

ACTION SHEET

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 P.M.

FEBRUARY 18, 2010

MEMBERS PRESENT: John Ricci, Chairman; Paige Roberts, Vice Chairman; Eric Spears, City Council Representative; Donald Coker; John Rice; Anthony Blenkinsop; Richard A. Hopley, Building Inspector; and MaryLiz Geffert, Alternate

MEMBERS EXCUSED: Cindy Hayden, Deputy City Manager; and Norman Patenaude, Alternate

ALSO PRESENT: Rick Taintor, Planning Director

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I. APPROVAL OF MINUTES

- 1. Approval of Minutes from the January 21, 2010 Planning Board Meeting – Unanimously approved.

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II. PUBLIC HEARINGS

A. The application of **Parade Residence Hotel, LLC, Owner**, for property located at **100 Deer Street (formerly a portion of 195 Hanover Street)**, wherein Amended Site Plan Review Approval is requested for sidewalk changes in connection with a 11,437 s.f. conference center to be established in space previously approved for retail use, with related paving, utilities, landscaping, lighting, drainage and associated site improvements. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the General Business B and the Historic District.

Voted to **grant** amended site plan review approval, with the following stipulations:

- 1. The note on Sheet C-6A regarding the proposed awning shall be removed.
 - 2. The legend shall include the triangle shapes for the doors.
 - 3. The applicant shall document that the egress route through the relocated seating area will support the proposed occupancy of the Conference Center.
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B. The application of **Maplewood and Vaughan Holding Company, LLC, Owner**, for property located at **111 Maplewood Avenue**, wherein Site Plan Review Approval is requested for renovations to an existing office building, with related paving, utilities, landscaping, lighting, drainage and associated site improvements. Said property is shown on Assessor Plan 124 as Lot 8 and lies within the Central Business B and Historic District.

Voted to **grant** site plan review approval, with the following stipulations:

1. A Landscape Plan shall be included in the Plan Set, to include deciduous plants and snow storage, to be reviewed and approved by the Planning Department.
2. A handrail detail shall be added to Sheet C-5.
3. On Sheet C-2, Note 4 shall include "licensed in the State of New Hampshire" after "The contractor shall employ a licensed engineer/surveyor".

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C. The application of **Sureya M. Ennebe Revocable Trust, Owner**, for property located at **800 Lafayette Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance to remove all structures and pavement within 50' of the highest observable tide line, within the tidal wetland buffer. Said property is shown on Assessor Plan 244 as Lot 5 and lies within the Gateway District.

Voted to **grant** Conditional Use Permit approval.

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D. The application of **J. P. Nadeau, Owner, and Witch Cove Marina Development, LLC, Applicant**, for property located at **187 Wentworth House Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for the placement of two structures, a portion of which fall within the tidal wetland buffer. Said property is shown on Assessor Plan 201 as Lot 12 and lies within the Waterfront Business (WB) District.

Voted to postpone to the March 18, 2010 Planning Board Meeting.

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III. CITY COUNCIL REFERRALS/REQUESTS

A. Request to revise off-street parking standards and requirements in the Central Business District and Downtown Overlay District (letter from Robert A. Shaines dated January 12, 2010).

Voted to recommend that the Planning Board initiate a study process through a subcommittee or focus group of City Officials and downtown property owners who would be charged with reviewing alternative strategies for managing and financing public parking in the central business district passed unanimously.

Voted to recommend to the City Council an interim change to the Zoning Ordinance permitting the in lieu parking fees to be reduced to \$2,000 per parking space passed unanimously

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B. Request to rezone lots on Sagamore Grove from Waterfront Business (WB) to Mixed Residential Business (MRB) or Single Residence B (SRB) (letter from Peter G. Weeks dated January 25, 2010).

Voted to schedule a public hearing at the April 15, 2010 Planning Board Meeting.

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IV. ADJOURNMENT

A motion to adjourn was made at 8:50 pm, was seconded and passed unanimously.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary for the Planning Board