

B. The application of **Gordon B. Sorli and Eleanor R. Sorli, owners, and the Portsmouth Gas Light Company, applicant**, for property located at 64 Market Street wherein site plan approval is requested for the construction of a second and third floor rear addition above the first floor of the existing building with associated site improvements. Said property is shown on Assessor Plan 117 as Lot 35 and lies within Central Business B and Historic A districts. **(This application was tabled at the Board’s June 19, 2003, meeting to this meeting.)**

VOTED to take the application off the table. VOTED to approve the site plan with the following stipulations:

From the Technical Advisory Committee:

1. That the last sentence of note #5 on the Fire/Life Safety Provision Diagram shall read as follows: In case of medical emergency, the elevator will be accessible for the evacuation of injured persons; **(done)**
2. That the easements shall be reviewed and approved as to content and form and record by the City Attorney in conjunction with the Planning Department; **(done)**
3. That City Council approval is required for any encumbrances in the right-of-way; **(understood)**
4. That the existing grease trap system be reviewed by John Lanoie, the City’s Mechanical and Plumbing Inspector and David Allen, the City’s Deputy Public Works Director; **(done)** and
5. That a revised duly executed letter/memo from Peterson Engineering be submitted to Tom Cravens of the City’s Water Division with a copy to the Planning Department for record keeping purposes prior to the Planning Board meeting **(done)**.

From the Planning Board:

- That an acoustical analysis be submitted to the Building Inspection Department as the project proceeds.

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IV. PUBLIC HEARINGS

A. The application of **Thomas Battles** for property located at **948 Route 1 ByPass** wherein site plan approval is requested for the development of an existing three-story structure into a mixed use of office space, artisan space and six apartments with associated site improvements. Said property is shown on Assessor Plan 142 as Lot 17 and lies within a Business district. The Planning Board, at its June 19, 2003, meeting granted site plan approval for the mixed use of office space, artisan space and *five* apartments when, in actuality, the proposal calls for *six* apartments. **This Public Hearing is being held to correct the record.** Public comment is invited on the additional unit.

VOTED to approve the site plan for the six apartments subject to the following stipulations associated with the June 19, 2003, approval:

From the Technical Advisory Committee:

1. That the applicant and design team take a look at the site lighting to see if it needs to be supplemented;
2. That the availability of off-site notification capabilities for the sprinkler system be confirmed. If none is available, then such should be added; and,
3. That the applicant work with Lucy Tillman of the Planning Department on a vegetation plan.

From the Planning Board:

1. That a note be added to the site plan indicating that snow storage will be removed from the site;
2. That the site plan indicate the placement of upright signs for the handicapped spaces;
3. That a note be added to the site plan indicating that the project will comply with Article V of the City's *Zoning Ordinance* especially as it relates to odors;
4. That the site plan indicate that the exterior stairs will come to an impervious walkway leading from the building;
5. That the existing fence will be repaired and maintained and that the proposed fence will be maintained. Additionally the fencing should comply with a previous subdivision approval;
6. That should the new occupancy require an additional flow for the sprinkler system; that the addition of a new water service would not have to come back before the Planning Board for review and approval;
7. That if the current overhead wires are not adequate and the service has to be changed; that the service be underground;
8. That a stop sign and stop line be indicated on the site plan subject to the approval of John Burke, the City's Parking and Transportation Director; and,
9. That the project is subject to the review and approval of the Code Enforcement Officer.

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B. The application of the **City of Portsmouth** for property located at **497 Sherburne Road** wherein Preliminary and Final Approval is requested for the creation of two lots from an existing lot. Proposed Lot 261-41-0 would have a lot area of 43,093 s.f. \pm and would contain the existing two-story wood frame house and wood frame barn. Proposed Lot 261-41-1 would have a lot area of 4.34 acres \pm and is shown as a vacant lot. Said property is shown on Assessor Plan 261 as Lot 41 and lies within a Single Residence B district. Plat plans are recorded in the Planning Department office as 08.1-03.

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

1. That either a paper street be identified for access/egress to the vacant lot or that the lot be rezoned to the Municipal Zoning District;
2. That property monuments be placed in accord with Public Works requirements; and,
3. That the deed for the residential lot contain appropriate restrictions/language as provided by the City's Water Division with the assistance of the Planning Department [Peter Britz] and Legal Department as to content and form.

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C. In conjunction with the application for property located at 497 Sherburne Road, two amendments are requested by the City for consideration by the Planning Board and for recommendation to the City Council. 1) **An amendment to the City's 1995 Zoning Map**, as amended, is proposed that would place proposed Lot 41-1 from Assessor Plan 261 into the Municipal Zoning District (note - no change in zoning districts is proposed to lot 41-0). 2) **An amendment to the 1995 City of Portsmouth, N.H. Zoning Ordinance**, as amended, is proposed to clarify the process by which properties are placed in the Municipal Zoning District. Copies of these proposed amendments are available for public inspection in the office of the Planning Department.

VOTED to forward the proposed amendments to the City Council.

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D. The application of the **Young Men’s Christian Association (Seacoast Family Y)** for property located at **550 Peverly Hill Road** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the expansion of an existing parking lot within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 244 as Lots 10A and 10B and lies within Single Residence A, Single Residence B and Natural Resource Protection districts.

VOTED to approve the Conditional Use Permit with the following stipulations:

1. That, if appropriate, a stop sign be installed in the area where the vehicles exit the site to enter onto Peverly Hill Road; and,
2. That a note be added to the plan indicating that in the implementation of the Master Plan for the Seacoast “Y”, that no consideration be given to any intrusion into the buffer zone or the wetlands.

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E. The application of **Rick and Charlotte Maffei** for property located at **258 Buckminster Way** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the replacement of a previously existing hot top driveway and the installation of two to three inches of crushed stone (14’ x 50’) along the side of the garage on top of a processed gravel base within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 282 as Lot 6-20 and lies within a Single Residence B district.

VOTED to table the application to the Board’s regularly scheduled meeting on August 21, 2003. The tabling motion was made to allow for the submission of plans better delineating the edge of wet and the intrusion into the buffer zone.

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F. The application of **Michael Brigham** for property located at **487 Cutts Avenue** wherein Preliminary Subdivision Approval is requested for the creation of a seven lot subdivision ranging in lot size from 15,078 s.f. ± to 25,612 s.f. ± with five of the proposed lots having access off a proposed cul-de-sac off Cutts Avenue. One proposed lot will have access off Chase Drive and the remaining proposed lot will have access off Michael Succi Drive. Included in this request are proposed conveyances to and from the property of Kelly Boston located at 465 Cutts Avenue resulting in a proposed lot area of 10,799 s.f. for the Boston lot. Said property is shown on Assessor Plan 210 as Lots 26 and 27 and lies within a Single Residence B district.

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

1. That the reconfigured subdivision plan shall be subject to consideration by the City’s Technical Advisory Committee (TAC) with the Committee reviewing the waiver request for a reduction in the width of pavement for the proposed cul-de-sac and the elimination of the proposed sidewalks;
2. That boundary monuments shall be installed per the requirements of the Public Works Department prior to the filing for Final Subdivision Approval;
3. That an application for Final Subdivision Approval be submitted to the Planning Department; and,
4. That the neighbors be notified as to the construction route and schedule.

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G. The application of **William Davis** for property located at **485 Union Street, 495 Union Street, and 28 Willow Lane** wherein Preliminary and Final Approval is requested for the recreation of lot lines for three lots that have been consolidated as they are contiguous lots in common ownership. 485 Union Street would have a lot area of 3,113 s.f. ±, 495 Union Street would have a lot area of 3,779 s.f. ± and 28 Willow Lane would have a lot area of 5,930 s.f. Said property is shown on Assessor Plan 133 as Lots 19, 21 and 22 and lie within a General Residence A district.

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

- ❑ That Board of Adjustment approval be received as appropriate;
- ❑ That permanent boundary monuments be established per the requirements of the Public Works Department before a request for Final Subdivision Approval is made; and,
- ❑ That an Application for Final Subdivision Approval be submitted to the Planning Department with a recordable mylar.

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A tabling request has been submitted for Public Hearing H. The application of **Aranosian Oil Company, Inc.** for property located at **1166 Greenland Road** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the demolition of an existing building and canopy and the construction of a 3,900 s.f. single-story building for use as a store, a 24' x 36' building for use as a car wash, refueling islands with canopies and new pavement within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 279 as Lots 1 and 2 and lies within an Industrial district.

VOTED to table the application to a time indefinite.

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I. The application of **Great Islington Street, LLC** for property located at **871 Islington Street** wherein site plan approval is requested for the conversion of an existing structure from office use to twelve dwelling units and artisan studio space with associated site improvements. The proposal calls for the removal of a section of the existing building (some 1,730 s.f. ± to the rear). Said property is shown on Assessor Plan 165 as Lot 4 and lies within a Business district.

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

From the Technical Advisory Committee:

1. That the existing water service be discontinued outside of the building;
2. That the site plan indicate the location of “No Parking” signs on Frenchman’s Lane;
3. That the site plan indicate the proposed modifications to Frenchman’s Lane with said revisions to be approved by the Planning and Public Works Departments prior to the Planning Board meeting;
4. That a Fire Department connection be installed in the building;
5. That the site plan indicate a master box connection to the fire alarm system;
6. That sprinkler and fire alarm plans be submitted (one set each) and the appropriate permits acquired. The applications can be obtained from the Fire or Building Departments;
7. That a note be added to the site plan indicating that the openings in the four hour fire wall be bricked up;
8. That a note be added to the site plan regarding the status of the monitoring wells and that said note shall be reviewed by Tom Cravens of the City’s Water Department prior to the Planning Board meeting;

- 9. That the site plan include spot grades on the sidewalk adjacent to the handicapped accessible spaces and that the site plan indicate some sort of sidewalk curbing or curb stops for that area;
- 10. That a sidewalk easement be submitted by the applicant’s attorney and reviewed as to content and form by the City Attorney;
- 11. That a note be added to the site plan that the lighting shall not spill over onto adjacent properties; and,
- 12. That the site plan indicate what areas will have granite curbing.

From the Planning Board:

- 1. That the site plan indicate that the dumpster area has room for recycling bins;
- 2. That a bicycle rack be indicated on the site plan;
- 3. That a concrete pad for motorcycles be indicated on the site plan;
- 4. That the areas of proposed granite curbing be clarified on the site plan;
- 5. That the site plan indicate the installation of a stop sign, as appropriate, in the area where vehicles leave the site; and,
- 6. That a note be added to the site plan that there will be no commercial food preparation on site

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J. The application of **Old Tex Mex**, owner, and **Michael Brown**, applicant, for property located at **3510 Lafayette Road** wherein site plan approval is requested for the construction of a 60’ x 72’ addition to be used as storage space related to the conversion of the existing property to a business office and indoor storage space for a construction/restoration company with associated site improvements. The proposal also involves the enclosing of the existing patio. Said property is shown on Assessor Plan 297 as Lot 8 and lies within a Single Residence A district.

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

From the Technical Advisory Committee:

- 1. That the site plan indicate the location of the garage doors on the 60’ x 72’ addition;
- 2. That the site plan indicate what will be eliminated with such to be reviewed by Lucy Tillman of the Planning Department;
- 3. That the walk-in freezer be eliminated from the site plan;
- 4. That the landscaping plan be approved by Lucy Tillman of the Planning Department;
- 5. That the site plan clarify the location of the dumpster and show the screening;
- 6. That the site plan indicate the installation of a master box connection; and,
- 7. That sprinkler and fire alarm plans be submitted (one set each) and the appropriate permits acquired. The applications can be obtained from the Fire or Building Departments.

From the Planning Board:

- 1. That the dumpster be relocated to an area of least impact to the residential neighborhood;
- 2. That the screening for the dumpster area be increased to allow for an additional dumpster should the need arise;
- 3. That a note be added to the site plan indicating that there shall be no removal of trash prior to 7:00 a.m.;
- 4. That a note be added to the site plan indicating that exterior lighting will be directed away from the residential neighborhood and the property of Jennie Shephard as marked on the plan;
- 5. That a concrete pad for motorcycles be indicated on the site plan; and,

- 6. That a note be added to the plan that the air conditioning units shall comply with the noise and setback requirements contained in the *Zoning Ordinance*.

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V. CITY COUNCIL REFERRALS/REQUESTS

- A. Request of Tara and Ken Olson to erect a fence on City-owned property (off Cutts Ave)

VOTED to recommend to the City Council that the request be denied.

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VI. OTHER BUSINESS

- A. Master Plan scheduling

The Board reviewed the proposed schedule of meetings regarding the Master Plan with the next meeting scheduled for August 21, 2003, from 6:00 p.m. to 7:30 p.m. with the Historic District Commission and the Board of Adjustment.

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VII. AMENDED SITE PLAN REVIEW

No amended site plans were submitted for review at this meeting.

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

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