

- 1) That Altus Engineering certify when the work is done so that the City can inspect the job; and,
- 2) That a scheduled maintenance program be put into place for the detention pond and all appurtenant structures.

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I. The application of **Sharan R. Gross Revocable Trust**, owner, and **Paul D. Gross and Sharan R. Gross**, applicants, for property located at **226 Cate Street** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the construction of a 30' x 50' two story structure to house a beauty parlor on the first floor and two apartments on the second floor with associated parking within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 163 as Lot 32 and lies within a General Residence A district.

VOTED to **approve** the Conditional Use Permit subject to the following stipulations:

- 1) That Board of Adjustment Approval is required for the requested change in use; and,
- 2) That as much pavement as possible be eliminated from the site.

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J The application of **Lafayette Partners of Michigan, LP**, owner, and **Margaritas Management Group**, applicant, for property located at **775 Lafayette Road** wherein site plan approval is requested for the construction of an 1,838 s.f. addition to the existing Margaritas Restaurant with associated site improvements. This request amends the previous request for three additions to the existing restaurant. Said property is shown on Assessor Plan 245 as Lot 1 and lies within a General Business district.

VOTED to **approve** the site plan subject to the following stipulations:

From the Technical Advisory Committee:

- 1. That a note be added to the site plan indicating the stipulations associated with the Board of Adjustment approval concerning the use of the deck; and,
- 2. That an attempt be made to provide a 6" sewer line.

From the Planning Board:

That, if appropriate, the applicant shall meet with the City's Entertainment Committee prior to the issuance of a Building Permit.

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K. The application of the **Construction and General Laborer’s Local Union 976 AFL-CIO**, owner, for property located at **155 West Road** wherein site plan approval is requested for the construction of two 900 s.f. one-story additions (for a total of 1,800 s.f.) to the rear of the existing building with associated site improvements. Said property is shown on Assessor Plan 252 as Lot 2-37 and lies within an Industrial district.

VOTED to **approve** the site plan subject to the following stipulations:

From the Technical Advisory Committee:

1. That the site plan indicate the sewer lateral out to the street; and,
2. That the landscaping be reviewed with Lucy Tillman of the Planning Department to see if some plantings should be added.

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L. The application of **325 State Street, LLC**, owner, for property located off **Porter Street** wherein site plan approval is requested for the construction of a four-story building with an 8,926 s.f. ± footprint for the purpose of providing eleven attached condominium units with individual garages on the first floor with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 117 as Lots 38-2 and 46 (lots to be combined) and lies within the Central Business B and Historic A districts.

A motion was made and was seconded to **approve** the site plan subject to the following stipulations:

From the Technical Advisory Committee:

1. That the Traffic/Safety Committee review the plan with a recommendation back to the Planning Board;
2. That the plan show what is actually going to be done on Porter Street, both sides, during Phase 1;
3. That the bond instrument be of a sufficient amount to implement the plan completely in the event that the Phase 11 project never occurs;
4. That the various utility companies sign off on the site plan prior to the Planning Board meeting;
5. That a water service be shown for unit #9;
6. That the use of landscaped areas within the City’s right-of-way be reviewed with Lucy Tillman of the Planning Department and the City Attorney, as appropriate;
7. That the sizing of the water line be reviewed with the Public Works and Fire Departments with a model to ensure adequate flow in the area.

Subsequent to that motion, a motion was made, seconded and passed on a 7-0 vote to **table** the application to the **May 16, 2002** meeting to allow for John Burke, the City’s Parking and Transportation Engineer, to be present to answer any questions the Board may have.

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M. The application of **Vincent Colella and Kathleen Dowling**, property owners, and **Vincent Colella**, applicant for property located at **22 and 28 Deer Street** wherein site plan approval is requested for the construction of a proposed four-story addition (with a 2,325 s.f. ± footprint) to an existing building located at 28 Deer Street. Said property is shown on Assessor Plan 118 as Lots 13 and 14 (lots to be combined) and lies within the Central Business B and Historic A districts.

VOTED to **approve** the site plan subject to the following stipulations:

From the Technical Advisory Committee:

1. That the existing 1 ½” water service be looked at by a mechanical engineer to see if the service could accommodate two restaurants; one in each building and that a report be forwarded to Tom Cravens of the Public Works Department;
2. That the sidewalk detail indicate City standard brick;
3. That a note be added to the plan that the drainage pipe underneath the building is installed at the owner’s own “risk and peril”;
4. That a note be added to the site plan concerning a master box connection with the municipal system;
5. That a mark-up be provided showing what sidewalk improvements would be done with a City partnership and what would be done without; said mark-ups to be reviewed by David Desfosses of the Public Works Department;
6. That any sidewalk improvements are subject to City Council approval;
7. That the plantings abutting the City’s pumping station be reviewed by Mark Tanner, arborist with the Public Works Department;
8. That the lots shall be consolidated prior to the issuance of a Building Permit.

From the Planning Board:

1. That handicapped spaces shall be provided, as appropriate together with associated signage;
2. That the snow storage area shall be noted on the site plan;
3. That the dumpster location shall be noted on the site plan with the appropriate screening; and,
4. That with regards to the water service, a booster pump system shall be installed for at least the top floor.

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III. OLD BUSINESS

A. The application of the **City of Portsmouth Department of Public Works** for property located off **Islington Street** and **Andrew H. and Edward W. Sherburne** for property located at **1821 Islington Street** wherein Preliminary and Final Approval is requested for a lot line relocation whereby the property owned by the City of Portsmouth would increase in lot area to 5.69 acres, more or less and the property located at 1821 Islington Street would decrease in lot area to 4.48 acres, more or less. Said property is shown on Assessor Plan 241 as Lots 18 and 20 and lies within the Municipal and Single Residence B districts. Plat plans are recorded in the Planning Department Office as 05.1-02. **(This application was tabled from the Board’s March 21, 2002, meeting to this meeting.)**

VOTED to take the application off the table and **re-table** the application to the Board's May 16, 2002, meeting.

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B. The application of the **Estate of Mary Yager** for property located at **2200 Lafayette Road** and **2236 Lafayette Road** wherein Preliminary Approval is requested for a lot line relocation which would result in the following: Property at 2200 Lafayette Road would have a lot area of 36,446 s.f. Property at 2236 Lafayette Road, being used as a Meineke Muffler facility, would have a lot area of 22,453 s.f. Said property is shown on Assessor Plan 267 as Lots 1 and 2 and lies within a General Business district. **(This application was tabled from the Board's March 21, 2002, meeting to this meeting.)**

VOTED to take the application off the table. A motion was made and seconded to table the application. The motion failed on a 3-5 vote. It was VOTED to **grant** Preliminary Approval subject the applicant meeting with the Planning Department.

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IV. CITY COUNCIL REFERRALS/REQUESTS

A. Request to re-designate a paper street known as Franklin Avenue as a private way named Franklin Lane

VOTED to recommend to the City Council that a private way known as Franklin Avenue be named Webster Way

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V. NEW BUSINESS

A. 46 Livermore Street -- request for a driveway permit

VOTED to instruct the department to schedule a public hearing for the May 16, 2002, meeting

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B. 1950 Lafayette Road – request for a one year extension of site plan approval

VOTED to **grant** the request for a one year extension

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ADJOURNMENT was had at approximately 10:25 p.m.

Respectfully submitted,

Barbara B. Driscoll
Acting Secretary for the Planning Board