

II. APPROVAL OF MINUTES

A. October 17, 2002, meeting

Voted to approve the minutes as presented.

II. PUBLIC HEARINGS

A. The application of the **City of Portsmouth, owner and the Portsmouth Housing Authority, applicant**, for property located at **5 Junkins Avenue** (the 1895 building at the Municipal Complex) wherein site plan approval is requested for the renovation of the old Cottage Hospital into twenty units ± of senior housing with associated site improvements. Said property is shown on Assessor Plan 110 as Lot 1 and lies within the Municipal and Historic A districts.

Voted to approve the site plan subject to the following stipulations:

From the Technical Advisory Committee:

- 1. That the site plan indicate a new domestic water service;
- 2. That the landscaping plan be reviewed with Lucy Tillman of the Planning Department; and,
- 3. That the site plan show additional improvements outside of the limited work area that would be subject to future CIP funding.

From the Planning Board:

- 1. That a note be added to the site plan that reference should be made to the architect’s drawing for ramp and stair construction; and,
- 2. That a sign be posted indicating parking for Portsmouth Housing Authority only or such wording as may be appropriate.

B. The application of **John Iafolla Co., Inc., owner, and Richard W. Sylvester, applicant**, for property located **off Banfield 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 a one-story 260’ x 100’ (26,000 s.f.) building to be used for warehouse/storage space with associated parking and truck loading zones within the City’s 100’ Inland Wetland Protection District. Said property is shown on Assessor Plan 254 as Lots 2 and 3 (lots to be combined) and lies within an Industrial district.

Voted to grant the Conditional Use Permit subject to the following stipulation:

That the Technical Advisory Committee review the stormwater drainage to ensure that the quality of the runoff from the site does not degrade the wetland area.

C. The application of **325 State Street, LLC**, owner and applicant, for property located off **Porter Street** wherein Preliminary and Final Subdivision Approval is requested for the creation of eleven lots from two existing lots. The proposed lots would range in size from 1,263 s.f. ± to 1,671 s.f. ±. Said property is shown on Assessor Plan 117 as Lots 46 and 38-2 and lies within the Central Business B and Historic A districts.

Voted to grant Preliminary and Final Subdivision Approval subject to the following:

1. That permanent boundary monuments be established as per the requirements of the Public Works Department; and,
2. That any access or utility easements be approved as to content and form by the City Attorney.

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D. The application of **Vincent Zingariello**, owner and applicant, for property located at **135 Thaxter Road** wherein Preliminary Subdivision Approval is requested for the creation of two lots from an existing lot wherein both proposed lots would have 5,000 s.f. ± in area and 50' of continuous street frontage in a district where at least 10,000 s.f. of area and at least 100' of continuous frontage is required for each lot. Said property is shown on Assessor Plan 166 as Lot 15 and lies within a Single Residence B district.

Voted to deny the request for Preliminary Subdivision Approval for the following reasons:

1. That it is premature to subdivide the lot at this time; and,
2. That the Board does not condone the practice of creating two non-conforming lots from an existing non-conforming lot.

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E. The application of **Aggregate Industries, Inc.** for property located off **Banfield Road** wherein site plan approval is requested for the construction of a 54' high storage silo with associated site improvements. Said property is shown on Assessor Plan 254 as Lot 4 and lies within an Industrial district.

Voted to approve the site plan subject to the following stipulation from the Technical Advisory Committee:

- 1) That a note be added to the site plan indicating that the operation of the silo shall comply with Article V of the *Zoning Ordinance*.

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F. The application of **Aranosian Oil Company, Inc.** for property located at **766 Lafayette Road** wherein site plan approval is requested for the replacement of an existing 800 s.f. canopy with a 2,490 s.f. ± (48' x 52') canopy and the construction of a small traffic island upon which will be sited a proposed goal post sign with associated site improvements. Said property is shown on Assessor Plan 244 as Lot 6 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 applicant shall meet with Lucy Tillman of the Planning Department to see what can be done to provide some landscaping; and
- 2. That the signage indicated on the site plan shall be subject to receiving a Sign Permit from the City of Portsmouth.

From the Planning Board:

- 1. That no Building Permit be issued until all outside storage has been removed and the site is in compliance with the *Zoning Ordinance*.

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G. The application of **JMK Realty, LLC** for property located at **700 Peverly Hill Road** wherein site plan approval is requested for expanded paving with related drainage and associated site improvements. Said property is shown on Assessor Plan 252 as Lot 2-10 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 applicant work with Lucy Tillman of the Planning Department regarding the landscaping along the southerly property line;
- 2. That a report be made available to the Planning Board regarding any concerns any abutting property owner might have regarding the proposed drainage plan; and,
- 3. That the City of Portsmouth be held harmless from any claims arising out of the proposed drainage plan;
- 4. That the site plan contain a metes and bounds description and indicate which boundary monuments have been installed and which have not;
- 5. That the landscaping in front of the rear building not interfere with the Fire Department connection.

From the Planning Board:

- 1. That the catch basins have oil/water separator hoods; and
- 2. That there shall be no storage of "junk" on the premises.

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H. The request of **Jay Gingrich** for property located at **915 Sagamore Avenue** to amend a previously approved site plan involving the construction of a 24' x 72' one-story addition to an existing building. The applicant would like to amend the proposed parking and sidewalk plan. Said property is shown on Assessor Plan 223 as Lot 31 and lies within a Waterfront Business district.

Voted to approve the request subject to the following stipulations:

From the Technical Advisory Committee:

- 1. That the reconfigured site plan be reviewed with John Burke, the City's Parking and Transportation Engineer;

- 2. That a note be added to the site plan to indicate that if and when the septic system shown on the previously approved site plan is installed, the setbacks contained on that plan shall be maintained which may force the removal of the newly created parking space; and,
- 3. That verification be submitted to the Planning Department that compliance has been had with an outstanding stipulation; that is, that a determination be made as to whether NHDES permitting is required for the discharge from the lobster tanks to Sagamore Creek.

From the Planning Board:

- 1. That a silt fence detail be added to the site plan.

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III. CITY COUNCIL REFERRALS/REQUESTS

- A. **566 Greenland Road** – request to erect a fence on City-owned property

Voted to table the request to the December 19, 2002, meeting to allow for a report back from the Planning Department.

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IV. NEW BUSINESS

- A. **Presentation of City street map**

Jason Wise, the City’s GIS Coordinator, presented a revised street map to the Planning Board. Voted to accept the work of the Public Works Department and the City’s GIS Coordinator with respect to the standardization of street names and with thanks for all his hard work.

- B. **1900 Lafayette Road** – request to extend site plan approval

Voted to grant the request for a one-year extension of site plan approval.

- C. **775 Banfield Road** – request to extend site plan approval

Voted to grant the request for a one year extension of site plan approval.

- D. **25 Granite Street** – request to extend Conditional Use Permit approval

Voted to grant the request for a one-year extension of site plan approval.
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E. Appointment of **Capital Improvement Plan** subcommittee

The Chair, Vice Chair, and Messrs. Savramis and Ricci volunteered to serve on the subcommittee.

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V. ADJOURNMENT was had at approximately 10:15 p.m.

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