

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

7:30 P.M.

CITY COUNCIL CHAMBERS

**OCTOBER 16, 2003
RECONVENED TO OCTOBER 23, 2003**

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

MEMBERS PRESENT: Kenneth Smith, Chairman; Brad Lown, City Council Representative; Richard A. Hopley, Building Inspector; Thaddeus J. "Ted" Jankowski, Deputy City Manager; Donald Coker; and George Savramis;

MEMBERS EXCUSED: Paige Roberts, Vice-Chairman,;John Sullivan; Raymond Will; Alternate John Ricci and Alternate, Jerry Hejtmanek

ALSO PRESENT: David M. Holden, Planning Director

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6:00 TO 7:30 P.M. WORK SESSION WITH THE CITY'S CULTURAL COMMISSION, THE PORTSMOUTH ADVOCATES AND THE PORTSMOUTH HISTORICAL SOCIETY AND THE MASTER PLAN CONSULTANT
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I. OLD BUSINESS

C. Public comment is invited at this public meeting regarding a proposed amendment to **Article III, Section 10-301(A)(7) of the Zoning Ordinance** relative to a 100' setback on the Dennett Street side of the North Mill Pond. The proposed ordinance is on file in the Planning Department and may be reviewed in the Planning Department office during normal business hours from Monday through Friday from 8:30 a.m. to 5:00 p.m. (**This Agenda item was tabled from the Board's October 16, 2003, meeting to this meeting.**)

VOTED to recommend to the City Council that Article III be amended as set forth in the Planning Department Memorandum. The Board also indicated that it was important to include the South Mill Pond as well in the new Master Plan.

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III. PUBLIC HEARINGS

C. The application of **Liberty Mutual Insurance Company** for property located at **225 Borthwick Avenue** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for repairs to and renovations of the site's utility system within an Inland Wetlands Protection District . Said property is shown on Assessor Plan 240 as Lot 1 and lies within an Office Research district.

Voted to **grant** the Conditional Use Permit.
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D. The application of **Clifton L. Wentworth** for property located at **216 and 246 Jones Avenue** wherein Preliminary and Final Approval is requested for a lot line relocation whereby 2,714 s.f. ± of lot area would be conveyed from property located at 216 Jones Avenue to property located at 246 Jones Avenue resulting in the following: Property located at 246 Jones Avenue would have a lot area of 10,496 s.f. ± and property located at 216 Jones Avenue would have a lot area of 8,2091 acres ±. Said property is located in a Single Residence B district and are shown on Assessor Plan 221 as Lots 6 and 7. **(This application will be re-advertised. The Public Hearing will be held at the November 20, 2003, meeting.)**

Voted to **table** to its November 20, 2003, meeting

E. The application of **Brian Whitworth** for property located at **86 Islington Street** wherein site plan approval is requested for the construction of the following in conjunction with the conversion of an existing eleven room rooming house to 6 one bedroom condominium units: a 42" x 42" handicap lift, a 7' x 22' ± three-story rear addition and three decks with new stairs and stair tower with associated site improvements. An existing 13' x 6' addition will be removed. Said property is shown on Assessor Plan 126 as Lot 25 and lies within Central Business B and Historic A districts.

VOTED to **approve** the site plan with the following stipulations:

From the Technical Advisory Committee:

1. That the water line be installed in accordance with the City's Water Division standards;
2. That the landscaping plan be reviewed by Lucy Tillman of the Planning Department; and,
3. That the condition of the asphalt sidewalk in front of the property in question be inspected by David Desfosses, Engineering Technician with the Public Works Department, and John Burke, the City's Parking and Transportation Engineer, and that if it is deemed appropriate, the asphalt sidewalk will be replaced with a concrete sidewalk in accordance with City standards.

From the Planning Board:

1. That the proposed garbage can area be enclosed.

IV. NEW BUSINESS

A. Request for a one year extension of site plan approval granted for property located at **915 Sagamore Avenue**

Voted to grant the request for a one year extension. Site plan approval will now expire on **November 21, 2004.**

V. ADJOURNMENT

This Action Sheet was prepared by Jane M. Shouse, Administrative Assistant in the Planning Department.