

ACTION SHEET
REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

7:00 P.M.

CITY COUNCIL CHAMBERS

APRIL 21, 2005

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

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

MEMBERS EXCUSED: George Savramis and Alternate Jerry Hejtmanek

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

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I. APPROVAL OF MINUTES

1. Minutes from the March 17, 2005 Planning Board Meeting – Passed Unanimously.
 2. Minutes from the March 24, 2005 Planning Board Meeting – Passed Unanimously.
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II. PUBLIC HEARINGS

A. The application of **Engel Family Trust, Robert Engel, Trustee, 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 March 17, 2005 Planning Board Meeting)

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

Stipulations from the April 21, 2005 Planning Board Meeting:

- 1) That the applicant shall provide an appropriate planting mix for the buffer area with the planting location to be delineated on the Site Plan and instructions for planting, including irrigation schedule, to insure plant survival shall be noted on the Landscape Plan;
- 2) That the treatment swale on the east side should be shown on the Site Plan;
- 3) That sidewalks shall be required in a location to be determined after review and approval by the Public Works Department and the Planning Department and shown on a revised Site Plan;

Stipulations from the October 5, 2004 TAC Meeting:

That the irrigation system shall be isolated with a backflow preventer, commensurate with the degree of hazard, installed according to water division standards;

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B. The application of **Engel Family Trust, Robert Engel, Trustee, Owner, and API of New Hampshire, Applicant**, for property located at **50 Campus Drive** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to allow a 12,032 ± s.f. addition to an existing warehouse within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 267 as Lot 23 and lies within an Industrial district.

Voted to **grant** Conditional Use Approval subject to the following **stipulations**:

Stipulations from the April 21, 2005 Planning Board Meeting:

- 1) That stormwater treatment, which shall include the installation of an oil water separator, shall be included on the site to treat all of the proposed new impervious surface runoff and as much of the existing impervious surface runoff as is practical, and a note reflecting this shall be added to the approved Site Plans;
- 2) That the proposed stormwater treatment device or area be maintained on a frequency sufficient to insure that continuous effective treatment is provided, and a note reflecting this shall be added to the approved Site Plans;
- 3) That an annual maintenance report shall be provided to the Department of Public Works;
- 4) That the graded area to the rear of the property be planted with native vegetation to provide an effective natural buffer to the wetland area, and a note reflecting this shall be added to the approved Site Plans

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C. 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 May 19, 2005.

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D. The application of **Philip J. and Marie E. Beaupre, Owners**, for property located at **297 Peverly Hill Road**, wherein an Amendment to a previously approved subdivision is requested to move a driveway from the northerly side of the lot to the southerly side of the lot, said proposed driveway to be located off of Peverly Hill Road. Said property is shown on Assessor Plan 255 as Lot 7 and lies within a Single Residence B district.

Voted to **table** this matter with the following recommendations:

1. That the Traffic Safety Committee shall review this situation and advise the Planning Board in this matter;
2. That the department reviews any outstanding legal issues with the City Attorney’s Office; and,
3. That the department reviews this request with the Public Works Department.

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E. The application of **Michael Power, Owner**, for property located at **105 Saratoga Way** and **Thomas and Lisa Conrad, Owners**, for property located **off Saratoga Way**, wherein Preliminary and Final Subdivision approval (Lot Line Change) is requested between two lots having the following: Lot 36-1 as shown on Assessor Plan 212 increasing in area from 3,939 ± s.f. to 4 349 ± s.f. and with continuous street frontage off Saratoga Way and Lot 37 as shown on Assessor Plan 212 decreasing in area from 43,888 ± s.f. to 43,479 ± s.f. and with continuous street frontage off Saratoga Way, and lying in a zone where a minimum lot area of 5,000 s.f. and 80’ of continuous street frontage is required. Said properties are located in a General Residence B district and are shown on Assessor Plan 212 as Lots 36-1 and 37. (Plat plan is on file in the Planning Department Office and is identified as Plan #03-01-05).

Voted to **grant preliminary** subdivision approval, with the following stipulations:

1. Satisfactory resolution of outstanding issues;
2. Receipt of an updated/amended Plat plan;
3. Placement of permanent boundary monuments as per requirements of DPW;
4. Submission to DPW of conforming GIS data for updating City records; and,
5. Submission of an application for Final Subdivision Approval as required by the Board’s Regulations.

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F. The application of **Eugene and Beatrice Short, Owners**, for property located at **175 Gosport Road** and **Karl E. Hahn, Owner**, for property located at **340 Odiorne Point Road**, wherein Preliminary and Final Subdivision approval (Lot Line Change) is requested between two lots having the following: Lot 1 as shown on Assessor Plan 224 decreasing in area from 198,459 ± s.f. to 183,537 ± s.f. and with an existing access easement from Gosport Road and Lot 10-018 as shown on Assessor Plan 224 increasing in area from 59,206 ± s.f. to 74,128 ± s.f. and with continuous street frontage off Odiorne Point Road, and lying in a zone where a minimum lot area of 1 acre (43,560 s.f.) is required. Said properties are located in a Single Residence A district and are shown on Assessor Plan 224 as Lots 1 and 10-018. (Plat plan is on file in the Planning Department Office and is identified as Plan #04-01-05).

Voted to **grant preliminary and final** subdivision approval, with the following stipulations:

- 1. That DPW make a determination on the type of boundary monuments that would be appropriate in this location;
- 2. Placement of permanent boundary monuments as per requirements of DPW; and,
- 3. Submission to DPW of conforming GIS data for updating City records.

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G. The application of **2859 Lafayette Road Ventures, LLC, Owner**, for property located at **2859 Lafayette Road** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to allow the addition of four bays to an existing car wash with associated accessways and parking within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 286 as Lots 19 and 20 and lies within a General Business district.

Voted to **table** the application to the next regularly scheduled Planning Board Meeting on May 19, 2005.

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H. The application of **Harborcorp, LLC, Owner**, for property located off **Deer and Russell Streets** and **Boston & Maine Corp., Owner**, for property located off **Green and Vaughn Streets**, wherein Preliminary and Final Subdivision approval (Lot Line Change) is requested between three lots having the following: 1) Lot 28 as shown on Assessor Plan 118 increasing in area from 44,955 ± s.f. to 47,082 ± s.f. and with continuous street frontage off of Deer and Russell Streets; 2) Lot 12 as shown on Assessor Plan 124 increasing in area from 11,986 ± s.f. to 16,008 ± s.f. and with continuous street frontage on Russell and Green Streets; and 3) Lot 13 as shown on Assessor Plan 124 decreasing in area from 23,343 ± s.f. to 17,194 ± s.f. and with continuous street frontage on Green and Vaughn Streets. The minimum lot size in this area is 1,000 s.f. with no continuous street frontage requirements. Said properties are shown on Assessor Plan 18 as Lot 28 and Assessor Plan 124 as Lots 12 & 13 and lies within a General Business B and Historic District A districts

Voted to **grant preliminary and final** subdivision approval, with the following stipulations:

- 1. Placement of permanent boundary monuments as per requirements of DPW; and,
- 2. Submission to DPW of conforming GIS data for updating City records.

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III. CITY COUNCIL REFERRALS/REQUESTS

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

Voted to recommend approval to the City Council with the following Stipulations:

- 1. Pilot program should be authorized for no longer than a one-year trial period;
- 2. That if this program is used, there will be no “tagging”;
- 3. Signs should be placed no earlier than May 15th and shall be removed by the League no later than July 15th;
- 4. All sign facings shall face in towards the playing field;

5. No more than 5 sign blanks shall be erected, each with the dimension of 3 feet by 5 feet and height and location of each sign shall be determined by the City;
6. All sign backings shall be white in color, all lettering shall be of a dark green color and all lettering shall share the same style and font.
7. That signs will only be placed on the outfield fence; and
8. That logos will be permitted.

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IV. OLD BUSINESS

1. Request for One Year Extension for Conditional Use Approval granted on April 15, 2004 from Mark Giovannettone for property located **Off Lang Road**;

Voted to **grant** a one year extension of the Conditional Use Approval which was granted on April 15, 2004. The approval will now expire on April 15, 2006.

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V. ADJOURNMENT was had at approximately 8:30 p.m.

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