

C. A public meeting on the **City Council Referral** regarding the request to rezone property off **McDonough Street** (the former shoe factory and an abutting parcel) from a Mixed Residential Business district to an Apartment district. Said property is shown on Assessor Plan 144 as Lots 47 and 48.

VOTED to table the application to the Board's April 24th meeting to allow for the applicant to submit a traffic study and, perhaps, phase 1 of an environmental study.

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D. The application of **Michael Brigham** for property located at **487 Cutts Avenue** wherein Preliminary Subdivision Approval is requested for the creation of six lots from an existing lot. The lots will range in size from 15,394 s.f. ± to 30,326 s.f. ± with frontage off Michael Succi Drive and Chase Drive. Included in this proposal are the following transfers of land: 5,126 s.f. ± of lot area from 487 Cutts Avenue to property located at 465 Cutts Avenue; 3,718 s.f. of lot area from 487 Cutts Avenue to property located at 355 Chase Drive; and, 1,827 s.f. of lot area from 355 Chase Drive to property located at 487 Cutts Avenue. Said property is shown on Assessor Plan 210 as Lots 26, 27 and 30 and lies within a Single Residence B district. Plat plans are recorded in the Planning Department as 18.2.02. **(This item was tabled at the Board's February 20, 2003, meeting to this meeting.)**

VOTED to grant Preliminary Subdivision Approval subject to the following stipulations:

1. That the project shall be subject to consideration by the City's Technical Advisory Committee (TAC);
2. That each lot shall be provided with access to a City street by separate driveways and that the proposed slope for each lot shall be considered by TAC;
3. That TAC shall make a recommendation to the Board relative to sidewalks and related improvements;
4. That the applicant shall be required to connect to the City's water system;
5. That no driveway access shall be made to Cutts Avenue from any proposed lot;
6. That boundary monuments shall be installed per the requirements of the Public Works Department prior to the filing for Final Subdivision Approval; and,
7. That as part of an application submitted for Final Subdivision Approval the Plat shall include as parties to this application any re-subdivisions or lot line changes occasioned by this request.

Councilor Lown had specific concerns with the project; such as, blasting, drainage, erosion, steep driveways, and density.

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E. The application of **Mark Ayotte** for property located at **1 and 9 Garden Street** wherein Preliminary and Final Approval is requested for a lot line relocation that would allow the transfer of some 7, 772 s.f. ± of lot area from 9 Garden Street to 1 Garden Street and would result in the following: Property located at 1 Garden Street would have a lot area of 19,776 s.f. ± and property located at 9 Garden Street would have a lot area of 15, 681 s.f. ±. Said property is shown on Assessor Plan 174 as Lots 10 and 11 and lies within a General Residence A district. Plat plans are recorded in the Planning Department as 03.1-03.

VOTED to table the application to the April 24, 2003, Planning Board meeting to allow for a corrected advertisement to be published and for abutters to be renotified. Furthermore, Planning Department staff would like to review note #6 with City Attorney Sullivan.

F. The application of **Paul and Liane Gigis, the Richards Avenue Group, LLC and the SMHC Resource Group, Inc.**, for property located at **293 and 301 and 303 Richards Avenue** wherein Final Approval is requested for a lot line relocation that would allow the transfer of some 705 s.f. ± of lot area from 301 and 303 Richards Avenue to 293 Richard Avenue that would result in the property located at 293 Richards Avenue having a lot area of 4,903 s.f. ± and the property located at 301 and 303 Richards Avenue having a lot area of 7,500 s.f. ±. Said property is shown on Assessor Plan 130 as Lots 55 and 56 and lies within a General Residence A district. Plat plans are recorded in the Planning Department as 01.2-03.

VOTED to grant Final Approval for a lot line relocation subject to the following stipulations:

1. That permanent boundary monuments be established as per the requirements of the Public Works Department; and,
2. That the City Attorney review and approve the easement(s) as to content and form and the order of recordation.

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G. The application of **Sharan Gross** for property located at **201 Cate Street** wherein site plan approval is requested for the construction of a two-story 30' x 46' ± building with a footprint area of 1,476 s.f. ± with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 163 as Lot 32 and lies within a General Residence A district.

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

From the Technical Advisory Committee:

1. That the Public Works Department review the proposed location of the PSNH pole;
2. That a note be added to the plan that a license be secured from the City Council for the installation of the proposed PSNH pole prior to the commencement of site work;
3. That concurrence be received from the City Attorney that note #1 indicates that parking is allowed in the easement area;
4. That some legal mechanism be in place that the City can maintain and/or improve the Cate Street bridge within the easement area which may temporarily affect the proposed parking spaces;
5. That a Building Permit not be issued until the sewer easements have been reviewed and approved by the City Attorney as to content and form and recorded in the Rockingham County Registry of Deeds with copies on file in the Planning Department; and,
6. That the site plan shall be recorded in the Rockingham County Registry of Deeds.

From the Planning Board:

- A. That the site plan indicate spot grades on either side of the parking area;
- B. That the location of the handicapped parking space be reviewed to ensure adequate access;
- C. That the site plan indicate appropriate fencing for the trash can area to the rear of the property;
- D. That note #14 regarding the proposed sign be removed from the site plan; and
- E. That the site plan indicate a note that any rear access from the building will be to an impervious surface.

With regard to stipulation #4 from the Technical Advisory Committee, it should be noted that the applicant agreed to cooperate with the City in the event the City needs to repair or remove the Cate Street bridge.

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H. The application of **Portsmouth Toyota** for property located **off Lafayette Road** wherein site plan approval is requested for the creation of a gravel parking area on an existing vacant lot for parking trucks under 33,000 lbs., gross vehicle weight, with associated site improvements. Said property is shown on Assessor Plan 297 as Lot 2 and lies within General Business and Industrial districts.

VOTED to table the application to the Board's April 24, 2003, meeting as no one was present to present the application.

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III. NEW BUSINESS

A. **Borthwick Avenue.** Request of **Millenium Borthwick** for a one year extension of a Conditional Use Permit.

VOTED to approve the request.

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B. **Borthwick Avenue.** Request of **Millenium Borthwick** for a one year extension of site plan approval.

VOTED to approve the request.

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IV. ADJOURNMENT was had at approximately 8:50 p.m.

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