

ACTION SHEET
REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

7:15 P.M.

CITY COUNCIL CHAMBERS

FEBRUARY 19, 2004

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

MEMBERS PRESENT: Kenneth Smith, Chairman; John Sullivan; Thomas Ferrini, City Council Representative; Paige Roberts, Vice Chairman; Richard A. Hopley, Building Inspector; George Savramis; Raymond Will; Donald Coker; Alternate John Ricci; and Alternate, Jerry Hejtmanek

MEMBERS EXCUSED: n/a

ALSO PRESENT: David M. Holden, Planning Director

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6:30 – 7:15 pm. A work session was held with the Economic Development Committee regarding the recently completed community survey.

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I. APPROVAL OF MINUTES

A. January 22, 2004 meeting - accepted and approved unanimously.

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II. PUBLIC HEARINGS

A. The application of **William K. Davis**, for property located **485-487 Union Street, 495 Union Street and 28-30 Willow Lane** wherein Final Subdivision Approval is requested to subdivide one lot into three lots with the following: Lot 19 having a lot area of 5,977.67 s.f. and 90.82' of continuous street frontage off Willow Lane; Lot 21 having a lot area of 3,004.65 s.f. and 39.74' of continuous street frontage off Union Street; and Lot 22 having an area of 3,733.22 s.f. and 49.33' of continuous street frontage off Union Street; and, lying in a zone where a minimum lot area of 7,500 s.f. and 100' of continuous street frontage is required. Said properties are located in a General Residence A district and are shown on Assessor Plan 133 as Lots 19, 21 & 22. (Plat plan is on file in the Planning Department Office and is identified as 09-01-03.)

The Board voted unanimously to **grant** Final Subdivision Approval subject to the following **stipulation:**

1) Installation of permanent boundary monuments per the requirements of the Public Works Department;

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B. The application of **City of Portsmouth, SAU #52**, for property located at **50 Andrew Jarvis Drive** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the construction of an addition to the industrial arts wing. All building construction will take place in a previously disturbed area (existing pavement). The addition will be located within an Island Wetlands Protection District. Said property is shown on Assessor Plan 229 as Lot 3 and lies within a Municipal district.

The Board voted to **grant** the Conditional Use Approval.

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 3,588 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 and fill 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.

The Board voted to **grant** the Conditional Use Approval with the following **stipulations**:

- 1) That the Board is acting on a Conditional Use Application and this approval should not be construed by other public Boards as forcing a positive review;
- 2) That the applicant provide a protective instrument such as an easement which satisfies the Planning Board and City staff concerns in relation to protection against any degradation of the site;
- 3) That the car wash facility be operated in such a way that the process water is 100% recycled and none of the process water leaves the facility.
- 4) That the number of trucks on-site be limited to a number acceptable to the Planning Board;
- 5) That there be no long-term parking of trucks on-site;
- 6) That the plans indicate where the new fuel tanks will be located;
- 7) That the plans reflect that snow will be removed from the site;
- 8) That ribbon grass be planted around the boulders;
- 9) That the Department of Public Works receive maintenance reports on the swales;
- 10) That the small swale in the front of the property be maintained.

III. NEW BUSINESS

Approval for a Special Planning Board Meeting for PSNH was unanimously approved.

V. ADJOURNMENT was had at approximately 9:45 p.m.

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