

ACTION SHEET

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

7:00 P.M.

MARCH 17, 2016

MEMBERS PRESENT: John Ricci, Chairman; Elizabeth Moreau, Vice Chairman; Rebecca Perkins, City Council Representative; David Allen, Deputy City Manager; David Moore, Assistant City Manager; William Gladhill; Colby Gamester; Dexter Legg and Jody Record, Alternate

ALSO PRESENT: Rick Taintor, Planning Director; Jessa Berna, Associate Planner

MEMBERS ABSENT: Jay Leduc

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I. APPROVAL OF MINUTES

A. Approval of Minutes from the February 18, 2016 Planning Board Meeting – Unanimously approved.

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II. DETERMINATIONS OF COMPLETENESS

A. Subdivision:

- 1. The application of **Bruce E. Osborn, Owner**, for properties located at **187 Woodbury Avenue and 377 Thornton Street**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots.

Voted to determine that this application for subdivision approval was complete according to the Subdivision Rules and Regulations and accepted it for consideration.

B. Site Plan Review

- 1. The application of **Paul E. Berton Living Trust and Jane A. Ewell Living Trust, Owners**, for property located at **482 Broad Street**, requesting Site Plan Approval.

Voted to determine that the application for Site Plan Review approval was complete according to the Site Plan Review Regulations and accepted the application for consideration.
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III. PUBLIC HEARINGS – OLD BUSINESS

A. The proposal to amend the Zoning Ordinance to implement Character-Based Zoning in the West End and Islington Street corridor, and to make various related amendments to the Zoning Ordinance and Zoning Map, as follows:

- (1) Delete the existing Article 5A – Character Districts in its entirety and insert in its place the new Article 5A – Character Districts dated 1/11/2016.
- (2) Amend Articles 4, 5 11, 12 & 15 of the Zoning Ordinance as set forth in the document titled “Conforming Amendments to Zoning Ordinance” dated 1/11/2016.
- (3) Amend the Zoning Map as set forth in the following maps dated 1/11/2016:
 - (a) Map 10.5A21A – Character Districts and Civic Districts;
 - (b) Map 10.5A21B – Building Height Standards;
 - (c) Map 10.5A21C – Special Requirements for Façade Types, Front Lot Line Buildout & Uses.
- (4) Amend the Zoning Map by changing the zoning designation of 52 parcels as set forth in the document titled “Proposed Additional West End Zoning Changes” dated 1/11/2016 and as shown on the map titled “Additional West End Zoning Changes – First Reading – January 11, 2016”.

(This item was continued from the February 18, 2016 Planning Board Meeting.)

Voted to keep the public hearing open and postpone to the April 21, 2016 Planning Board Meeting.

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IV. PUBLIC HEARINGS – NEW BUSINESS

A. The application of **Bruce E. Osborn, Owner**, for properties located at **187 Woodbury Avenue and 377 Thornton Street**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots as follows:

- a. Map 162, Lot 55 increasing in area from 18,032 ± s.f. to 23,652 ± s.f. with 148.97’ of continuous street frontage along Thornton Street.
- b. Map 162, Lot 56 decreasing in area from 16,866 ± s.f. to 11,246 ± s.f. with 113.29’ of continuous street frontage along Woodbury Avenue.

Said lots lie within a General Residence A (GRA) District which requires a minimum lot size of 7,500 s.f. and 100’ of continuous street frontage.

Voted to waive the provision of the Subdivision Rules and Regulations, Section VI.I.2.B, requiring 10% additional width for corner lots.

Voted to grant Preliminary and Final Subdivision Approval (Lot Line Revision) with the following stipulations:

1. Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.
2. GIS data shall be provided to the Department of Public Works in the form as required by the City.
3. The final plat and deeds shall be recorded concurrently at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

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B. The application of the **Scott Mitchell, Owner, and Meredith Village Savings Bank, Applicant**, for property located at **2839 Lafayette Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for the demolition of two existing buildings and the construction of a proposed 70' x 46' bank building with drive-thru, with 4,010 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 286 as Lots 18 & 19 and lie within the Gateway (G) District.

Voted to postpone to the April 21, 2016 Planning Board Meeting.

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C. The application of **Paul E. Berton Living Trust and Jane A. Ewell Living Trust, Owners**, for property located at **482 Broad Street**, requesting Site Plan Approval for the demolition of a single family home and the construction of three proposed 2-story townhouses, with a footprint of 4,996 ± s.f. and gross floor area of 8,364 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 221 as Lot 63 and lies within the General Residence A (GRA) District.

Voted to **grant** Site Plan Approval with the following stipulations:

1. The Stormwater Management Plan and maintenance requirements for the rain garden and infiltration basin shall be included in the condominium documents filed with the Rockingham County Registry of Deeds.
2. The applicant shall prepare a Construction Management and Mitigation Plan (CMMP) for review and approval by the City's Legal and Planning Departments.

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D. The application of **Margaret Coate, Owner**, for property located at **110 Clinton Street**, requesting an Amended Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for the addition of a landing and granite stairs to the newly constructed breezeway between the house and the garage, for a new impact of 50.68 ± s.f. in the wetland buffer. Said property is shown on Assessor Map 158 as Lot 4 and lies within the General Residence A (GRA) District.

Voted to grant Amended Conditional Use Permit Approval.

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V. CITY COUNCIL REFERRALS

*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. The request of Maplewood Ridge, LLC, to re-zone 678 Maplewood Avenue and the adjacent vacant parcel from the Single Residence B (SRB) District to the Business (B) District.

Voted to schedule a public hearing at the April 21, 2016 Planning Board Meeting.

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VI. OTHER BUSINESS

A. Request of Joseph R. Moore, Owner, for property located at 6 Vine Street, for a one year extension of Conditional Use Permit approval which was granted by the Planning Board on March 18, 2015.

Voted to grant a one year extension of Conditional Use Permit approval.

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B. Proposed Transportation Corridor District

Voted to schedule a public hearing at the April 21, 2016 Planning Board Meeting.

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VII. ADJOURNMENT

A motion to adjourn at 9:15 pm was made and seconded and passed unanimously.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary for the Planning Board