

C. The application of **Joseph Arnstein** for property located off **Foch Avenue** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to allow the construction of a single-family home within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 233 as Lot 144 and lies within a Single Residence B district. Plans are recorded in the Planning Department as 08.2-01. **(This application was tabled at the Board’s September 20, 2001, meeting to this meeting.)**

Voted to take the application off the table. **Voted** to **grant** approval of the Conditional Use Permit subject to the following stipulations: That the driveway be constructed of permeable material; such as, gravel or rock; and that no trees will be harvested for sale.

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D. The application of **Bernard and Agnes Maxam** for property located off **Coach Road** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to allow the construction of a 9,100 s.f. building for office and manufacturing use within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 297 as Lots 4-3 and 4-3A and lies within an Industrial district. Plans are recorded in the Planning Department as 10.2-01. **(This application was tabled at the Board’s September 20, 2001, meeting to this meeting.)**

Voted to take the application off the table. **Voted** to **table** application until such time as a recommendation is made by the Conservation Commission.

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E. The application of **Griffin Family Corporation**, owner, and **Clean Harbors Environmental Services, Inc.**, applicant, for property located off **Griffin Road** wherein a Special Permit is requested as allowed in Article VIII, Section 10-801 of the *Zoning Ordinance* to allow the excavation of 1,600 tons ± of unsuitable fill to be disposed of off site. Clean fill will be brought in from off site. Said property is shown on Assessor Plan 263 as Lot 1-4 and lies within an Industrial district. Plans are recorded in the Planning Department as 24.1-01.

Voted to **grant** the Special Permit and to authorize the Public Works Department to coordinate activities with Clean Harbors. The Board stipulated that the plan specify the location of the silt fences.

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F. The application of **Griffin Family Corporation**, owner, and **Clean Harbors, Inc.**, applicant, for property located off **Griffin Road** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(A) and (B) of the *Zoning Ordinance* for the excavation of unsuitable fill of approximately 1,600 tons with clean fill to be brought in from off-site. Said property is shown on Assessor Plan 263 as Lot 1-4 and lies within an Industrial district. Plans are recorded in the Planning Department as 11.1-01.

Voted to grant the Conditional Use Permit subject to the stipulations from the Conservation Commission as follows: That monitoring wells be installed as directed by the City’s Water Department; and, that the contractor be prepared to install and maintain such silt fences as may prove to be necessary in order to preclude any run-off into wetland areas. A further stipulation

from the Board was that a report will be submitted to the Board from the Public Works and Planning Departments regarding the progress being made on this project within 90 days of the approval by the Board.

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G. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 500 of the Pease Development Authority Subdivision Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of **Lonza Biologics** for property located at **101 International Drive** wherein Preliminary and Final Approval is requested for a lot line relocation whereby Lonza's present fifteen acre ± lot would be increased to a 17.112 acre ± lot. Said property is shown on Assessor Plan 299 and lies within the Airport/Business/Commercial district. Plat plans are recorded in the Planning Department as 17.1-01.

Voted to recommend approval of the lot line relocation to the Pease Development Authority Board of Directors subject to the stipulation that permanent boundary monuments be installed as per the Pease Development Authority regulations.

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H. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 400 of the Pease Development Authority Site Review Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of **Lonza Biologics** for property located at **101 International Drive** wherein site plan approval is requested for the construction of a four-story, 400 ± space parking garage to replace a surface parking lot for a previously approved building expansion with associated site improvements. Additional revisions to previous approvals include a slight reduction in building footprint, elimination of the third floor, increase in first and second floor areas and increased number of loading docks together with miscellaneous utility revisions. Said property is shown on Assessor Plan 299 and lies within the Airport/Business/Commercial district.

Voted to recommend approval of the site plan subject to the following stipulations from the Technical Advisory Committee. The language in italics was added by the Planning Board.

1. That the landscaping plan shall be approved by Alanson Sturgis, Chairman of the Conservation Commission, or his designee;
2. That the site plan indicate a grate and oil separator structure at the collection point for the stormwater runoff;
3. That the location of the fire hydrant(s) and the fire protection system be approved by the Fire Marshal, Charlie Jones; and,
4. That a determination be made from the ten-year buildout as to when a left-turn lane will be warranted on International Drive at the Lonza driveway and on Goose Bay Drive at

Corporate Drive and such other intersections as may be deemed appropriate by the ongoing VHB study and Steve Pernaw. This information shall be shared with the Pease Development Authority as part of their Master Plan project.

II. NEW BUSINESS

A. Process for naming private streets

Voted to forward policy to City Council with a favorable recommendation.

B. Hillcrest Estates – naming of internal streets

Voted to forward names to City Council indicating that they evidently meet the needs of the City’s Emergency Services Department.

III. OLD BUSINESS

A. Proposed Impact Fee Ordinance

It was the consensus of the Board that the scrivener’s errors contained in the ordinance could be corrected by the department. Thereafter the ordinance will be forwarded to the Council.

IV. AMENDED SITE PLAN REVIEW

A. Hoover Drive Planned Unit Development

Voted that the City either seize or extend the bond for a maximum period of six months.

ITEMS NOT ON THE AGENDA

2995 Lafayette Road

Voted to grant a one year extension of Preliminary Approval for a lot line relocation.

2600 Lafayette Road

Voted to approve an amended site plan for Water Country with the understanding that the Site Review Agreement would be executed within 90 days and that funds would be submitted to the department within that period of time as a contribution to the cost of the traffic signalization at the intersection of Ocean and Banfield Roads.

Gosling Meadows

Mr. Holden gave a "heads up" report to the Board concerning the Portsmouth Housing Authority's desire to construct an addition to its maintenance building at Gosling Meadows; that some issues are arising and that it is likely that a Conditional Use Permit will be required.

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Enforcement procedures

Mr. Holden gave a report of the procedure in effect between the department and the Zoning Officer regarding the assurance that compliance is being had with stipulations associated with various approvals.

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V. ADJOURNMENT

Voted to adjourn at approximately 9:40 p.m.

Respectfully submitted by:

Barbara B. Driscoll
Acting Secretary