

ACTION SHEET

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 P.M.

March 20, 2008

MEMBERS PRESENT: John Ricci, Chairman; M. Christine Dwyer, City Council Representative; Jerry Hejtmanek, Vice-Chairman; Donald Coker; Paige Roberts; Richard A. Hopley, Building Inspector;

MEMBERS EXCUSED: Anthony Coviello; John Rice; Cindy Hayden, Deputy City Manager; MaryLiz Geffert, Alternate and Norman Patenaude, Alternate.

ALSO PRESENT: David M. Holden, Planning Director;

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I. APPROVAL OF MINUTES

1. Approval of Minutes from the February 7, 2008 Planning Board Meeting – Unanimously approved.
 2. Approval of Minutes from the February 14, 2008 Planning Board Meeting – Unanimously approved.
 3. Approval of Minutes from the February 21, 2008 Planning Board Meeting – Unanimously approved.
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II. NEW BUSINESS

A. The application of **Eugene N. Short Revocable Trust, 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 176,953 ± 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 80,712 ± 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 #01-01-08). *The Board action in this matter has been deemed to be quasi judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.*

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

- 1) That a note shall be approved by the Planning Department as to form and that it shall be added to this plat so that reference is made to the earlier 2005 recording;
- 2) That the deed shall be recorded simultaneously with the plat;
- 3) That DPW will make a determination on the type of boundary monuments that would be appropriate in this location;
- 4) That permanent boundary monuments shall be placed as per the requirements of DPW; and
- 5) That conforming GIS data shall be submitted to DPW for their approval for updating City records.

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B. The application of **National Society of Colonial Dames in New Hampshire, Owner**, for property located at **154 Market Street**, where in Site Review approval is requested to construct a 1/2 story, 8' ± x 37' ± addition to the existing coach house, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 118 as Lot 8 and lies within the Central Business B district; *The Board action in this matter has been deemed to be quasi judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.*

Voted to **grant** Site Review approval with the following stipulation:

- 1) That a Construction Management & Mitigation Plan (CMMP) shall be prepared by the applicant for review and approval by the City Manager, City Attorney, Planning Director, and Director of Public Works, prior to the issuance of a building permit;

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III. NEW BUSINESS

A. Appointment of Planning Board Representative to the Historic District Commission;

Voted to **postpone** to the next regularly scheduled meeting.

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B. Request for one year extension of Conditional Use Approval for property located at 100 Campus Drive;

Voted to **grant** a one year extension.

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C. Request for amendments to previously approved Site Plan for property located at 955 Sagamore Avenue;

Voted to **grant** revisions to Site Plan.

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Non Agenda Item:

Request for one year Extension of Conditional Use Approval for property located off Mill Pond Way;

Voted to **grant** a one year extension.

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IV. OLD BUSINESS

A. Scheduling of joint work session with Conservation Commission on property located off Lafayette Road;

Voted to tentatively schedule joint work session on May 1, 2008.

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B. Scheduling of joint work session with Conservation Commission on Commerce Way Master Plan;

Voted to tentatively schedule joint work session on May 1, 2008.

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V. ADJOURNMENT

A motion to adjourn at 7:25 pm was made and seconded and passed unanimously.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary for the Planning Board