

ACTION SHEET
REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

7:00 P.M.

CITY COUNCIL CHAMBERS

DECEMBER 15, 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; Donald Coker; George Savramis and Alternates Jerry Hejtmanek and Anthony Coviello

MEMBERS EXCUSED: n/a

ALSO PRESENT: David M. Holden, Planning Director; and, Lucy Tillman, Chief Planner

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6:30 – 7:15 pm Work Session in City Council Chambers regarding Request for Amendment to Zoning Ordinance to Permit Financial Institutions in the Office Research Zone.
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I. APPROVAL OF MINUTES

A. Approval of Minutes from the November 17, 2005 Planning Board Meeting –No minutes were available for approval.
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II. PUBLIC HEARINGS

A. The application of **T-Beyer Realty, LLC, Owner**, for property located at **141 Banfield Road** wherein an amendment to Conditional Use Approval received on November 21, 2002 is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to allow parking on an existing area of pavement and revisions to the drainage swale within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 254 as Lot 3 and lies within an Industrial District.

Voted to **table** this application until the next regularly scheduled Planning Board Meeting on January 9, 2006.
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B. The application of **Irving W. Spinney, Revocable Trust, Janice L. Karkos, Trustee, Owner and Dawn M. & Arthur R. Tobin, III, Applicants**, for property located **off Middle Road** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to allow the construction of a two story residential building to be built on an existing concrete foundation within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 232 as Lot 122 and lies within a Single Residence B District.

Voted to **table** this application until the next regularly scheduled Planning Board Meeting on January 19, 2006.

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C. The application of **Frank J. A. and Irja Cilluffo and Four Seas Partners, Owners** for property located at **179 & 181 Pleasant Street**, wherein Preliminary and Final Subdivision Approval (Lot Line Change) is requested between two lots having the following: Lot 15 increasing in area from 32,395 s.f. (.743 acres) to 40,204 s.f. (.923 acres) and with continuous street frontage off of Pleasant Street and Lot 16-1 decreasing in area from 15,787 s.f. (.362 acres) to 7,977 s.f. (.183 acres) with continuous street frontage off Pleasant Street; and, lying in a zone where a minimum lot area of 7,500 s.f. and 100' of continuous street frontage is required. Said properties are shown on Assessor Plan 108, as Lots 15 and 16-1 and lie within the Mixed Residential Office District.

Voted to **approve** Preliminary and Final Subdivision approval with the following **stipulations**:

- 1) Elimination of one curb cut from lot 16-1 as recommended by John Burke, Parking and Transportation Director;
- 2) Plat to be amended to document this change;
- 3) Installation of permanent boundary monuments per the requirements of the Public Works Department;
- 4) That digitized GIS data shall be provided to Department of Public Works as per the City's requirements for updating relevant land records;
- 5) That the pavement to the yard setbacks from Richmond Street shall be removed;
- 6) No curbcut it authorized off of Richmond Street; and
- 7) That the applicant will research whether the monument set in 2003 can be removed and report back to the Planning Department;

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D. The application of **Portsmouth Farms, LLC, Owner, and Starbucks Coffee Company, Applicant**, for property located at **1855 Woodbury Avenue** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to allow the renovation of an existing building and the addition of a drive-thru window within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 215 as Lot 11 and lies within a General Business District. (This application was tabled at the November 17, 2005 Planning Board Meeting)

Voted to **table** this application until the next regularly scheduled Planning Board Meeting on January 19, 2006. This action was taken to allow the applicant to explore and document the most suitable location for the proposed building on the site.

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E. The application of **Portsmouth Hospital Office Building Association (Jackson Grey Condominiums), Owner**, for property located at **330 Borthwick Avenue** and **Islington Woods, Owner**, for property located **off Borthwick Avenue** where Preliminary and Final Subdivision approval (Parking Lot Easement) is requested to allow a 22,738 ± s.f. (0.52 acre) parking lot easement on the southeasterly portion of property shown on Assessor Plan 234 as Lot 52. Said properties are located in an Office Research district and are shown on Assessor Plan 240 as Lot 2-2 and Assessor Plan 234 as Lot 52. (Plat plan is on file in the Planning Department Office and is identified as Plan #18-01-05). (This application was tabled at the November 17, 2005 Planning Board Meeting)

Voted to **table** this application until the next regularly scheduled Planning Board Meeting on January 19, 2006.

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F. The application of **Dennett-Prospect Realty Investments, LLC, Owner**, for property located at **69-73 Prospect Street** wherein site review approval is requested for the renovation of an existing multi-family dwelling on Lot 28 to convert structure from 6 dwelling units to 4 dwelling units and the construction of a two dwelling unit structure on Lot 29, with related paving, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Plan 142 as Lots 28 & 29 and lie within a General Residence A District;

Voted to **approve** this application with the following **stipulations**:

- 1) That the camera tape from Roto Rooter be provided to David Allen of DPW for his review;
- 2) That the existing and proposed utilities be differentiated on the Site Plans;
- 3) That a detail be added to the Site Plans showing how the water services are connected;
- 4) That all water lines shall be installed to City standards and specifications;
- 5) That all water pipes shall be upgraded to copper;
- 6) That the water meter shall be shown on the Site Plans;
- 7) That Temporary Bench Mark logs for the sewer shall be provided to DPW for their review and comment (See Memo in Planning Department File from David Allen, dated 12/15/05);
- 8) That all water lines shall be shown on the Site Plans;

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III. CITY COUNCIL REFERRALS/REQUESTS

A. Request to review archeological matters and historic sites in the City;

An informational brochure is being finalized by the Planning Department and will be available to the public.

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B. Request to purchase “Unnamed Lane” abutting Pleasant Street;

Voted to **table** until the next regularly scheduled Planning Board Meeting on January 19, 2006.

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IV. NEW BUSINESS

- A. Revisions to Planning Board Rules & Regulations;

Revisions to Site Review Regulations and Subdivision Regulation regarding fees were discussed and new application forms were presented for review.

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- B. Report back from DPW on current standard for monuments;

Voted to **table** until the next regularly scheduled Planning Board Meeting on January 19, 2006.

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V. OLD BUSINESS

- A. Request for Amendment to zoning Ordinance to re-zone land at Banfield Road and Constitution Avenue from Office Research to Industrial;

Voted to concur that the Foundation for Seacoast Health property be recommended for re-zoning.

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VI. ADJOURNMENT was had at approximately 9:05 p.m.

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