

ACTION SHEET

**PLANNING BOARD MEETING
PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

7:00 P.M.

OCTOBER 18, 2007

MEMBERS PRESENT: John Ricci, Chairman; M. Christine Dwyer, City Council Representative; Jerry Hejtmanek, Vice-Chairman; Donald Coker; Anthony Coviello; Paige Roberts; John Rice Cindy Hayden, Deputy City Manager; Richard A. Hopley, Building Inspector; and MaryLiz Geffert, Alternate

MEMBERS EXCUSED: Timothy Fortier, Alternate

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

A. Minutes from the September 6, 2007 Planning Board Meeting – Unanimously approved.
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II. PUBLIC HEARINGS

A. The Planning Board is conducting a Public Meeting in conjunction with the City’s Emergency Operations Center in order to solicit public comment for consideration of changing duplicate street names of the following streets: Market Street and Market Street Extension;

Voted to change Market Street Extension to Market Street.
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B. The Planning Board is conducting a Public Hearing to consider preliminary approval for a Residential Density Incentive Planned Unit Development (RDI-PUD) for application of **Richard Bonhomme Realty, LLC, Owner**, and **The Housing Partnership, Applicant**, for property located **off Kearsarge Way and Bedford Way**, consisting of five buildings, totaling 30 affordable residential units, with a proposed private driveway connecting through to Kearsarge Way. Said property is shown on Assessor Plan 212 as Lots 118, 119, and 122 and lie within a General Residence B District;

Voted to **postpone** preliminary approval and a work session was scheduled for November 29, 2007.
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C. The application of **NiSource, Inc., Owner** (of easement), for property located at **333 Borthwick Avenue**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to install a pipeline pressure reducing station and security upgrades, within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 240 as Lot 2-1 and lies within an Office Research District;

Voted to **approve** Conditional Use Approval with the following stipulations:

- 1) That the new gravel area be reduced to not exceed the fenced enclosure;
- 2) That the fenced enclosure be moved to the southwest if possible to avoid the removal of existing trees.

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D. The application of **Portsmouth Regional Hospital, Owner**, for property located at **333 Borthwick Avenue**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to install landscaping, ornamental walls and sidewalk, totaling 660 s.f. of impervious area, within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 240 as Lot 2-1 and lies within an Office Research District;

Voted to **approve** Conditional Use Approval with the following stipulation:

- 1) That a new landscape plan be submitted that incorporates multiple species, mulch or ground cover in place of grass, and drip irrigation.

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E. The request of **Fleet Street Properties, LLC, Owner**, for property located at **154 Fleet Street**, for a second additional one year extension of Site Review Approval which was granted by the Planning Board on October 20, 2005, to construct a 3,246 ± s.f. 4-story building with basement, after removal of the existing building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 117 as Lot 6 and lies within a Central Business B, Historic A and Downtown Overlay Districts.

Voted to **approve** a second additional one year extension, with the following stipulations:

Original Stipulations from October 20, 2005 Planning Board Approval:

Stipulations from the October 20, 2005 Planning Board Meeting:

- 1) That an oil/water hood be installed on the catch basin located on Fleet Street, subject to review and approval by David Allen;

Stipulations from the October 4, 2005 Technical Advisory Committee Meeting:

- 2) That the armor-tile panel shown on the Sidewalk Tip Down detail on Sheet D-1 be removed;
- 3) That the sidewalks be shown as a minimum of 5' and so noted on the Site Plans;
- 4) That the City Attorney review the grease trap issue (See previous Stipulation #4 below) to determine how to address this issue for future potential restaurant use (perhaps as part of the deed);

- 5) That all parking space striping and installation of parking meters shall be coordinated with DPW;
- 6) That the Construction Management Plan, including but not limited to all licenses and easements, shall be approved by the City through the City Attorney, Planning Department and DPW, and shall be presented and approved by the City Council prior to the issuance of a building permit;
- 7) That the parking fees shall be calculated in conjunction with the Planning Department and the applicant;
- 8) That the engineer design the drainage line in such a way that future catch basins on the other side of Congress Street could be adequately drained using this new drain pipe;
- 9) That the applicant shall sign the Site Review Application;

Stipulations from the August 30, 2005 Technical Advisory Committee Meeting:

- 10) That a detail be added to the Site Plans regarding the front awning;
- 11) That details be provided relative to footings and building protrusions and that all footings either under or on the City right of way shall require approval from the City Council;
- 12) That the drainage line be extended from the building to the end of the City drainage line;
- 13) That a grease trap be installed for any potential restaurant use;
- 14) That a knock box and fire alarm box be installed;
- 15) That a Construction Management Plan be prepared for review and approval by the City;
- 16) That if a determination is made that blasting will be required, a plan will be submitted for approval prior to a blasting permit being issued;
- 17) That a note be added to the plan explaining the use of the shared driveway; and
- 18) That a note be added to the Site Plans reflecting that the replacement of the fence in the rear is “replacing in kind”;

Stipulations from the October 18, 2007 Planning Board Meeting:

- 19) That the hours of construction as allowed by City Ordinance be noted on the Site Plans;

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III. CITY COUNCIL REFERRALS/REQUESTS

- A. Proposed renovations to the property located at 2 Ceres Street;

Voted to favorably recommend to the City Council a license to allow for a door to swing onto the existing public sidewalk at the foot of the stairs on Ceres Street.

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IV. NEW BUSINESS

- A. Request of Parade Office, LLC, to name private right-of-way “Portwalk Place”;

Voted to make the following recommendation to the City Council:

- 1) That the Planning Board recommends that the name of the right-of-way be “Port Place”, rather than “Portwalk Place”;
- 2) That the street signs shall identify this street as being “Private” in addition to “Port Place”; and
- 3) That this name shall not be changed or altered in the future without the expressed approval of the City.

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V. AMENDED SITE PLAN REVIEW

A. Albacore Way, Atlantic Point Builders – Minor Site Plan Amendment

Voted to amend Site Review Approval to allow a 2’ “jog” in building “C-D” which would revise the front setback from 18.43’ to 16.43’.

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VI. ADJOURNMENT

A motion to adjourn at 11:00 pm was made and seconded and passed unanimously.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary for the Planning Board