

6:00 pm WORK SESSION – Vesting of Subdivision Plans

REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

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

7:00 PM

JUNE 19, 2014

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the February 20, 2014 Planning Board Meeting;

II. DETERMINATIONS OF COMPLETENESS

A. Site Plan Review

(None)

B. Subdivision Review

1. 347 and 335 Maplewood Avenue – Lot Line Revision
2. 520 South Street and on Sherburne Avenue – Lot Line Revision

III. 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 **Borthwick Forest, LLC, Owner**, for property located **between Islington Street and Borthwick Avenue**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance to work within an inland wetland buffer to construct a road from Borthwick Avenue to Islington Street through the proposed subdivision, with 10,700 s.f. of impact to the wetland buffer and 5,800 s.f. of wetland. Difficulties to the properties are shown on Assessor Plan 233, as Lots 112 & 113 and Assessor Plan 241 as Lot 1. The Single Residence B (SRB) District and the Office Research (OR) District. (This application was postponed at the April 17, 2014 Planning Board meeting.)

A. The application of **Paul B. Head, II and Holly Head, Owners**, for property located at **347 Maplewood Avenue** and **335 Maplewood Avenue, LLC, Owner**, for property located at **335 Maplewood Avenue**, requesting Preliminary and Final Subdivision (Lot Line Revision) approval as follows:

- a. Assessor Map 141 Lot 25, consisting of 4,580 \pm s.f., transferring 121 \pm s.f. to Assessor Map 141 Lot 26, with no change in street frontage;
- b. Assessor Map 141 Lot 26, consisting of 6,111 \pm , transferring 121 \pm s.f. to Assessor Map 141 Lot 25, with no change in street frontage;

Said properties lie in the General Residence A (GRA) and Mixed Residential Office (MRO) Districts.

B. The application of **Neal I. Katz, Owner**, for property located at **520 South Street and on Sherburne Avenue**, requesting Preliminary and Final Subdivision (Lot Line Revision) approval as follows:

- a. Assessor Map 112 Lot 24 decreasing in area from 21,629 \pm s.f. to 17,124 \pm s.f., with no change in street frontage;
- b. Assessor Map 112, Lot 29 increasing in area from 5,090 \pm s.f. to 9,595 \pm s.f. with no change in street frontage;

Said properties lie in the General Residence A (GRA) District.

C. The application of **Janis Hancock, Owner, and David Hancock, Applicant**, for property located at **59 Taft Road**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to construct a 12' x 22' raised deck built on five 10" concrete posts, with 132 \pm s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 251 as Lot 11 and lies within the Single Residence B (SRB) District.

D. The application of **Michael R. Clark, Owner**, for property located at **325 Little Harbor Road**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a tidal wetland buffer to demolish the "caretaker's house" and fill, grade, loam & seed the area; convert three residential structures to accessory structures; and install a new septic system due to septic failure, with 1,414 \pm s.f. of permanent impact to the wetland buffer and 4,788 \pm s.f. of temporary impact to the wetland buffer. Said property is shown on Assessor Plan 205 as Lot 2 and lies within the Rural (R) District.

E. The application of **Commerce Way, LLC, Owner**, for property located at **Commerce Way**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland for the reconstruction of Commerce Way, with 183 \pm s.f. of permanent impact to the wetland and 43 \pm s.f. of temporary impact to the wetland. The project will also enhance the wetland buffer area by adding 5,996 \pm s.f. of pervious area and by constructing a 4,700 \pm s.f. meadow planted with wetland conservation seed mix. Said property is shown on Assessor Plan 215 as Lot 1, 1-1 and lies within the Office Research (OR) District.

F. The application of **Clifton Wentworth, Owner, and Hebes Scrap Metal, LLC, Applicant**, for property located at **246 Jones Avenue**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer for remediation of lead and PCB contamination, including fill, excavation and the installation of a asphalt cap per approved NHDES remedial action plan, with 24,930 \pm s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 221 as Lot 6 and lies within the Single Residence B (SRB) District.

G. The application of **Great Bay Community College, Applicant**, for property located at **320 Corporate Drive**, requesting Site Plan Approval to construct a 2-story building expansion with a footprint of 20,000 s.f. ±, and a parking lot expansion resulting in a net increase of 21 parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 315 as Lot 4 and lies within the Airport Business Commercial (ABC) district.

V. CITY COUNCIL REFERRALS/REQUESTS

*The Board's action in these matters 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.*

- A. Proposed amendment to the Zoning Ordinance to require conference centers, convention centers and event centers to provide one off-street parking space per 2 persons of rated capacity. (This item was referred to the Planning Board by the City Council at its January 13, 2014 meeting, and postponed indefinitely at the April 3, 2014 Planning Board Meeting.)
- B. Request to consider a process for architectural design review outside the Historic District. (This matter was postponed at the April 3, 2014 Planning Board meeting.)

VI. PLANNING DIRECTOR'S REPORT

- A. City Council Referral re: Zoning Along Route 1 Bypass
- B. Status of Conditionally Approved Applications for Site Plan Approval
- C. Status of Conditionally Approved Applications for Subdivision Approval
- D. Draft Bicycle-Pedestrian Plan

VII. 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.