

B. The application of the **City of Portsmouth** for property located off **Franklin Drive and Dennett Street** wherein site plan approval is requested for the construction of a 9,646 s.f. one-story addition to the rear of the existing New Franklin School with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 220 as Lot 2 and lies within a Municipal district.

Voted to grant approval of the site plan for the construction of a 9,646 s.f. one-story addition to the rear of the existing New Franklin School subjected to the following stipulations:

From the Technical Advisory Committee:

1. That a note be added to the site plan indicating that the addition will be sprinklered and that additional sprinklering will be subject to a schedule agreed to by the applicant and the contractors;
2. That the landscaping plan shall be approved by the Planning Department; and,
3. That the size and type of all utilities will be designated on the plan.

From the Planning Board:

1. That the School Department and other members of the City staff; such as, John Burke, the City's Transportation Engineer, work with the neighborhood to come up with a reasonable and mutually satisfactory solution to the situation pertaining to the back gate

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C. The application of the **Portsmouth Housing Authority** for property located off **Wedgewood Road** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the construction of an 875 s.f. ± storage building within an Inland Wetlands Protection district. The storage building is actually an addition to an existing maintenance facility for the Gosling Meadows housing project. Said property is shown on Assessor Plan 239 as Lot 12 and lies within a Garden Apartment/Mobile Home district. Plans are recorded in the Planning Department office as 12.1-01.

Voted to grant a Conditional Use Permit for the construction of an 875 s.f. ± storage building within an Inland Wetlands Protection district.

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D. The application of **John W. Bosa** for property located at **248 Peverly Hill Road** wherein Preliminary and Final Approval is requested for the creation of three lots from an existing lot. Proposed Lot 1 would contain the existing buildings, have a lot area of 20,372 s.f. ± and adequate continuous frontage off Peverly Hill Road and a proposed cul-de-sac. Proposed Lot 2 would have a lot area of 51,207 s.f. ± and adequate continuous frontage off a proposed cul-de-sac. Proposed Lot 3 would have a lot area of 110,164 s.f. ± and adequate continuous frontage off a proposed cul-de-sac. Said property is shown on Assessor Plan 243 as Lots 54 and 23 and lies within a Single Residence B district. Plat plans are recorded in the Planning Department office as 08.4-01. **(A previous application for this property for a four lot subdivision was tabled indefinitely by the Planning Board at its July 19, 2001 meeting.)**

Voted to take the application off the table.

Voted to grant Preliminary Approval for the creation of three lots from an existing lot with the following stipulations:

1. That a conforming street shall be built to City specifications with a waiver on the construction of sidewalks;
2. That the recorded plat shall indicate that any subsequent development off this street shall require the construction of conforming sidewalks;
3. That the development be reviewed by the Technical Advisory Committee with a recommendation back to the Planning Board;
4. That provisions be made for street plantings;
5. That all utilities shall be placed underground;
6. That the plat shall indicate the correct revision dates; and,
7. That the plat shall be modified such that the property lines are to the edge of any paper streets.

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E. The application of **Kenneth and Catherine Adair** for property located at **320 F. W. Hartford Drive** wherein an amendment to a previously approved Conditional Use Permit is requested to allow the construction of a 2,791 s.f. single-family home within an Inland Wetlands Protection district. Said property is shown on Assessor Plan 270 as Lot 20 and lies within a Single Residence B district. Plans are recorded in the Planning Department office as 13.1-01.

Voted to grant a Conditional Use Permit for the construction of a 2,791 s.f. single-family home within an Inland Wetlands Protection district subject to the following stipulations:

1. That the plan indicate the location of the erosion control fences or construction limitation fences;
2. That the plan indicate the area that will not be subject to clear cutting and which would be left in an undisturbed natural vegetative state;
3. That lots 18 and 19 on Assessor Plan 270 be combined;
4. That there shall be no use of fertilizer, except low phosphate, slow release nitrogen fertilizer, or limestone, which may be used on areas with grass; and,
5. That prior to the issuance of a Building Permit for above-ground construction, that a certified plot plan shall be submitted to the Inspection Department indicating the location of the foundation to ensure that the foundation is properly sited.

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F. The application of **Rene A. Therrien**, owner, and **Port City Nissan/Suzuki**, applicant, for property located at **406 Route 1 ByPass** wherein site plan approval is requested for the conversion of an existing car care facility into an auto dealership with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 172 as Lot 2 and lies within an Industrial district.

Voted to grant site plan approval for the conversion of an existing car care facility into an auto dealership with the following stipulations:

From the Technical Advisory Committee:

1. That a note be added to the site plan indicating that no parking shall be allowed in the Route 1 ByPass right-of-way (green space area);
2. That the site plan indicate the location of “no parking” signs as per the direction of the Police and Public Works Departments;
3. That site plan approval shall be contingent upon the satisfactory resolution of the water line issue;
4. That a look be taken at the existing vegetation as one exits the property onto the Route 1 ByPass as far as visibility is concerned;
5. That the site plan indicate exit and entrance arrows as per the direction of the Police and Public Works Departments.

From the Planning Board:

1. That the off-loading area be labeled as such on the site plan
2. That the lighting plan be such that light pollution is minimized on adjacent properties; and,
3. That the dumpster location and screening thereof be indicated on the site plan

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III. OLD BUSINESS

A. 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 10.3-01. **(This application was tabled at the Board’s October 18, 2001, meeting to this meeting.)**

Voted to take the application off the table.

Voted to retable this application to the December 20, 2001, meeting.

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IV. CITY COUNCIL REFERRALS/REQUESTS

A. Communication from Jane Porter re: light pollution from street lights

The Planning Dept. has met with Ms. Porter. The Board agreed to hear a presentation from Ms. Porter at its December 20 meeting.

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V. NEW BUSINESS

A. Mayor’s Blue Ribbon Committee on Arts & Culture

The Board agreed to hear a presentation from the Committee at its December 20 meeting.

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B. Capital Improvement Plan (CIP) subcommittee

John Sullivan, Ken Smith, and Ray Will offered to serve on the subcommittee. Noele Clews offered to serve if time permits.

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VI. ADJOURNMENT

The meeting was adjourned at 9:30 p.m.

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Respectfully submitted

by: _____
Barbara B. Driscoll
Acting Secretary