

**MINUTES OF
WORK SESSION
OF THE
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

6:30 P.M.

CITY COUNCIL CHAMBERS SEPTEMBER 2, 2004
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

MEMBERS PRESENT: Kenneth Smith, Chairman; John Sullivan, Vice-Chairman; Cindy Hayden, Deputy City Manager; Raymond Will; Donald Coker; George Savramis; John Ricci and Alternate Jerry Hejtmanek

MEMBERS EXCUSED: Thomas Ferrini, City Council Representative and Richard A. Hopley, Building Inspector;

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

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A work session was held regarding the Master Plan Future Lane Use Map Issues. Rick Taintor of Taintor & Associates presented a power point presentation to the Board. The purpose was to review areas that had been requested for zoning changes.

Kearsarge Way (#18)

Proposal to rezone from GRB to permit multi-family "workforce housing" development.

There was a discussion regarding how the City would assure that it remained work force housing. Ms. Hayden indicated that if it was finance-driven then the City could place conditions on it. She also indicated that Portsmouth has plenty of high end housing and has low income housing but is lacking workforce housing.

The Board agreed that this property was suitable for an overlay for workforce housing.

Portsmouth Boulevard (#15)

Proposal to change a front yard setback for hotels.

Mr. Taintor indicated that he did not feel this was a Master Plan issue.

The Board agreed that this was not a true land use issue.

Granite Street Area (Wentworth School Site)

Proposal to rezone from M to GB on Market Street side and MRB (or affordable housing overlay) on Woodbury Street side.

Mr. Taintor suggested extending Granite Street and studying what would be the future municipal use of the school.

The Board agreed that this was a good idea and would consider rezoning depending on how this facility is to be used.

Route 1 By-Pass, North of Circle

In conjunction with planning for reconfiguration of traffic circle and access ramps, analyze options for future relocation of truck service areas to south of the traffic circle.

Mr. Taintor suggested relocating truck orientated businesses to locations south of the traffic circle.

The Board agreed this was a good idea.

Rockingham Avenue (#13)

Proposal to rezone from SRB to permit multi family development.

Mr. Taintor identified some issues as traffic and safety. After the traffic circle improvements, the traffic may intensify. The current density was as much as it could handle.

Chairman Smith pointed out the bike path entrance and felt that a lot of people use Rockingham Avenue to avoid the traffic circle. Also, the housing would back up to I-95 and be very noisy.

Mr. Sullivan felt it should be kept as open space.

Mr. Savramis felt a few modest homes would be appropriate.

The Board agreed to keep the existing zoning.

Route 1 By-Pass at Cottage Street (Coast Pontiac) (#3,4,5,6)

Request by owner to rezone existing business from I to GB and rezone several smaller parcels on Cottage Street from GRA to GB

Mr. Taintor recommended holding off as there was too much going on with transportation issues.

Mr. Coker felt that it was their policy never to expand a non-conforming use. There would be no public benefit.

Chairman Smith stated that the lot itself was non-conforming and suggested leaving the 3 residential lots alone.

Mr. Taintor indicated it could be a negotiating tool to get access to Cate Street (public benefit).

Mr. Savramis indicated that if Coast should move out and an industrial use moved in, it would wreck the neighborhood.

Mr. Will agreed with Mr. Coker and Mr. Savramis that if it was left Industrial or General Business there would be issues and there are deeper problems with that.

Mr. Sullivan did not like to see them expand into a residential neighborhood but they have been there for many years and it appears to make sense and will not hurt anyone.

Ms. Hayden felt the whole area should be off limits until the DOT plans are completed.

Mr. Holden indicated that the DOT time frame is around 6-8 months.

The Board agreed to put this request on hold, with Mr. Coker disagreeing.

Islington Street/Guilford RR (#16)

Request to redevelop as a multi-modal corridor.

It was noted that although this was an area to watch, Guilford can be difficult to deal with. The suggestions are encouraging and it would be nice to see something done. But, they would have to deal with the railroad track issue first.

Islington Street (#1,2)

Request to rezone to Apartment.

These are two long narrow parcels. It was felt that this would be spot zoning. David suggested reviewing MRB as part of this request.

Islington Woods (Islington Street & Barberry Lane)(#9,10)

Request by owners to rezone from OR to B in order to permit mixed-use development.

Mr. Taintor recommended looking into the environmental issues and the hydrology of the area.

The Board agreed that more study was required of this request.

South Street (#17)

Request to change from SR to GR (same as the other side of the street)

There are some multi family houses in this area but most are single family.

Mr. Will indicated that due to the hill and poor visibility, it would create traffic problems.

The Board agreed to leave the zoning as SR.

Route 1 By-Pass (Sports Medicine) (#12)

Request to rezone from SR to GB

The Board agreed to leave the zoning as SR

Peeverly Hill/Mirona Road

Request by owner to rezone from I to GB

The majority of the Board agreed that the zoning should be changed. Mr. Will felt they were slowly losing industrial land which in turn created a loss in industrial jobs. Some light industrial work could be done in this area with no traffic problems.

The rest of the Board recommended changing the zoning to GB.

Lafayette Road (#7 & 8)

Request to rezone from OR to GB

Mr. Taintor indicated that the current zoning would produce less traffic on weekends, would create more green space and the current zoning is better for the neighborhood.

The Board agreed that it should remain OR.

Little Harbor

Request to rezone from R to SRA

Mr. Holden advised the Board that the Rural district was created to preserve open space and minimize development. There is no street requirement.

Chairman Smith saw this as spot zoning.

The Board agreed to leave the zoning as R.

Jones Avenue

Request to rezone from SRB to GRA

The Board agreed to leave the zoning as SRB.

Coach Road/Winchester Road

Request to rezone from I to GA to allow for multi-family dwellings

The Board agreed that more research was needed on this request.

The next work session was scheduled for Thursday, October 7, 2004 at 6:30 pm.

Respectfully submitted,

Jane M. Shouse
Acting Secretary for the Planning Board

These minutes were approved by the Planning Board on September 23, 2004