses.

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C. The application of **Joli Ann Foucher**, owner, for property located at **566 Greenland Road** where Preliminary and Final Subdivision approval is requested to subdivide one lot into two lots with the following: Lot 1 having a lot area of 1.8 ± acres and 100 feet of continuous street frontage off Greenland Road and Lot 2 having a lot area of 1.4 ± acres and 80' of continuous street frontage off

Greenland Road, and lying in a zone where a minimum lot area of 15,000 s.f. and 100' of continuous street frontage is required. Said property is shown on Assessor Plan 258 as Lot 1 and lies within a Single Residence B district.

Voted to **table** this application until the next regularly scheduled Planning Board Meeting of July 15, 2004 at 7:00 pm. This action is meant to allow the applicant to file an application with the BOA.

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D. The application of **Forum Development, LLC**, owner, for property located at **Stonecroft Apartments, off Lang Road**, wherein site plan approval is requested to construct a 35.5' x 48' one-story building with basement, totaling 1,630 ± s.f., with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 286 as Lot 24 and lies within a Garden Apartment district.

Voted to **grant** Site Review Approval subject to the following stipulations:

- 1) That the proposed water line that is not being considered be deleted from the Site Plans;
- 2) That the stone wall be rebuilt in the current condition with no additional stones.

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E. The application of **Parade Office LLC**, owner, for property located at **195 Hanover Street** wherein site plan approval is requested for the following: 1) On proposed subdivided Lot #1, construction of a 14,792 ± s.f. 5-story 131 room hotel; and 2) On proposed subdivided Lot #2, construction of a 7,576 ± s.f. 5-story mixed use building to include 1,200 ± s.f. of commercial space, residential parking and residential units, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the Central Business B district and Historic District A.

Voted to **table** this application until the next regularly scheduled Planning Board Meeting of July 15, 2004 at 7:00 pm.

This action was taken to allow for additional information to be provided by John Burke, Director, Parking & Transportation and Fire Chief Christopher LeClaire, regarding emergency access, long term parking, justification of the loss of 8 parking spaces, the 2nd curbcut and how driveway easements will be enacted. This process would also allow the applicant to have all easements and licenses in place or have a representative from the Legal Department present.

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F. The application of **Brora LLC**, for property located **off Portsmouth Boulevard** wherein site plan approval is requested for the construction of a 28,884 ± s.f. 4-story 108 room hotel with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 213 as Lot 2 and lies within an Office Research district.

Voted to **grant** Site Review Approval subject to the following stipulations:

- 1) That the Note on page 2 of the Site Plans stating “Grind wearing course to 22’ and repave with 2” binder course” should read as follows: “Reclaim existing road, create 22’ wide, grade to original grade, any leftover material to be used as fill underneath rocky areas, reset curbing to 4 ½”, binder to be 2” and 1 ½”on top”;

- 2) That the drainage system shall be cleaned and so noted on the Site Plans, along with a maintenance plan;
- 3) That hotel signage and directional signage shall be shown on the Site Plans;
- 4) That lighting shall be added to the entrance driveways and so noted on the Site Plans;
- 5) That the sewer stub that is in the current manhole shall be removed and the sewer should tie directly into the manhole with the new service;
- 6) That the sidewalks from the street shall be labeled as 5' wide on the Site Plans;
- 7) That the sidewalk that leads from the parking lot on the left hand side of the building to half way down to the main part of the building shall be 9' wide to handle a fire truck and that the sidewalk shall be maintained at all times for emergency access and so noted on the Site Plans;
- 8) That the Fire Department connection shall be located in the hotel lobby area, or an alternate area near the street, to be approved by the Fire Department, and so noted on the Site Plans;
- 9) That a Master Fire Alarm Box shall be installed and so noted on the Site Plans;
- 10) That a Knox Box shall be installed and so noted on the Site Plans;
- 11) That a four-way stop analysis shall be completed and provided to DPW;
- 12) That one yard hydrant shall be installed on the same side of the street as the hotel, with the exact location to be approved by the Fire Department;
- 13) That the hotel shall use water conserving fixtures (low flow faucets, toilets and showerheads) and shall be so noted on the Site Plans
- 14) That if the well provides insufficient water for the irrigation system, then the hotel will use water conservation practices in its place and be so noted on the Site Plans;
- 15) That sloped granite curbing shall be used everywhere on the site except along the sidewalks and curbed areas where concrete will be used and shall be so noted on the Site Plan;
- 16) That the Department of Public Works and the Planning Department shall work with the applicant to finalize plans depicting a tiered ledgecut on a portion of the rear and side yard, as well as provide DPW with a schedule for the continued maintenance of the fence;
- 17) That the vegetation to the rear of the property shall be protected and the applicant will work with the Planning Department for language to be added to the Site Plans;
- 18) That all lighting poles be lowered to 16' in height and so noted on the Site Plan;
- 19) That the Sport Court be properly located on the plans ;

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G. The application of **Boise Cascade Building Materials**, owner, for property located at **100 Ranger Way** where in site plan approval is requested for the addition of a 24' x 45' modular building to be used as office space with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 211 as Lot 2 and lies within an Industrial district.

Voted to **grant** Site Review Approval subject to the following stipulations:

- 1) That final approval is subject to receiving the necessary variances from the Board of Adjustment and said variances should be so noted on the Site Plans;
 - 2) That a note shall be added to the plan that electricity and telephone utilities will be coming directly from the existing building and no additional utilities to be proposed at this time;
 - 3) That the fire lane shall remain open and be so noted on the plan;
 - 4) That this matter be referred to the Traffic & Safety Committee;
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H. A public meeting is scheduled in order to solicit public comment on a proposal to rezone the **Portsmouth Circle Business Center, located at 500 Spaulding Turnpike**, a 23.3 acre parcel, from an Office Research district to a General Business district. Said property is shown on Assessor Plan 238 as Lot 20.

Voted to recommend that the City Council take a favorable action.

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III. CITY COUNCIL REFERRALS/REQUESTS

A. A public meeting is scheduled in order to solicit public comment on a proposal to construct an addition to an existing pier on property located at **67 Ridges Court**. The purpose of this meeting is to assist the Planning Board in preparing a recommendation to the City Council pursuant to RSA 482-A:3 (XIII). **(This matter was tabled at the May 20, 2004 Planning Board Meeting and the applicant has requested that this matter be tabled again until the July 15, 2004 Planning Board meeting)**

Voted to table to the next Planning Board meeting, scheduled for July 15, 2004.

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B. Request from City Council for a report regarding the feasibility of placing a Memorial honoring **Martin Luther King** at the site located between Dutton Avenue and Scott Avenue, bound by Wright Avenue and the approach to the Memorial Bridge. **(This matter was tabled at the May 20, 2004 Planning Board Meeting)**

Voted to table to the next Planning Board meeting, scheduled for July 15, 2004, to allow City personnel to meet once again with the Martin Luther King Committee. An on-site walk will be planned as well.

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V. ADJOURNMENT was had at approximately 11:00 p.m.

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This Action Sheet was prepared by Jane M. Shouse, Administrative Assistant in the Planning Department.