

ACTION SHEET
REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

7:00 P.M.

CITY COUNCIL CHAMBERS

JULY 15, 2004

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

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

MEMBERS EXCUSED:

ALSO PRESENT: David M. Holden, Planning Director
Lucy Tillman, Planner I

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I. APPROVAL OF MINUTES

A. June 17, 2004 meeting - accepted and approved unanimously.

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II. OLD BUSINESS

A. The application of **Parade Office LLC**, owner, for property located at **195 Hanover Street** wherein site plan approval is requested for the following: 1) On proposed subdivided Lot #1, construction of a 14,792 ± s.f. 5-story 131 room hotel; and 2) On proposed subdivided Lot #2, construction of a 7,576 ± s.f. 5-story mixed use building to include 1,200 ± s.f. of commercial space, residential parking and residential units, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the Central Business B district and Historic District A. **(This matter was tabled at the June 17, 2004 Planning Board Meeting)**

Voted to **grant** Site Review Approval subject to the following stipulations:

Stipulations from the June 1, 2004 Technical Advisory Committee:

- 1) That the latest revision of the Utility Plan shall be provided to the Planning Board;
- 2) That the 12" drainage pipes in the street must be RCP and so noted on the Site Plan;
- 3) That if and when Lot 2 has a restaurant, an external 1,000 gallon grease trap shall be installed and so noted on the Site Plan;
- 4) That the privately owned irrigation system being installed on Lot 1 and Lot 2 shall be provided with rain sensors and soil and moisture sensors so that they are not irrigating during rain periods or when the soil is already damp, with the locations to be so noted on the Site Plans;
- 5) That water conserving fixtures (low flow toilets, faucets and showerheads) shall be used throughout the buildings on Lot 1 and Lot 2;

- 6) That an Easement Plan shall be provided and approved by the City [Planning/Legal Departments], showing all necessary parking, mobility, utilities and view easements and that said plan shall be part of the set of drawings for the record;
- 7) That stop signs shall be provided at all three exits as necessary and all stop signs should be MUTCD compliant;
- 8) That details shall be provided for all work in the right of way, showing the city standards for curbing, pavement, brick, light pole conduit and light pole bases and be so noted on the Site Plans;
- 9) That a landscape plan shall be submitted to DPW and the Planning Department for review and approval;
- 10) That all monuments on the site that may be disrupted shall be reset;
- 11) That the project shall be referred to the Traffic & Safety Committee on June 17, 2004 at 8:00 a.m.;
- 12) That documentation shall be provided to the Traffic & Safety Committee that describes the proposed parking plan and valet operations;
- 13) That a sign and landscaping plan for the proposed accessway from Deer Street shall be submitted to the Traffic & Safety Committee for their review;
- 14) That the number of off street parking places being eliminated shall be noted on the Site Plans;
- 15) That the proposed improvements to pedestrian crossings and safety at the Hanover/Market/Bow Street intersections shall be provided to the Traffic & Safety Committee;
- 16) That the use of the City right of way for public access/egress and the bow windows shall be subject to a license and, as appropriate the involvement of the City Council, for review and approval by the City Legal Department;
- 17) That all easements shall be a condition of Site Plan Approval and shall not be relinquished, amended or altered without prior approval of the Planning Board;
- 18) That all easements shall be subject to review and approval as to content and form, especially as it relates to the above conditions;
- 19) That if easements are not appropriate then some suitable and enforceable mechanism shall be approved to ensure the enforcement of all conditions;
- 20) That parking calculations shall be identified on the Site Plans along with the calculation used to determine the unmet parking need, as the City does not agree with the parking calculation presently shown on the Site Plan;
- 21) That detail shall be added to the Site Plan to show that the sidewalks are appropriately ramped;
- 22) That the fire hydrant located on High Street shall be eliminated and replaced with a hydrant located closer to the corner so that the Fire Department has better accessibility;
- 23) That the hotel and the residential/retail building shall both be equipped with a Master Box;
- 24) That the hotel and the residential/retail building shall both be equipped with a Knox box;
- 25) That pumps shall be provided to each separate lot;
- 26) That the issuance of a building permit is contingent upon the submission of an approved utility plan that is signed off by the appropriate utility companies.

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B. The application of **MacLeod Enterprises, Inc.**, owner, for property located at **1390 Lafayette Road** where Final Subdivision Approval is requested to subdivide one lot into two lots with the following: Lot A having a lot area of 108,256 ± s.f. and continuous street frontage off Lafayette Road and Lot B having a lot area of 221,743 ± s.f. and continuous street frontage off Lafayette Road and Peverly Hill Road, and lying in a zone where a minimum lot area of 43,560 s.f. and 200' of continuous street frontage is required. Said property is shown on Assessor Plan 252 as Lot 8 and lies within a General Business district. **(This matter was tabled at the June 17, 2004 Planning Board Meeting)**

Voted to table this matter until a Special Planning Board Meeting scheduled for Thursday, August 5, 2004 at 7:00 pm in City Council Chambers.

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C. The application of **MacLeod Enterprises, Inc.**, owner, for property located at **1390 Lafayette Road** wherein site plan approval is requested for the demolition and removal of 12,500 ± s.f. of existing building and 36,400 ± s.f. of existing pavement, thereby creating additional landscaped area, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 252 as Lot 8 and lies within a General Business district. **(This matter was tabled at the June 17, 2004 Planning Board Meeting)**

Voted to table this matter until a Special Planning Board Meeting scheduled for Thursday, August 5, 2004 at 7:00 pm in City Council Chambers.

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D. The application of **Joli Ann Foucher**, owner, for property located at **566 Greenland Road** where Preliminary and Final Subdivision approval is requested to subdivide one lot into two lots with the following: Lot 1 having a lot area of 1.8 ± acres and 100 feet of continuous street frontage off Greenland Road and Lot 2 having a lot area of 1.4 ± acres and 80' of continuous street frontage off Greenland Road, and lying in a zone where a minimum lot area of 15,000 s.f. and 100' of continuous street frontage is required. Said property is shown on Assessor Plan 258 as Lot 1 and lies within a Single Residence B district. **(This matter was tabled at the June 17, 2004 Planning Board Meeting)**

Voted to table this matter until the next regularly scheduled Planning Board Meeting on Thursday, August 19, 2004 at 7:00 pm in City Council Chambers. This was to allow you sufficient time to appear before the Board of Adjustment on Tuesday, July 20th.

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III. PUBLIC HEARINGS

A. The application of **Thomas Heany**, applicant, for property located at **30 & 44 Wholey Way** wherein Preliminary and Final Approval is requested for a lot line relocation whereby property located at 30 Wholey Way would have a lot area of 15,147 ± s.f. and 100' of street frontage and property located at 44 Wholey Way would have a lot area of 15,300 ± s.f. and 156.86' of street frontage, in a district where a minimum lot area of 15,000 s.f. and 100' of street frontage is required. Said properties are located in a Single Residence B district and are shown on Assessor Plan 237 as Lots 74 & 75.

Voted to **grant** Lot Line Relocation Approval subject to the following stipulations:

- 1) The placement of required monuments as per the requirements of the department of Public Works; and,
- 2) The submission, to this department of electronic data, suitable for updating the City Assessing Records.

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B. The application of **Eric & Martha Stone, Owners, and Sierra Construction, Applicant**, for property located at **1039 Islington Street**, wherein site plan approval is requested to construct a three story mixed residential/commercial building, totaling 28,231 ± s.f., consisting of 12 residential units totaling 18,618 ± s.f. and commercial space totaling 9,613 ± s.f., with related paving, utilities,

landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 171 as Lot 14, and lies within a Business district.

Voted to table this matter until the next regularly scheduled Planning Board Meeting on August 19, 2004.

IV. CITY COUNCIL REFERRALS/REQUESTS

A. A public meeting is scheduled in order to solicit public comment on a proposal to construct an addition to an existing pier on property located at 67 Ridges Court. The purpose of this meeting is to assist the Planning Board in preparing a recommendation to the City Council pursuant to RSA 482-A:3 (XIII). (This matter was tabled at the June 17, 2004 Planning Board Meeting)

Voted to table this matter until the August 19, 2004 Planning Board Meeting for a Public Meeting.

B. Request from City Council for a report regarding the feasibility of placing a Memorial honoring Martin Luther King at the site located between Dutton Avenue and Scott Avenue, bound by Wright Avenue and the approach to the Memorial Bridge. (This matter was tabled at the June 17, 2004 Planning Board Meeting)

Voted to advise the City Council that the following steps are underway in regards to this referral:

1. That the Planning and Traffic and Parking Departments should coordinate with NH DOT to have a feasibility study done on the Scott Avenue Bridge approach area to determine how/if a park area is feasible and what an appropriate design would be;
2. As part of this effort to see if funds are available to restore/mitigate this area as part of the study;
3. That the MLK Committee should continue to refine their direction and advise this Board accordingly.

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

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