

Director of Public Works; otherwise, the issue would revert back to the Planning Board for discussion. Documentation of this effort is to be included in the City’s Master Plan Planning process.

C. 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. **(This application was tabled to a time indefinite at the Board’s July 17, 2003, meeting.)**

VOTED to table the application to the Board’s October 16, 2003, meeting. The tabling motion was made to allow for Michael Cuomo, the independent wetlands scientist, and members of the Conservation Commission to be present to answer any questions the Board may have.

II. APPROVAL OF MINUTES

A. August 21, 2003

VOTED to approve the minutes as presented.

III. PUBLIC HEARINGS

A. The application of **Brora, LLC**, owner, and **Pro Con, Inc.**, applicant, for property located off **Portsmouth Boulevard** wherein Preliminary and Final Approval is requested to allow the creation of two lots from an existing lot. Proposed Lot 1 would have an area of 10.02 acres ±. Proposed Lot 2 would have an area of 5.33 acres ±. Both proposed lots would have frontage off Portsmouth Boulevard. Said property is shown on Assessor Plan 213 as Lot 2 and lies within the Office Research/Mariner’s Village district.

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

1. That the scrivener’s error concerning Portsmouth Boulevard be corrected, if appropriate; and
2. That permanent boundary monuments be established as per the requirements of the Public Works Department and that such monumentation be indicated on the final plat.

It was noted during the meeting that the approved plan indicates a lot area for proposed Lot 1 as 10.04 acres and the lot area for proposed Lot 2 as 5.31 acres.

B. The application of **David Lemieux** for property located at **43 Cornwall Street** wherein site plan approval is requested for the rehabilitation and conversion of the existing “Tire Loft” building to a six unit building with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 138 as Lots 41 and 42 (lots to be combined) and lies within an Apartment district.

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

From the Technical Advisory Committee:

1. That the water services be at least 1” apart;
2. That the sprinkler connection be a multiple adaptable connection; more specifically, storz and siamese connections;
3. That the hydrant flow be tested with a report back before the Planning Board meeting;
4. That the landscaping plan be approved by Lucy Tillman of the Planning Department;
5. That the 6’ dimension be eliminated from the sidewalk/ramp detail; and,
6. That “as built” plans be submitted to the Water Division of the Public Works Department indicating which water service goes to which unit.

From the Planning Board:

1. That the site plan indicate a handicapped parking sign;
2. That the “no parking” signs conform to MUTCD standards; and,
3. That verification be received from Tom Cravens of the Portsmouth Water Division that he is satisfied with the results from the hydrant flow test conducted on September 18, 2003

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C. The application of **Madison Commercial Group, LLC** for property located at **72 Mirona Road** wherein site plan approval is requested for the construction of a one-story, 10,000 s.f. building for use as a child care center with associated site improvements. A portion of the existing building will be demolished. Said property is shown on Assessor Plan 253 as Lot 3 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 an easement be submitted for the existing drainage line for review as to content and form by the City Attorney;
2. That “as built” be submitted to the Water Division of the Public Works Department for the existing irrigation system within the City’s right-of-way;
3. That the need for a license from the City for the irrigation system be determined;
4. That the curb line be better delineated;
5. That the site plan indicate the placement of “no parking” signs;
6. That a street light be provided at the corner Mirona Road and Mirona Road Extension;
7. That the parking spaces located on City property be removed or a request for a license be processed;
8. That twenty parking spaces be designated for drop-off and pick-up purposes with the understanding that the spaces will be “time-shared” with others;
9. That a sidewalk be provided on the northerly side of Mirona Road from the intersection of Mirona Road with Mirona Road Extension to the second driveway cut on Mirona Road; *This stipulation has been amended to state that a concrete sidewalk will be provided with curbing on the southerly side of Mirona Road for a future connection to bus stop areas at McDonald’s.*
10. That the site plan indicate a separate master box connection to the City’s fire alarm system; and,
11. That the Fire Department connection be a multiple connection with a 2 ½” siamese connection and a 5” storz connection;

From the Planning Board:

- 1. That documentation be submitted to the Planning Department that NH DES has determined that the site in question is a "clean" site.

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D. The application of **Griffin Family Corporation**, property owner, and **Astoria Griffin Park, LLC**, applicant, for property located at **200 Griffin Road** wherein site plan approval is requested for the construction of a one-story, 41,020 s.f. ± building for medical/professional office tenants with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 263 as Lot 1-4 and lies within an Industrial district.

VOTED to table the application to the Board's October 16, 2003, meeting to allow for a meeting with the applicant's engineer and the City's engineers to review the proposed drainage design and report back to the Planning Board.

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IV. CITY COUNCIL REFERRALS/REQUESTS

- A. Proposed ordinance amending Chapter 10, Article III, Section 10.301(A)(7)

VOTED to hold a public meeting at the Board's October 16, 2003, meeting.

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V. ADJOURNMENT was had at approximately 10:04 p.m.

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