

**ACTION SHEET  
REGULAR MEETING  
PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

7:00 P.M.  
2002

CITY COUNCIL CHAMBERS

AUGUST 15,

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

**MEMBERS PRESENT:** Kenneth Smith, Chairman; Brad Lown, City Council Representative; John Sullivan; Raymond Will; Donald Coker, George Savramis; and, John Ricci, alternates

**MEMBERS EXCUSED:** Richard A. Hopley, Building Inspector; Paige Roberts; and, Thaddeus J. "Ted" Jankowski, Deputy City Manager;

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

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**I. OLD BUSINESS**

A. The application of **Portsmouth Associates, LLC, owner, and UR of Portsmouth, N.H., Inc., applicant**, for property located at **1465 Woodbury Avenue** 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 6,400 s.f. building for restaurant use with associated site improvements to be located within an Inland Wetlands Protection District. The existing School House Restaurant will be relocated. Said property is shown on Assessor Plan 216 as Lot 3 and lies within a General Business district. **(This application was tabled at the Board's July 18, 2002, meeting to this meeting.)**

The Board voted to take the application off the table. Dennis Moulton of Millette, Sprague & Colwell made a presentation. After much discussion, the Board voted to **grant** the Conditional Use Permit.

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B. The application of **Portsmouth Associates, LLC, owner**, for property located at **1465 Woodbury Avenue** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the relocation of the 1853 School House restaurant building with associated site improvements within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 216 as Lot 3 and lies within a General Business district. **(This application was tabled at the Board's July 18, 2002, meeting to this meeting.)**

The Board voted to take the application off the table. The Board **re-tabled** the application to its September 19<sup>th</sup>, 2002, meeting to allow for the Board of Adjustment to make a determination on a setback request.

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**II. PUBLIC HEARINGS**

A. The application of **Liberty Mutual Insurance**, owner, for property located at **225 Borthwick Avenue** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(A) of the *Zoning Ordinance* for the construction of a portion of a paved access way within an Inland Wetlands Protection District in order to allow for a paved access to an emergency generator. Said property is shown on Assessor Plan 240 as Lot 1 and lies within an Office Research district.

Michael Leo of Vanasse, Hangen & Brustlin presented the plan. The Board voted to **grant** the Conditional Use Permit subject to the following stipulations:

1. That the existing berm be extended in such a manner as to ensure that all run off is routed to the existing catch basins; and,
2. That an oil/water separator be added to handle the run off from the generator pad and associated pavement that currently discharges directly into the duck pond.

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B. The application of **505 Lafayette Road, LLC**, owner, for property located at **605 Lafayette Road** wherein site plan approval is requested for the enclosure of an existing 8' x 28' canopy at the rear of the existing building with associated site improvements. Said property is shown on Assessor Plan 229 as Lot 9 and lies within a General Business district.

Jessica Winston of Millette, Sprague & Colwell presented the plan. The Board voted to **approve** the site plan subject to the following stipulations:

**From the Technical Advisory Committee:**

1. That certain traffic islands be reconfigured to provide for additional landscaping;
2. That clarification be submitted on the ownership of the four spaces at the top of the lot; and,
3. That the Department of Public Works review the traffic island reconfiguration prior to the Planning Board meeting.

**From the Planning Board:**

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

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C. The application of **Liberty Mutual Insurance**, owner, for property located at **225 Borthwick Avenue** wherein site plan approval is requested for the construction of a 532 s.f. one-story addition to the existing four-story building to be used as a scanning room and the construction of a 38' x 12' concrete pad to support the proposed relocation of the existing trash compactor with associated site improvements. Said property is shown on Assessor Plan 240 as Lot 1 and lies within an Office Research district.

Tony Esposito of Cubellis Associates presented the plan. The Board voted to **approve** the site plan subject to the following stipulation:

1. That a report be submitted to the Planning Department on the roof drainage; such as, where the runoff would go.

D. 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 **Two International Group**, applicant, for property to be known as **100 International Drive** wherein Preliminary and Final Subdivision Approval is requested for the creation of a thirteen acre (plus or minus) lot with some 948' of frontage off International Drive. Said property is shown on Assessor Plan 306 as Lot 2 and lies within the Pease Industrial district.

Michael Peloso presented the plan. The Board voted to recommend **approval** of the subdivision request to the Board of Directors of the Pease Development Authority subject to the stipulation that permanent boundary monuments be established as per the requirements of the Pease Development Authority Regulations.

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E. 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 **Two International Group**, applicant, for property to be known as **100 International Drive** wherein site plan approval is requested for the construction of a three-story, 39,150 s.f. footprint office building with a total of 103,000 s.f. of floor space with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 306 as Lot 2 and lies within the Pease Industrial district.

Michael Peloso presented the plan. The Board voted to recommend **approval** of the site plan to the Board of Directors of the Pease Development Authority subject to the following stipulations:

**From the Technical Advisory Committee:**

1. That the site plan indicate an internal sidewalk out to the street;
2. That consideration be given to the elimination of one of the two sidewalks shown on the driveway;
3. That a striping plan for the intersections be reviewed internally by David Desfosses, Engineering Technician with the Public Works Department and John Burke, the City's Parking and Transportation Engineer;
4. That the site plan indicate internal crosswalks;
5. That the Pease Development Authority be encouraged to work with the applicant to determine what the appropriate formula should be for the applicant's share in the off-site costs necessitated by the traffic improvements;
6. That the site plan contain a note that concrete sidewalks will be installed;
7. That the sewer decommissioning be reviewed with the Public Works Department;
8. That the site plan indicate that the extra pole will be eliminated once the conduits are in place;
9. That the applicant shall supply and have installed as part of the site development poles and lamps as determined by the City and the Pease Development Authority;
10. That a maintenance schedule for the catch basins with oil/water separators be provided to the Public Works Department;

- 11. That the site plan contain a detail sheet on the catch basins;
- 12. That the site plan indicate a lighting pattern and the type of lighting fixture to be used; and,
- 13. That compliance be had with the loading dock requirements of the Pease Development Authority.

**From the Planning Board:**

- 1. That a maintenance schedule for all detention basins and treatment swales be submitted to the Public Works Department with maintenance reports to be submitted to the Public Works Department; and
- 2. That a 1' berm be included in the detention basin with the design to be reviewed by David Desfosses of the Public Works Department.

During the course of discussion, it was noted that should cooking facilities be installed in the proposed building, that a grease trap would be required.

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F. The application of **St. James Church**, applicant, for property located at **2075 Lafayette Road** wherein site plan approval is requested for improvements to the existing parking lot including reclamation on site with the installation of new pavement. Drainage will be improved with the opening of the catch basin on Lafayette Road and with the addition of a drainage pipe along the berm located at the rear of the parking lot. Said property is shown on Assessor Plan 268 as Lot 97 and lies within a Single Residence B district.

Father Agapit presented the plan assisted by Bob lafolla. The Board **approved** the site plan subject to the following stipulations:

**From the Technical Advisory Committee:**

- 1. That a note be added to the plan that NHDOT approval is needed for the proposed improvements to the catch basin on Route 1;
- 2. That the rear property line be accurately indicated on the site plan;
- 3. That a number be submitted to the Planning Department (prior to the Planning Board meeting) using rational method calculations indicating that the proposed berm diverts an equal or greater amount of water than the proposed pavement is going to provide; and
- 4. That the site plan indicate the relocated drain line and the under drain.

**From the Planning Board:**

- 1. That no new pavement shall encroach upon the 100' buffer from a jurisdictional wetland.

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**III. NEW BUSINESS**

A. **1574 Woodbury Avenue** -- Request for a one year extension of site plan approval granted on August 16, 2001

The Board **granted** the one year extension. Site Plan Approval will now lapse on August 16, 2003. Any stipulations associated with the original approval remain in effect.

**B. Scheduling of proposed work session on drainage swales for the September meeting**

Peter Britz, Environmental Planner, informed the Board that a representative from NHDES would be present immediately prior to the September 19<sup>th</sup> meeting to discuss drainage structures. It was the consensus of the Board that the work session with NHDES start at 6:00 p.m. in Conference Room A.

**Items not on the Agenda:**

**2859 Lafayette Road**

The Chair read a letter from David Holden, Planning Director, to the construction company for the recently approved car wash in which it was stated that no changes to the approved drainage system could be made without a re-visit to the Planning Board. Board members concurred with that statement.

**Ernie Carrier resignation**

The Chair announced that Mr. Carrier had submitted his letter of resignation. The Chair thanked Mr. Carrier for his work with the Board and stated that he would be missed. The Chair stated that he realized that elections should be held for a Vice-Chairman and suggested that such an item be included for the September/October time frame or even that the Board could wait and hold the election at its usual time in January.

**Master Plan Planning Process**

The Chair spoke about the study groups and the fact that a thank you letter had been sent to Mr. Sinnott (Rockingham Planning Commission) for his assistance at the work session at the Sheraton. The Planning Director stated that subcommittees would be formulated in the near future. The Chair stated that he was looking forward to receiving input from the residents of the City.

**ADJOURNMENT** was had at approximately 9:15 p.m.

This Action Sheet was prepared by Barbara B. Driscoll, Administrative Assistant in the Planning Department.