

ACTION SHEET
REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

7:00 P.M.

CITY COUNCIL CHAMBERS

MARCH 17, 2005

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

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

MEMBERS EXCUSED:

ALSO PRESENT: David M. Holden, Planning Director
Lucy Tillman, Chief Planner
Peter Britz, Environmental Planner

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I. APPROVAL OF MINUTES

1. Minutes from the February 17, 2005 Planning Board Meeting – unanimously approved.
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II. PUBLIC HEARINGS

A. The application of **145 Heritage Avenue Properties, LLC, Owner, and Carlisle Capital Corporation, Applicant**, for property located at **280 Heritage Avenue**, wherein site plan approval is requested for the construction of three buildings as follows: 1) a 120' x 130' 1-story industrial building with 15,600 ± s.f.; 1) a 210' x 140' 1-story industrial building with 29,400 ± s.f., and 3) a 30' x 90' 2-story garage with 2,700 ± s.f., with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 284 as Lot 7 and lies within an Industrial district. (This application was tabled at the February 17, 2005 Planning Board Meeting)

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

Stipulations from the January 4, 2005 TAC Meeting:

- 1) That a report by an independent wetland scientist be provided to the Planning Board;
- 2) That the elevations in the treatment area need to be addressed;
- 3) That the applicant work with DPW to determine a fair share cost mechanism for repairing the culvert at the corner of Banfield and Heritage and the culvert is to be upgraded before accepting any flow from this development;
- 4) That the driveway be relocated to the other side of the lot;

- 5) That the Heritage Avenue/Route 1 intersection be evaluated, subject to the cost of re-stripping the Heritage approach to the Heritage/Route One intersection to extend the storage capacity of the approach lines;
- 6) That only one water meter per lot is allowed and the plans should reflect the connection from the first building to the second building
- 7) That the stray water line coming off of the fire line should be eliminated;
- 8) That the water service must be either 2" or 4" pipe;
- 9) That a standard "No Trucks" sign be added to the entrance;
- 10) That a Masterbox and a Knox Box be added to the plans;
- 11) That the size of the smaller wetland be added to the plans;
- 12) That plantings and landscape treatment be added along the edge of the detention pond in the rear of the property.

Stipulations from the February 1, 2005 TAC meeting:

- 13) That the applicant receive a favorable motion from the Traffic & Safety Committee regarding the sub-standard width of the driveway;
- 14) That the handicapped parking spaces for building #2, on the south side, should be rotated so the spaces can be used without backing up;
- 15) That the trees along the front of the lot be evaluated for more appropriate species;
- 16) That the applicant contact DPW for an erosion inspection prior to disturbing the site, after the clearing is done;
- 17) That the Landscaping Plan shall be subject to approval by the Planning Department;
- 18) That a note be added to the plans that if a variance is requested regarding parking requirements, it is not the intent of the TAC Committee or the Planning Board to use this approval to favorably grant said variance;
- 19) That the figures for the closed drainage system be provided to DPW prior to final approval;
- 20) That the Site Plan Cover Sheet be changed from "Construction Plans" to "Site Plans";
- 21) That each page of the Site Plans reflect the new address of 280 Heritage Avenue;
- 22) That a new Site Review application be submitted, reflecting three buildings;
- 23) That Sheet C-4 of the Site Plans clarify that the garage is a total of 2,700 s.f.;

Stipulations from the March 17, 2005 Planning Board meeting:

- 24) That a maintenance schedule for the treatment swales and detention ponds be provided to David Desfosses of the DPW;
- 25) That a note be added to the Site Plans, referencing the erosion control measures that were provided to the Planning Board for the March 17, 2005 Meeting;
- 26) That Dark Sky Friendly guidelines be followed for site lighting.

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B. The application of **Engel Family Trust, Owner, and API of New Hampshire, Applicant**, for property located at **50 Campus Drive**, wherein site plan approval is requested to construct a 108.4' x 111', 12,032 ± s.f. 1-story addition to an existing structure, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 267 as Lot 23 and lies within an Industrial district. (This application was tabled at the February 17, 2005 Planning Board Meeting)

Voted to **table** the application to the next regularly scheduled Planning Board meeting of April 21, 2005.

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C. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, wherein site plan approval is requested to construct a 170' x 150' (irregular) 26,422 ± s.f. 3-story office building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 216 as Lot 1-8B and lies within the Office Research/Mariner's Village district. (This application was tabled at the February 17, 2005 Planning Board Meeting)

Voted to **table** the application to a time uncertain.

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D. The application of **Moray, LLC, Owner** for property located at **235 Commerce Way** and **Brora, LLC, Owner**, for property off **Portsmouth Boulevard** wherein Final Approval is requested for a lot line relocation whereby property located at 235 Commerce Way would have a lot area of 247,954 ± s.f. and 646.56' of street frontage and property located off Portsmouth Boulevard would have a lot area of 239,040 ± s.f. and 433.91' of street frontage, in a district where a minimum lot area of 3 acres and 300' of street frontage is required. Said properties are located in an Office Research/Mariner's Village district and are shown on Assessor Plan 213 as Lot 11 and Assessor Plan 216 as Lot 1-8B. (This application was tabled at the February 17, 2005 Planning Board Meeting)

Voted to **table** the application to a time uncertain.

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E. The application of **Michael R. Clark, Owner**, for property located at **325 Little Harbor Road** where Preliminary and Final Subdivision approval is requested to subdivide one lot into two lots with the following: Lot 1 having 180,000 ± s.f. (4.2 acres) and 154.43 feet of continuous street frontage on Little Harbor Road and Lot 2 having 279,000 ± s.f. (6.4 acres) and 151.38 feet of continuous street frontage on Little Harbor Road, and lying in a zone where a minimum lot area of 1 acre and 150' of continuous street frontage is required. Said property is shown on Assessor Plan 204 as Lot 5 and lies within a Single Residence A district. (This application was tabled at the February 17, 2005 Planning Board Meeting)

Voted to **grant Preliminary** Subdivision approval, with the following **stipulations**:

1. That the development restriction language shall be reviewed and approved as to content and form by the Planning and Legal Departments;
2. That the language shall be added to the recorded subdivision plat and deed for each of the three lots;
3. That the Plat and deeds shall identify the responsible parties for the installation and maintenance of the private road and all utilities;
4. That NH DES Subdivision Approval for these septic systems be demonstrated and recorded on the plat;
5. That the applicant shall demonstrate to the City Attorney's satisfaction whether or not consideration/approval is required from the Board of Adjustment so as to complete the consideration of this application;
6. As appropriate, approval of this application by the Board of Adjustment;

- 7. That a recommendation shall be provided to the Board regarding the appropriate width/construction details for the proposed private road with such recommendation being provided by the Fire and Public Works Departments;
- 8. That as City conservation land abuts this parcel, that the applicant meet with the Conservation Commission to solicit their comments on this proposal and review its impacts and benefits to the City parcel;
- 9. That when the aforementioned conditions are satisfied that an application shall be submitted for Final Subdivision Approval;
- 10. That a 50' no cut buffer zone be provided along the property line between proposed Lot #1 and Map 204, Lot 5.

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F. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 500 of the Pease Development Authority Subdivision Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of **General Services Administration, New England Region, Applicant**, for property located at **254 Corporate Drive** wherein Preliminary and Final Subdivision approval is requested with the following: Lot 0000 having an area of 30.18 ± acres and with continuous street frontage off Corporate Drive; and the remaining land area being decreased by 30.18 ± acres and constituting a portion of the Tradeport; and, lying in a zone where a minimum lot area of 5.0 acres and 200' of continuous street frontage is required. Said properties are located in an Airport Business Commercial district and are shown on Assessor Plan 315, as Lot 0004. (Plat plans are on file in the Planning Department Office and are identified as #02-01-05).

Voted to **table** the application to the next regularly scheduled Planning Board meeting of April 21, 2005.

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G. This is a request for a renewal of a previous subdivision approval for property located **66 Madison Street** wherein Final Subdivision Approval is requested to subdivide two lots into three lots with the following: Lot 1 having a lot area of 14,087 s.f. and continuous street frontage off Lovell and Madison Streets; Lot 2 having a lot area of 13,060 s.f. and continuous street frontage off Madison Street; Lot 3 having an area of 14,039 s.f. and continuous street frontage off Lovell Street; and, lying in a zone where a minimum lot area of 3,500 s.f. and 70' of continuous street frontage is required. An existing structure located on lots 1 and 3 is proposed for removal. Said properties are located in an Apartment district and are shown on Assessor Plan 147 as Lots 001-001 and 001-000.

Voted to **grant the renewal of Preliminary and Final** Subdivision approval, with the following stipulations:

- 1) That the disposition of the existing structure be detailed in a binding agreement;
 - 2) Installation of permanent boundary monuments per the requirements of the Public Works Department;
 - 3) That the Site Review Bond remain in effect until the permanent boundary markers are in place.
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III. CITY COUNCIL REFERRALS/REQUESTS

- 1. Letter from Attorney Peter Saari proposing to give the alleyway in the rear of the Wenberry Property running from Fleet Street to Haven Court to the City; (This matter was tabled at the February 17, 2005 Planning Board Meeting)

Voted to recommend approval to City Council, with the stipulation that it be secured from use until it could be properly improved to allow safe pedestrian traffic.

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- 2. Re-Zoning request for property located Off Mirona Road from Industrial (I) to General Business (GD);

Voted to recommend approval to City Council.

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- 3. Re-Zoning request to permit a 100-foot setback for a hotel where a 175-foot setback is presently required;

Voted to prepare matrix and re-visit at April Planning Board Meeting.

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- 4. Request to place temporary signage at Leary Field for the 2005 baseball season;

Voted to table to the April Planning Board Meeting.

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IV. NEW BUSINESS

- A. Subdivision request for **53 Saratoga Way and 140 Concord Way**;

The Board acknowledged this request to subdivide.

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- B. Request for One Year Extension for Site Plan Approval for property located at **1574 – 1600 Woodbury Avenue**;

Voted to **grant** a one-year extension until March 18, 2006.

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- C. Request for an Extension of Subdivision approval for property located at **1574-1600 Woodbury Avenue**;

Voted to **grant** an extension of subdivision approval.

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V. WORK SESSION – Wal-Mart for Property located at 2460 Lafayette Road

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VI. ADJOURNMENT was had at approximately 10:00 p.m.

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