

**ACTION SHEET**

**PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE  
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

**7:00 P.M.**

**SEPTEMBER 18, 2014**

**MEMBERS PRESENT:** John Ricci, Chairman; John Rice, Vice-Chairman; Jack Thorsen, City Council Representative; David Allen, Deputy City Manager; Robert Marsilio, Building Inspector; William Gladhill; Colby Gamester; Elizabeth Moreau, Michael Barker, Jay Leduc, Alternate; and Justin Finn, Alternate

**MEMBERS EXCUSED:** na/

**ALSO PRESENT:** Jessa Berna, Associate Planner

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**I. APPROVAL OF MINUTES**

- A. Approval of Minutes from the April 17, 2014 Planning Board Meeting – Unanimously approved.
- B. Approval of Minutes from the May 15, 2014 Planning Board Meeting – Unanimously approved.

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**II. PUBLIC HEARINGS – OLD BUSINESS**

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 for work within an inland wetland buffer to construct a road from Borthwick Avenue to Islington Street in connection with a proposed subdivision, with 10,700 s.f. of impact to the wetland buffer and 5,800 s.f. of wetland buffer restoration. Said properties are shown on Assessor Plan 233, as Lots 112 & 113 and Assessor Plan 241 as Lot 25 and lie within the Single Residence B (SRB) District and the Office Research (OR) District. (This application was postponed at the June 19, 2014 Planning Board meeting.)

Voted to **postpone** to the February 19, 2014 Planning Board Meeting.

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B. The application of the **Frances T. Sanderson Revocable Trust and Lynn J. Sanderson Revocable Trust, Paul G. Sanderson, Trustee, Owners, and Spinney Road Land Holdings, LLC, Applicant**, for property located **off Spinney Road and Middle Road**, for Preliminary and Final Subdivision Approval to subdivide two lots into five lots with a new public right-of-way, with the following: Lot 5 on Assessor Map 167 having 263,937 s.f. (6.06 acres) and Lot 24 on Assessor Map 170 having 183,362 s.f. (4.21 acres), to be consolidated and subdivided into seven separate lots, including a public right-of-way, as follows:

- a. Proposed Lot #1 consisting of 15,121 ± s.f. (0.35 acres) and 114.71’ of frontage on the proposed right-of-way.
- b. Proposed Lot #2 consisting of 15,432 ± s.f. (0.35 acres) and 103.10’ of frontage on Middle Road.
- c. Proposed Lot #3 consisting of 29,511 ± s.f. (0.68 acres) and 100’ of frontage on the proposed right of way.
- d. Proposed Lot #4 consisting of 29,475 ± s.f. (0.68 acres) and 100’ of frontage on the proposed right of way.
- e. Proposed Lot #5 consisting of 16,075 ± s.f. (0.37 acres) and 100’ of frontage on the proposed right of way.
- f. Proposed Lot #6 (non buildable) consisting of 209,762 ± s.f. (4.82 acres) and 66.30’ of frontage on Thaxter Road.
- g. Proposed Lot #7 (non buildable) consisting of 106,549 ± s.f. (2.44 acres) and 82.11’ of frontage on the proposed right of way.

Said properties are located in the Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100 ft. of continuous street frontage. (This application was postponed at the August 21, 2014 Planning Board meeting.)

Voted to **postpone** to the October 16, 2014 Planning Board meeting.

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**III. PUBLIC HEARINGS – NEW BUSINESS**

A. 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. ±, on the east side of the existing building, including a parking lot expansion resulting in the addition of 27 new 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.

Voted to **recommend approval** to the PDA Board of Directors with the following stipulation:

- 1. The sewer service through the gravel wetland shall be replaced with an SDR plastic pipe unless a video is completed which can show that it is a new plastic pipe and does not have the potential to collapse.

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B. The application of **Portwalk HI, LLC and Hanover Apartments, LLC, Owners**, for property located at **195 Hanover Street**, requesting Amended Site Plan approval to relocate a curb and widen a sidewalk along Hanover Street, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 1 and lies within Character District 5 (CD5), the Downtown Overlay District (DOD) and the Historic District.

Voted to **grant** Amended Site Plan Approval as requested, subject to all stipulations of prior approvals.

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**IV. CITY COUNCIL REFERRALS/REQUESTS**

A. Proposed amendment to the Zoning Ordinance, Section 10.440, Table of Uses – Residential, Mixed Residential, Business and Industrial Districts, to change use #1.41 (Multifamily dwelling, 3 or 4 dwelling units) from “P” (permitted) to “S” (special exception in the General Residence A and B (GRA and GRB) districts).

Vote to recommend that the City Council adopt the proposed Zoning Ordinance amendment as amended, with the inclusion of use #1.30 (Townhouse) as well as use #1.41 (Multifamily dwelling – 3 or 4 dwelling units).

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**V. PLANNING DIRECTOR’S REPORT**

A. Status of Conditionally Approved Applications for Site Plan Approval (included in Staff Memorandum).

B. Status of Conditionally Approved Applications for Subdivision Approval (included in Staff Memorandum).

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**VI. ADJOURNMENT**

A motion to adjourn at 8:55 pm was made and seconded and passed unanimously.

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Respectfully submitted,

Jane M. Shouse  
Acting Secretary for the Planning Board