

ACTION SHEET
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

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

7:00 P.M.

DECEMBER 17, 2009

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

ALSO PRESENT: Rick Taintor, Planning Director;

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I. APPROVAL OF MINUTES

1. Approval of Minutes from the November 19, 2009 Planning Board Meeting – Unanimously approved.

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Chairman Ricci presented a gift to Tony Coviello from the Board to thank him for his service on the Planning Board and to wish him the best of luck as he begins his term as a City Councilor next month. Mr. Coviello said a few words and thanked the Board for their help and guidance.

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II. NEW BUSINESS

A. Request of 7 Islington Street, LLC and Anthony DiLorenzo for property located at 40 Bridge Street, for a one year extension of Site Review Approval granted on January 15, 2009. *(The Board action in this matter has been deemed to be legislative 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 a one year extension of Site Review Approval to January 15, 2011. All stipulations remain in effect, along with an additional stipulation, as follows:

Stipulations from the December 30, 2008 Technical Advisory Committee Meeting:

- 1) That the Technical Advisory Committee is recommending brick sidewalks, rather than concrete and this issue shall be reviewed and decided by the Planning Board;
- 2) That the full traffic report shall be provided to the Planning Department and the Planning Board members for their review prior to the Planning Board meeting;
- 3) That the “No Parking” sign and the “Loading Zone” sign shall both be on the same pole;

- 4) That the actual wording for the “Loading Zone” sign shall be provided to the Planning Board by Deborah Finnigan prior to the Planning Board meeting;
- 5) That on Sheet C-3, the street milling note should indicate a thickness of 1 ½”;
- 6) That the note on Sheet C-3 should add the wording “and curb installation” after “Upon completion of all in-street utility construction ...”;
- 7) That the detail should be revised to show the City standard of 4” of asphalt, rather than 3”;
- 8) That Site Plan shall reflect that the concrete shall not have any wire in it and shall have a fiber mix instead;
- 9) That there shall be one water meter for the entire building, located in a common area which is accessible to the City meter reader;
- 10) That a Construction Management and Mitigation Plan shall be prepared by the applicant, for review and approval by the City prior to the issuance of a building permit.

Stipulations from the January 15 2009 Planning Board Meeting:

- 11) That the Planning Board requires that the applicant shall provide brick sidewalks, and a brick sidewalk detail shall be added to the Site Plans (and the concrete sidewalk detail shall be eliminated);
- 12) That a detail shall be added to the Site Plans for the transformer rail fencing, showing how the gates will be secured so that they are not in the open position except when they are being used;
- 13) That a detail shall be added to the Site Plans for the light fixtures; and
- 14) That the Planning Board receives a report back from Public Safety regarding the 24/7 loading zones.

Stipulation from the December 17, 2009 Planning Board Meeting:

- 15) No building permit shall be issued for the project shown on this Site Plan until the Subdivision Plan approved on October 16, 2008 has been signed and filed in the Registry of Deeds.

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III. ADOPTION OF SITE PLAN REVIEW REGULATIONS

A. Adoption of Site Plan Review Regulations dated December 17, 2009.

Voted to adopt the revised Site Plan Review Regulation dated December 17, 2009, to take effect on the same date as the revised Zoning Ordinance to be adopted by the City Council, with the following additional paragraph inserted under Section 6.6.2, Landscaping Along Public Rights of Way:

- 3. In the Gateway District, the front yard shall include a landscaped buffer strip with a depth of at least one-third of the distance between the street right-of-way and any building, and extending across the width of the lot except for driveways, sidewalks and bicycle paths. The buffer strip shall be in addition to the street trees required herein, and shall include a combination of trees and lower-level elements such as shrubs, hedges, fences, planted berms, or brick or stone walls.

and to authorize the Planning Director to correct section numbering inconsistencies or similar errors as necessary.

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VII. ADJOURNMENT

A motion to adjourn was made at 7:14 pm, was seconded and passed unanimously.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary for the Planning Board