

ACTION SHEET

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

7:00 P.M.

MARCH 15, 2012

MEMBERS PRESENT: John Ricci, Chairman; Paige Roberts, Vice Chairman; Nancy Novelline Clayburgh, City Council Representative; Anthony Blenkinsop; Cindy Hayden, Deputy City Manager; MaryLiz Geffert; and William Gladhill;

MEMBERS EXCUSED: John Rice; Richard Hopley, Building Inspector; and Brian Groth, Alternate

ALSO PRESENT: Rick Taintor, Planning Director

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I. APPROVAL OF MINUTES

1. Approval of Minutes from the December 15, 2011 Planning Board Meeting – approved.
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II. PUBLIC HEARINGS – OLD BUSINESS

A. The application of **Michael R. Clark, Owner**, for property located at **325 Little Harbor Road (Belle Isle)**, requesting Final Subdivision Approval to subdivide one lot into two lots with the following: Proposed Lot 1 having 276,867 ± s.f. (6.36 ± acres) and Proposed Lot 2 having 218,736 ± s.f. (5.02 ± acres), and lying in a district where a minimum lot area of 5 acres is required. Said property is shown on Assessor Plan 205 as Lot 2 and lies within the Rural (R) District. (This application was postponed from the February 16, 2012 Planning Board Meeting)

Voted to **grant** final Subdivision approval passed unanimously with the following stipulations:

1. All property monuments shall be set as required by the Department of Public Works prior to the filing of the final plat.
 2. GIS data shall be provided to the Department of Public Works in the form required by the City.
 3. The final plat and all easements and agreements shall be recorded as specified in the City Attorney's Memo dated March 15, 2012 at the Registry of Deeds by the City or as deemed appropriate by the City Legal and Planning Departments.
 4. The applicant's request to rename the private road from Belle Isle Road to Lady Isle Road shall be contingent upon approval by the City public safety officials.
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III. PUBLIC HEARINGS – NEW BUSINESS

A. The application of **A. Robert McGuire, Jr. and A. Robert McGuire, III, Owners**, for property located at **677 Dennett Street**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots with the following: Proposed Lot 1 having 26,119 s.f. and 138’ of continuous street frontage off Dennett Street and Proposed Lot 2 having 23,158 s.f. and 110’ of continuous street frontage off Dennett Street, and lying in a district where a minimum of 7,500 s.f. is required and 100’ of continuous street frontage. Said property is shown on Assessor Map 161 as Lot 31 and lies within the General Residence A (GRA) District.

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

1. All property monuments shall be set as required by the Department of Public Works prior to the filing of the final plat.
2. GIS data shall be provided to the Department of Public Works in the form required by the City.
3. The final plat and all easements and agreements shall be recorded as specified in the City Attorney’s Memo dated March 15, 2012 at the Registry of Deeds by the City or as deemed appropriate by the City Legal and Planning Departments.
4. The applicant’s request to rename the private road from Belle Isle Road to Lady Isle Road shall be contingent upon approval by the City public safety officials.

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B. The application of **Liberty Mutual, Owner**, for property located at **225 Borthwick Avenue**, for Conditional Use Permit Approval under Section 10.1017 of the Zoning Ordinance for 4,230 s.f. of temporary impact and 740 s.f. of permanent impact within an inland wetland buffer for the installation of three back-up generators to be placed on a concrete pad. Said property is shown on Assessor Map 240 as Lot 1 and lies within the Industrial (I) District.

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

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C. The application of **Liberty Mutual, Owner**, for property located at **225 Borthwick Avenue**, requesting Site Plan Approval for the addition of three back-up generators to be placed on a concrete pad, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 240 as Lot 1 and lies within the Office Research (OR) District.

Voted to **grant** Site Plan approval passed unanimously with the following stipulation:

1. The utility trench detail shall be modified where it says “Warning Tape” to read “Metallic Tracing/Warning Tape, See Note #2”.

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IV. NEW BUSINESS

A. Request of Rodney Rowland, of Strawberry Banke, to change the definition of “museum” in the Zoning Ordinance.

Voted to recommend that the City Council amend the definition of “Museum” as specified in the Planning Director’s Memo with the exception that the word “clearly” in the next to last sentence be stricken.

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V. CITY COUNCIL REFERRALS/REQUESTS

A. Request of Northern Tier Real Estate Acquisition and Development, LLC, for property located at 172 Hanover Street to remove the glass atrium on the Vaughan Mall side of the property.

Voted to recommend that the City Council approve the removal of the atrium as requested.

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B. Request of David Choate, III, Grubb & Ellis Northern New England, for an amendment to Section 10.836.20 of the Zoning Ordinance regarding drive-through lanes for retail/commercial buildings outside of the Central Business District.

Voted to recommend that the City Council amend the Zoning Ordinance as described in the Planning Director’s Report with the exception that under 10.826.21 the number 24 be changed to 26.

Voted to schedule a public hearing at the April Planning Board meeting to consider amendments to the Site Plan Review Regulation, Section 3.6. – Drive-Through Facilities, to address screening of drive-through lanes and any other design and performance standards that may appear appropriate.

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C. Letter from Barbara Devanna and Robert Cohen requesting an access easement over Pine Street Park for property at 55 Meredith Way (previously identified as 55 Pine Street).

Voted to refer this request to the Legal Department for a report back.

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D. Request of New Hampshire Department of Transportation for an easement under the Scott Avenue Bridge in support of the Memorial Bridge project.

Voted to postpone to the April Planning Board meeting.

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VI. OTHER BUSINESS

A. Land Exchange with State of New Hampshire Relating to General Sullivan Bridge Reconstruction.

Voted to recommend that the City Council undertake the proposed land exchange.

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VII. PLANNING DIRECTOR'S REPORT

Reviewed upcoming meetings.

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VIII. ADJOURNMENT

A motion to adjourn at 8:15 pm was made and seconded and passed unanimously.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary for the Planning Board