

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

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

7:00 PM

NOVEMBER 20, 2014

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the October 16, 2014 Planning Board Meeting;

II. DETERMINATIONS OF COMPLETENESS

A. Subdivision:

1. The application of **Jane A. Shannon Revocable Trust, Owner, and Brian Shannon, Trustee, Applicant**, for property located at **194 Wibird Street**, requesting Preliminary and Final Subdivision Approval (Lot Line Revision).
2. The application of **Chinburg Development, LLC, Owner**, for property located at **200 Woodlawn Circle**, **Paul N. and Linda S. Bogan, Owner**, for property located at **134 Echo Avenue**, and **Ronald A. Katz, Owner**, for property located at **125 Hillcrest Drive**, requesting Preliminary and Final Subdivision Approval.
3. The application of **Neal I. Katz, Owner**, for property located at **520 South Street and on Sherburne Avenue**, requesting Preliminary and Final Subdivision Approval.

B. Site Plan Review:

1. The application of **Public Service Company of New Hampshire, Owner**, for property located on **Borthwick Avenue, 445 Route 1 By-Pass, and Barberry Lane**; **Northern Utilities, Inc., Owner**, for property located at **139 Barberry Lane**; **HCA Health Services of NH, Inc., Owner**, for property located on **Borthwick Avenue**; and **the City of Portsmouth, Owner**, for property located on **Borthwick Avenue**, requesting Site Plan Approval.
2. The application of **Jane A. Shannon Revocable Trust, Owner, and Brian Shannon, Trustee, Applicant**, for property located at **194 Wibird Street**, requesting Site Plan Approval.

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 **New England Marine & Industrial, Inc., Owner**, and **Subaru of New England, Inc., Applicant**, for property located at **200 Spaulding Turnpike**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer. Said property includes a 19,150 ± s.f. building and various vehicle display areas totaling 32,100 ± s.f., and 11,140 ± s.f. of wetland buffer. Said property is shown on Assessor Map 237 as Lot 56 and lies within the General Business (GB) and Single Residence B (SRB) Districts. (This application was postponed at the July 17, 2014 Planning Board Meeting.)

B. The application of **New England Marine & Industrial, Inc., Owner**, and **Subaru of New England, Inc., Applicant**, for property located at **200 Spaulding Turnpike**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed Lot 1 having an area of 517,987 sq. ft. (11.8913 acres), 1264.38 feet of continuous frontage on Spaulding Turnpike and 183.40 feet of continuous frontage on Echo Avenue; and
2. Proposed Lot 2 having an area of 417,236 sq. ft. (9.4177 acres), 381.97 feet of continuous frontage on Spaulding Turnpike and 505 feet of continuous frontage on Farm Lane.

Said property is shown on Assessor's Map 237 as Lot 56 and lies within the General Business (GB) district which requires a minimum lot size of 43,560 sq. ft. and 200 ft. of continuous street frontage, and 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 July 17, 2014 Planning Board Meeting.)

C. The application of **Jane A. Shannon Revocable Trust, Owner**, and **Brian Shannon, Trustee, Applicant**, for property located at **194 Wibird Street**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between three lots which are currently shown on Assessor Map 148 as Lot 1, and which were restored to their premerger status by vote of the City Council on April 21, 2014, and have been designated by the applicant as Lots 1, 2 and 3. The applicant proposes to merge Lots 2 and 3 into a new Lot 2, and to revise the lot lines between Lots 1 and 2 as follows:

- a. Lot 1 increasing in area from 5,943 s.f. to 8,990 s.f. with 59.60' of continuous street frontage on Wibird Street.
- b. Lot 2 decreasing in area from 11,335 ± s.f. to 8,287 ± with 57.52' of continuous street frontage on Wibird Street.

Said properties are located in the General Residence B (GRB) District which requires a minimum lot size of 7,500 s.f. and 100 ft. of continuous street frontage. (This application was postponed at the October 16, 2014 Planning Board Meeting.)

D. The application of **Public Service Company of New Hampshire, Owner**, for property located on **Borthwick Avenue, 445 Route 1 By-Pass, and Barberry Lane**; **Northern Utilities, Inc., Owner**, for property located at **139 Barberry Lane**; **HCA Health Services of NH, Inc., Owner**, for property located on **Borthwick Avenue**; and **the City of Portsmouth, Owner**, for property located on **Borthwick Avenue**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to (1) construct a 10,000 ± s.f., 10' x 10', gravel switch yard with associated equipment and structures, 8' chain-link fence, gravel access way, retaining wall and paved driveway apron and (2) install a 2,250 ± linear foot 115 kV transmission line with a 90' wide path, with 17,140 ± s.f. of temporary disturbance and 88 ± s.f. of permanent disturbance to the inland wetland and 37,397 ± s.f. of temporary disturbance and 10,361 ± s.f. of permanent disturbance to the wetland buffer. Said properties are shown on Assessor Plan 234 as Lots

1, 2, 3, 7-4A, 7-7, and 7-3 and lie within the Office Research (OR) District and Municipal (M) District. (This application was postponed at the October 16, 2014 Planning Board Meeting.)

IV. PUBLIC HEARINGS – NEW 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 **Jane A. Shannon Revocable Trust, Owner, and Brian Shannon, Trustee, Applicant**, for property located at **194 Wibird Street**, requesting Site Plan approval for the construction of a single family dwelling on a vacant lot, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 148 as Lot 1 and lies within the General Residential A (GRA) District.
- B. The application of **Public Service Company of New Hampshire, Owner**, for property located on **Borthwick Avenue, 445 Route 1 By-Pass, and Barberry Lane; Northern Utilities, Inc., Owner**, for property located at **139 Barberry Lane; HCA Health Services of NH, Inc., Owner**, for property located on **Borthwick Avenue**; and **the City of Portsmouth, Owner**, for property located on **Borthwick Avenue**, requesting Site Plan approval to: (1) construct a 10,000 ± s.f., 100' x 100', gravel switch yard with associated equipment and structures, 8' chain-link fence, gravel access way, retaining wall and paved driveway apron and (2) install a 2,250 ± linear foot 115 kV transmission line from the proposed switch yard on Borthwick Avenue to the substation on the Route 1 By-Pass, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Plan 234 as Lots 1, 2, 3, 7-4A, 7-7, and 7-3 and lie within the Office Research (OR) District and Municipal (M) District.
- C. The application of **Chinburg Development, LLC, Owner**, for property located at **200 Woodlawn Circle, Paul N. and Linda S. Bogan, Owner**, for property located at **134 Echo Avenue**, and **Ronald A. Katz, Owner**, for property located at **125 Hillcrest Drive**, for Preliminary and Final Subdivision Approval as follows: Lot 42 on Assessor Map 237 having 86,319 ± s.f. (1.9816 acres) to transfer 2,459 ± s.f. to adjoining lots and the remaining land to be subdivided into four separate lots, as follows:
- Lot 36 on Assessor Map 237 increasing in size by 2,147 s.f. with no change to continuous street frontage.
 - Lot 38 on Assessor Map 237 increasing in size by 312 s.f. with no change to continuous street frontage.
 - Proposed Lot #1 consisting of 19,443 ± s.f. (0.4464 acres) and 100' of frontage on Woodlawn Circle.
 - Proposed Lot #2 consisting of 22,767 ± s.f. (0.5227 acres) and 100' of frontage on Woodlawn Circle.
 - Proposed Lot #3 consisting of 18,597 ± s.f. (0.4269 acres) and 100' of frontage on Woodlawn Circle.
 - Proposed Lot #4 consisting of 23,053 ± s.f. (0.5292 acres) and 181.54' of frontage on Woodlawn Circle.

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.

D. 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± s.f. to 15,045± s.f., with no change in street frontage;
- b. Assessor Map 112, Lot 29 increasing in area from 5,090± s.f. to 11,674± s.f. with no change in street frontage;

Said properties lie in the General Residence A (GRA) District which requires a minimum lot size of 7,500 s.f. and 100' of continuous street frontage.

E. The application of **Jay and Karen J. Longtin, Owners**, for property located at **258 Buckminster Way**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to install a 10' x 12' shed on concrete blocks in the rear of the property, with 100± s.f. of permanent disturbance to the inland wetland buffer. Said property is shown on Assessor Plan 282 as Lot 20 and lies within the Single Residence A (SRA) District.

F. Proposed amendment to Site Plan Review Regulations to require recording of approved site plan, or recording of notice of approved site plan.

V. OTHER BUSINESS

A. The request of **Dale W. and Sharyn W. Smith, Owners**, and **Green and Company, Applicant**, for property located at **275 Islington Street**, for Design Review under the Site Plan Review Regulations, for a proposed residential development consisting of 14 dwelling units in 5 buildings, with a footprint of 10,874 ± s.f., including 27 parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 144 as Lot 8 and lies within the Central Business B (CBB) and the Historic Districts.

B. Appointment of Capital Improvement Plan Sub-Committee.

VI. PLANNING DIRECTOR'S REPORT

- A. Bicycle and Pedestrian Plan
- B. North End Charrette and Character-Based Zoning
- C. Master Plan
- D. Status of Conditionally Approved Applications for Site Plan Approval
- E. Status of Conditionally Approved Applications for Subdivision Approval

VIII. 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.