

**ACTION SHEET
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE
CITY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

7:00 P.M.

MAY 16, 2002

MEMBERS PRESENT: Kenneth Smith, Chairman; Brad Lown, City Council Representative; Richard A. Hopley, Building Inspector; Paige Roberts; John Sullivan; Raymond Will; Thaddeus J. "Ted" Jankowski, Deputy City Manager; George Savramis and Donald Coker, alternates

MEMBERS EXCUSED: Ernie Carrier, Vice Chairman; (Noele Clews submitted her letter of resignation)

ALSO PRESENT: David M. Holden, Planning Director; and, Lucy E. Tillman, Planner I

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I. PUBLIC HEARINGS

A. **City Council Referral** – Letter from **Robert and Nackey Scagliotti** requesting permanent use of a portion of a paper street right-of-way for **Livermore Street** and, more specifically, the application for a Driveway Permit for a 14.5' (width) by 37' (length) driveway to be located on the easterly half of the Livermore Street right-of-way on land owned by the Scagliottis. Said property is shown on Assessor Plan 109 as Lot 21 and lies within General Residence B and Historic A districts.

VOTED to refer the application first to the City Attorney to read the cases cited by Attorney Loughlin and verify the propositions stated and to the Planning Department for their input and for further discussion on the type of all weather surface that would be acceptable to the City and also to consider the possibility of discontinuing the Class VI road and incorporating the remaining portion of Livermore into the park and requesting that the applicant perhaps considering deeding their half interest or fee-simple interest to the City in the event the City wants to do that.

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B. 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. **(This application was tabled from the Board's April 25, 2002, meeting to this meeting.)**

VOTED to take the application off the table and retable it to the Board's June 20, 2002, meeting.

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C. 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 April 25, 2002, meeting to this meeting.)**

VOTED to take the application off the table and retable it to a time indefinite.

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D. The application of **Tucker's Cove, LLC** for property located at **1177 and 1179 Sagamore Avenue** and off **Odiorne Point Road** wherein Preliminary Approval is requested for a lot line relocation whereby Lot 10-001 would have a lot area of 127,572 s.f. ±, property located at 1177 Sagamore Avenue would have a lot area of 32,737 s.f. ±, and property located at 1179 Sagamore Avenue would have a lot area of 17,890 s.f. ±. Said property is shown on Assessor Plan 224 as Lots 12, 13 and 10-001 and lies within a Single Residence A district. Plat plans are recorded in the Planning Department office as 7.1-02. **(This application was tabled at the Board's April 18, 2002, meeting to this meeting.)**

VOTED to take the application off the table and retable it to the Board's June 20, 2002 meeting.

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E. The application of the **Eleanor Hodgdon Revocable Trust**, owner and applicant, for property located at **430 Lafayette Road** wherein Preliminary and Final Subdivision Approval is requested whereby two lots would be created from an existing lot. Proposed Lot A would have a lot area of 15,002 s.f. with adequate continuous street frontage off Lafayette Road and would contain an existing 1 ½ story wood frame structure and detached garage. Proposed Lot B would have a lot area of 16,325 s.f. with adequate continuous street frontage off Greenleaf Avenue. Said property is shown on Assessor Plan 231 as Lot 4 and lies within a Single Residence B district.

VOTED to table the application to the Board's June 20, 2002, meeting.

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F. The application of the **Estate of Mary Yager** for property located at **2200 Lafayette Road** and **2236 Lafayette Road** wherein Final 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

VOTED to grant Final Approval of the lot line relocation subject to permanent boundary monuments being established as per the requirements of the Public Works Department

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G. The application of **Wren’s Nest Motel Corp.**, owner, for property located at **3548 Lafayette Road** wherein site plan approval is requested for the construction of a 180’ x 50’ parking area to accommodate twenty-eight spaces in conjunction with a proposed 60 seat restaurant with a bar area and dance floor within an existing building with associated site improvements. Said property is shown on Assessor Plan 297 as Lot 6 and lies within a Single Residence A district.

VOTED to grant site plan approval subject to the following stipulations:

From the Technical Advisory Committee:

- That internal parking and traffic signs be established as per the request of John Burke, the City’s Parking and Traffic Engineer.

From the Planning Board:

- That the site plan indicate the location of a concrete pad for the parking of motorcycles; and,
- That the site plan indicate the stone wall to be installed around the electrical shed

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H. The application of **J. Tyler Rohrer, owner, and John W. Rohrer, applicant**, for property located at **46-48 Columbia Street** wherein site plan approval is requested for the construction of a three-story 2,660 s.f. (footprint) structure (the previous structure having been destroyed by fire) for use as a six unit apartment building with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 156 as Lot 16 and lies within an Apartment district.

VOTED to grant site plan approval subject to the following stipulations:

From the Technical Advisory Committee:

1. That a note be added to the plan that all work in the street shall be done in accordance with the Excavation Permit process;
2. That the domestic water service be sized by a plumber or a mechanical engineer and be installed in accordance with City standards;
3. That the first floor shall be handicapped accessible;
4. That if sump pumps are installed, they shall be tied into the drain line;
5. That exterior lighting shall not shine onto adjacent properties;
6. That the drains from the adjacent rear property be tied into the drain for this site;
7. That the drain lines shall be perforated to pick up any ground water caused by melting snow; and
8. That the site plan indicate the appropriate number of handicapped parking spaces.

From the Planning Board:

1. That the site plan indicate the snow storage area.

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I. The application of **Raymond Grasso, owner, and Kevin Ravenelle, applicant**, for property located at **2859 Lafayette Road** wherein site plan approval is requested for the construction of a 60' x 40' one-story car wash facility with related paving, utilities, landscaping, drainage and associated site improvements. The existing structure will be demolished. Said property is shown on Assessor Plan 286 as Lot 20 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 the following sections from the Drainage Report be noted on the plan: Sections 4.6, 4.7 and 4.8;
2. That the monitoring wells be capped and abandoned in accordance with NHDES standards;
3. That a queuing analysis for existing and built conditions be forwarded to John Burke, the City's Parking and Transportation Engineer;
4. That the application be reviewed by the Traffic/Safety Committee with a recommendation and report back to the Planning Board;
5. That a note be added to the plan that the applicant shall call David Desfosses, Engineering Technician, Public Works Department for an inspection of the silt fence prior to the commencement of construction;
6. That the attorney for the applicant, Bernard W. Pelech, work with Planning Department staff regarding the Vortechs system.

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It being the 10:00 p.m. hour the Board voted to not consider any new business after 10:30 p.m. in compliance with the Board's rules.

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J. The application of **Kelly Warren Revocable Trust, owner, and Scott Warren, applicant**, for property located at **132 Chapel Street** wherein site plan approval is requested for the following: 1) a 10' x 22' two story addition to the rear of an existing structure; 2) a 14.5' x 22' two and one-half story addition to the front of an existing structure that includes the removal of the existing front porch; and, a 4.5' x 17' one-story porch addition on the northerly side with associated site improvements. Said property is shown on Assessor Plan 106 as Lot 6 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 sewer easement be indicated on the plan;
2. That there should be more than five feet of separation between the new fire service line and existing utilities; and,
3. That the timing of the installation of the water line be coordinated with Tom Richter, Engineering Technician, Public Works Department (as a new brick sidewalk is scheduled for Chapel Street).

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K. 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 **The Kane Company** for property located at the corner of Oak Avenue and Corporate Drive to be known as **230 Corporate Drive** wherein Preliminary and Final Subdivision Approval is requested to create a five acre lot with adequate continuous frontage off Corporate Drive. Said property is shown on Assessor Plan 315 and lies within an Airport/Business/Commercial district.

VOTED to recommend Preliminary and Final Subdivision Approval subject to permanent boundary monuments being established as per the requirements of the Pease Development Authority Regulations.

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L. 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 **The Kane Company** for property located at the corner of Corporate Drive and Oak Avenue to be known as **230 Corporate Drive** wherein site plan approval is requested for the construction of a 45,000 s.f. one-story building for office and light industrial use to be constructed in two phases: 30,000 s.f. in Phase 1 and 15,000 s.f. in Phase 2 with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 315 and lies within an Airport/Business/Commercial district.

VOTED to recommend site plan approval subject to the following stipulations:

From the Technical Advisory Committee:

1. That the site plan indicate that a maintenance schedule and reports from clean outs of the drainage structure(s) be submitted to the Engineering Division of the Public Works Department;
2. That the drainage study be reviewed by David Desfosses, Engineering Technician, with comments to the Planning Board;
3. That the applicant shall continue to work with the Pease Development Authority (PDA) and the City of Portsmouth in the preparation of the Tradeport Traffic Master Plan with the applicant contributing to traffic improvements in an amount to be determined by the PDA;
4. That the applicant consider installing a "safe refuge" island in the middle of the entranceway;
5. That the site plan shall conform to the parking island regulations contained in the PDA regulations;
6. That the applicant shall enter into an appropriate agreement between the City and the PDA regarding sewer service;
7. That as utilities are provided underground, any superfluous rights-of-way or easements be abandoned;
8. That the site plan contain a sidewalk detail;
9. That the landscaping plan be subject to the approval of Planning Department staff; and
10. That the site plan indicate that the water service be 2" type K soft copper.

From the Planning Board:

1. That the maintenance schedule for the drainage structure(s) be added to the site plan;
2. That a note be added to the construction sequence that hay bales shall be installed at the inlets of the City drainage system until all disturbed areas are stabilized; and
3. That a note be added to the site plan that in the event during the construction of Phase 1 or Phase 2, that additional exits are installed that the exits shall discharge onto a maintainable surface; such as, sidewalks to a public way

II. CITY COUNCIL REFERRALS/REQUESTS

A. Request of **1950LLC** to rezone property **off Lang Road** from Office Research to Garden Apartment/Mobile Home

It being past the 10:30 p.m. cutoff, the Board voted to table the request to a Special Meeting of the Board on May 30, 2002. The meeting is scheduled to commence at 7:00 p.m.

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This action sheet was prepared by Barbara B. Driscoll
Acting Secretary for the Planning Board