

ACTION SHEET
REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

7:00 P.M.

CITY COUNCIL CHAMBERS

MAY 19, 2005

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

MEMBERS PRESENT: Kenneth Smith, Chairman; John Ricci, Vice-Chairman; Cindy Hayden, Deputy City Manager; Richard A. Hopley, Building Inspector; John Sullivan; George Savramis; and Donald Coker

MEMBERS EXCUSED: Thomas Ferrini, City Council Representative; Raymond Will 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 April 21, 2005 Planning Board Meeting – Unanimously approved.
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II. PUBLIC HEARINGS

A. 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) (This application was tabled at the April 21, 2005 Planning Board Meeting)

Voted to **table** the application to the next regularly scheduled Planning Board meeting of June 16, 2005.

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1B. 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. (This application was tabled at the April 21, 2005 Planning Board Meeting)

It was decided that, as no lot lines were being changed, this was not an amendment to the existing Subdivision Plan.

The request to relocate the driveway from the right-of-way, on the northerly side of the lot, to Peverly Hill Road, on the southerly side of the lot, was **approved** with the following **stipulations**:

- 1) That the proposed driveway location shall be as approved by the Traffic & Safety Committee at their May 12, 2005 meeting;
- 2) That the proposed driveway shall be no closer than 5' from the property lines;

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C. 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 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 final** subdivision approval, with the following **stipulations**:

- 1. Receipt of an updated/amended Plat plan;
- 2. Placement of permanent boundary monuments as per requirements of DPW;
- 3. Submission to DPW of conforming GIS data for updating City records;

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D. 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 of June 16, 2005.

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E. The application of **April Weeks, Owner**, for property located at **115 Pinehurst Road and adjacent vacant lot**, wherein Preliminary and Final Subdivision approval (Lot Line Change) is requested between two lots having the following: Lot 75 as shown on Assessor Plan 221 decreasing in area from 17,011 ± s.f. to 14,836 ± s.f. and with 115.49 ' of continuous street frontage off Pinehurst Road and Lot 95 as shown on Assessor Plan 221 increasing in area from 13,049 ± s.f. to 15,224 ± s.f. and with 115.49 ' of continuous street frontage off Pinehurst Road. Said properties are located in a General Residence A District and are shown on Assessor Plan 221 as Lots 75 and 95. (Plat plan is on file in the Planning Department Office and is identified as Plan #07-01-05)

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

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

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F. The application of **Wal-Mart Real Estate Business Trust and Joker’s Realty One, LLC, Owners, Wal-Mart Stores, Inc., Applicant**, for property located at **2460 Lafayette Road**, wherein site plan approval is requested for the expansion of an existing 124,852 ± s.f. Wal-Mart Store to a 190,800 ± s.f. s.f. Wal-Mart Supercenter, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 285 as Lots 16-1 & 2 and lies within a General Business district.

Voted to **table** this matter to the next regularly scheduled meeting to allow for the completion and approval of the Roadway Agreement.

Stipulations from the May 19, 2005 Planning Board Meeting:

- 1) That hoods will be placed on all new and existing catch basins;
- 2) That a Stormwater Treatment Maintenance schedule shall be provided to the Department of Public Works on an bi-annual basis (to include the level spreader);
- 3) That a carriage corral shall be relocated next to the handicapped parking spaces;
- 4) That the area behind the building shall be kept free of trash and debris at all times;
- 5) That bicycle racks shall be added to the Site Plans;
- 6) That all exterior lighting shall be Dark Sky Friendly;
- 7) That when the stop line is striped at the end of Heritage Road, consideration shall be given to the fire trucks turning radius at that intersection;
- 8) That all required exits from the building shall discharge on to paved sidewalks leading to the parking lot;
- 9) That upon approval of this project, the BOA variance which was granted to reduce loading berths shall be withdrawn in writing to the Planning Department by the applicant;
- 10) That the brick façade on the front of the building be clarified with new renderings and a sample be brought to the next Planning Board meeting;
- 11) That consideration be given to adding greenery to the front of the building;
- 12) That the Roadway Agreement between the Applicant, the City of Portsmouth and NHDOT be completed and approved by the City Manager and the City Attorney;

III. CITY COUNCIL REFERRALS/REQUESTS

1. Request for Amendment to Zoning Ordinance to Permit Financial Institutions in the Office/Research Zone;

A discussion was held and at the conclusion, Mr. Holden indicated that the Department would work on a matrix. They will work with Attorney Alec McEachern.

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IV. NEW BUSINESS

- A. Request for One Year Extention of Site Plan Approval for Property located at 58 State Street, granted on May 20, 2004;

Voted to **grant** a one year extension of the Site Review Approval.

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- B. Subdivision request for **244 - 246 Concord Way**;

The Board acknowledged the intent to subdivide Lot 212, Lot 73, also referred to as 244-246 Concord Way.

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V. ADJOURNMENT was had at approximately 9:15 p.m.

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