

**REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM

MAY 16, 2013

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the February 21, 2013 Planning Board Meeting;
2. Approval of Minutes from the February 28, 2013 Planning Board Work Session;

II. PUBLIC HEARINGS – OLD BUSINESS

*The Board's action in these matters 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.*

A. The application of **John L. Ahlgren and Bessie Palmisciano, Owners**, for property located on **Langdon Street**, requesting Final Subdivision Approval to subdivide one lot into four lots with the following:

- a. Proposed Lot 1 consisting of 5,022 s.f. and 63.35' of street frontage.
- b. Proposed Lot 2 consisting of 5,301 s.f. and 68.50' of street frontage.
- c. Proposed Lot 3 consisting of 4,965 s.f. and 43.23' of street frontage.
- d. Proposed Lot 4 consisting of 7,920 s.f. and 40.94' of street frontage.

Said lot is shown on Assessor Map 138 as Lot 48 and lies within the Mixed Residential Business (MRB) where a minimum of 7,500' of lot area and 100' of street frontage is required and also within the Office Research (OR) District where a minimum of 3 acres of lot area and 300' of street frontage is required. (This application was postponed at the April 18, 2013 Planning Board meeting.)

B. The application of **Jean R. Johnson, Owner, and Thomas Johnson, Applicant**, for property located at **50 Martine Cottage Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland and a wetland buffer, to construct a 850' ± pervious driveway to access a proposed subdivided lot, with 247 s.f. of impact to the inland wetland and 7,900 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 202 as Lot 16 and lies within the Rural Residential (R) District. (This application was postponed at the April 18, 2013 Planning Board meeting.)

III. PUBLIC HEARINGS – NEW BUSINESS

A. The application of the **City of Portsmouth, Owner, and the Portsmouth School Department, Applicant**, for property located at **50 Andrew Jarvis Drive** (Portsmouth High School), requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer, to install a 47' telephone pole as part of a zipline element of the existing Project Adventure course, with 3 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 229 as Lot 3 and lies within the Municipal (M) District.

B. The application of **Christian B. and Kirstin E. Stallkamp, Owners**, for property located at **565 F.W. Hartford Drive**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer, to construct a screened porch addition with new landing and stairs; proposed pervious patio; and associated stormwater improvements in the wetland buffer, with 1,150 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 250 as Lot 99 and lies within the Single Residence B (SRB) District.

C. The application of **Carol J. Trecosta and Michele D Cole, Owners**, for property located at **32 Boss Avenue**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer, to remove an 8' x 25' storage pen with concrete block flooring and to construct a 12' x 24' deck off the rear of the existing structure, with 288 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 153 as Lot 5 and lies within the Single Residence B (SRB) District.

D. The application of **Janis Hancock, Owner**, for property located at **59 Taft Road**, and **Peter M. Dinnerman Revocable Trust, Owner, and Peter M. Dinnerman, Applicant**, for property located at **61 Taft Road**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots as follows:

- a. Lot 77 on Assessor Map 247 increasing in area from 13,679 s.f. to 14,562 s.f. and increasing in continuous street frontage from 90.03' to 97.91' on Taft Road.
- b. Lot 11 on Assessor Map 251 decreasing in area from 31,417 s.f. to 30,534 s.f. and decreasing in continuous street frontage from 180' to 172.12' on Taft Road.

Said properties are shown on Assessor Map 251 as Lot 11 and Assessor Map 247 as Lot 77 and are located in the Single Residence B (SRB) District where the minimum lot size is 15,000 s.f. and the minimum continuous street frontage is 100'.

E. The application of the **RLD Revocable Trust and the AMD Revocable Trust, Owner**, for property located at **3201 and 3203 Lafayette Road**, requesting Preliminary and Final Subdivision approval to subdivide one lot into four lots as follows:

- a. Proposed Lot 1 consisting of 6.02 acres and 561' of continuous street frontage.
- b. Proposed Lot 2 consisting of 67.11 acres and 200' of continuous street frontage.
- c. Proposed Lot 3 consisting of 11.38 acres and 1084' of continuous street frontage.
- d. Proposed Lot 4 consisting of 123.97 acres and no street frontage (deeded easement for access and utilities).

Said property is shown on Assessor Map 291 as Lot 7 and lies within the Gateway District where a minimum lot area of 43,560 s.f. and 200' of continuous street frontage is required, the Rural (R) District where a minimum lot area of 5 acres and no continuous street frontage is required and the

Garden Apartment/Mobile Home (GA/MH) district where a minimum lot area of 15,000 s.f. and no continuous street frontage is required.

F. The application of **Cumberland Farms, Inc., Owner**, for property located at **1475 Lafayette Road**, and **ONB Realty Corp, Owner**, for property located at **1555 Lafayette Road**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots as follows:

- a. Lot 124 on Assessor Map 251 increasing in area from 24,895 s.f. to 57,433 s.f. with 200' of continuous street frontage on Lafayette Road.
- b. Lot 125 on Assessor Map 251 decreasing in area from 76,330 s.f. to 43,792 s.f. with 155' of continuous street frontage on Lafayette Road.

Said properties are shown on Assessor Map 251 as Lots 124 and 125 and are located in the Gateway District where the minimum lot size is 43,560 s.f. and the minimum continuous street frontage is 200'.

G. The application of **Cumberland Farms, Inc., Owner**, for property located at **1475 Lafayette Road**, requesting Site Plan Approval to demolish the existing building and gas dispensers and construct a new 4,513 s.f. convenience store, new canopy and four gas dispensers, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 251 as Lot 124 and lies within the Gateway District.

IV. PLANNING DIRECTOR'S REPORT

- A. Planning Department website and social media initiatives.
- B. Proposed amendments to the Planning Board Rules and Regulations to require digital submission of plans and other application materials.
- C. Status of Zoning Ordinance amendments recommended by Planning Board.
- D. Transportation policy update.
- E. Upcoming meetings and work sessions.

V. ADJOURNMENT

NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

If you wish to attend a Planning Board meeting and need assistance, please contact the Human Resources Office at 610-7270 one week prior to the meeting.