

**SPECIAL OF MEETING
REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

7:00 P.M.

**CITY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

AUGUST 5, 2004

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

MEMBERS EXCUSED: Raymond Will;

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

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I. OLD BUSINESS

A. 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 July 15, 2004 Planning Board Meeting)**

B. 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 July 15, 2004 Planning Board Meeting)**

Mr. Sullivan made a motion to take these applications off of the table. Mr. Savramis seconded. The motion passed unanimously.

There has been a request to table these applications to the next regularly scheduled Planning Board meeting on August 19, 2004.

Mr. Sullivan made a motion to table to August 19, 2004. Ms. Hayden seconded. The motion passed unanimously.

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CITY MASTER PLAN – LAND USE MAP

Chairman Smith indicated that this was the final phase of the City's Master Plan process and they would be looking at 17 different sites. He turned the meeting over to Rick Taintor of Taintor & Associates.

Mr. Taintor indicated that he would go through each lot individually and ask for someone to address their request for re-zoning. The Chair will also ask for speakers from the public.

A color coded zoning map was provided to assist with the presentation.

- 1) Portsmouth Boulevard/Dunlin Way
Attorney Malcolm McNeill, presenter
Dimensional issue
125 room hotel looking for 175' setback for hotels to be reduced to 100' setback, which is the requirement for commercial use.
This revision would also eliminate a lawsuit pending on this issue and would allow them to proceed forward.
- 2) Land adjacent to Atlantic Heights
Currently zoned GRB
David Choate, Housing Partnership, presenter
Looking to build affordable/workforce housing
30 – 40 attached townhouses where only 12 are currently allowed
Probably “For Sale” units with mechanism to keep prices affordable
Affordable/workforce housing is currently a critical issue
Landowner is willing to sell the land at fair market value for this project
Parcel is 6 ± acres
- 3) Rockingham Avenue
Jim Bouzianis, presenter
Currently zoned SRB
Seeking to allow more intensive housing or office use
Affordable housing, keeping with the vision for Portsmouth
20 units in \$200,000 range
- 4) Route 1 By-Pass – Coast Pontiac
Attorney Raymond Blanchard, presenter
Seeking rezoning from Industrial to General Business
Seeking to expand entrance to Coast and move further away from Route One
Not interested in making changes to the residential properties
Additional turn lane being proposed for Route One, bringing the traffic closer to Coast and their entrance more dangerous
Existing non-conformance use on parcel

Speaking in opposition: Alec McEachern, 81 Cottage Street
Does not feel there should be any re-zoning of residential property, especially these particular residential houses as they are affordable
Coast received a variance in the past to relocate driveway but never acted on it
- 5) North Mill Pond
Shannon Alther, of TMS, presenter
Use railroad track as alternate one lane truck route to alleviate traffic on Islington Street
Greenbelt for public enjoyment
Footbridges for pedestrians and bicycles
Possible environmental issues that would have to be researched

Speaking in opposition: Tylene Jousse, 197 Dennett Street
Concern for noise issues (trucks)
Environmental issues. Groups have been working hard to bring the North Mill Pond back.

- 6) 410 –420 Islington Street
Currently zoned MRB.
Seeking to change to Apartment district for more flexibility.
Proposed change for multi-family housing
Request originated by previous owner

- 7) Islington Woods Area
Attorney Malcolm McNeill, presenter
Currently zoned Office Research
Seeking to change to Business district for mixed use
47 acres
Town houses (1,800 –2,000 s.f.) in the \$200,000 - \$400,000 range
Homes to be age directed but not age mandated (older active adults)
Access from Islington Street and Borthwick Avenue

John Sullivan had concerns over the traffic impacts to Islington Street as well as putting commercial establishments behind residences

David Holden pointed out that it is currently zoned Office Research, which would also create a traffic impact

Martin Cameron, 469 Ocean Road
Concerns about the impact on the wetlands
The city lost numerous water wells when the hospital was built.
Also believes it abuts Hodgen's Creek

Barberry Lane Resident
There was an abundance of wildlife in the area which would be disturbed
Also, two train tracks run through the property and on several occasions the residents in the area have been forced to evacuate the area when trains have derailed as there is a possibility of the trains exploding.

Bill St. Laurant, 253 Colonial Drive
Wetlands back up into his neighborhood as a result of construction
Objects to more high end housing when the city needs affordable house
Concerned about impact on wetlands

- 8) Route One By-Pass/Sports Medicine
Peter Weeks, Presenter
Currently zoned SRB
Seeking re-zoning to commercial to allow for expansion of office building
Land is not desirable for residential, all businesses along Route One
Would be consistent with the area

- 9) South Street – Summit Street to Pinehurst
Currently SR
Seeking to re-zone to GR to allow for more intense housing

- 10) Route One/Lafayette Road/West Road
Currently OR
Property owners are unable to develop
Seeking re-zoning to GB to allow commercial use

- 11) Little Harbor Road
Currently R
Seeking re-zoning to SRA

GENERAL COMMENT SESSION:

Martha Fuller Clark, on behalf of the Historic Preservation Coalition

- Expand Historic District or create overlay districts
 - Include neighborhood associations in these considerations
- Artist and related live/work/retail zones and other overlay districts
 - ART SPEAK could be used to help with these districts
- City should pursue being designated a Certified Local Government (CLG) by the Department of Interior under the National Historic Preservation Act
 - Funds could be used to employ a qualified preservation planner
- City should consider higher impact fees for sewer, water, fire protection and parking
- Areas to be designated for the preservation of scenic view corridors
- Height restrictions (35' along the waterfront and 60' elsewhere) in the historic district

Martin Cameron, Ocean Road

- Objected to the expansion of the historic district and did not feel that would fall under the Master Plan. There should be a public hearing.
- Objected to raising impact fees as that would raise the overall cost to build a house
- Objected to the height restriction. Water flow it more costly in a lower house rather than a taller house.

Mechanic Street Pumping Station

- Concerns that it was inadequate and footprint not big enough
- Problems with odors
- City is encouraging hotels and developments but is not backing it up with the proper infrastructure

Yoken's Restaurant Site, Lafayette Road
Attorney Malcolm McNeill

- There is a small industrial zone behind Yokens which he would request be rezoned to a general business district

Mr. Holden indicated that this area has gone back and forth between Industrial and General business a couple of times

David Choate

- Proposed a Master Plan Implementation Committee
- City should be pro-active – take idea and make them happen

- Would like to see an ongoing interest in multi-family units/affordable housing
- Suggested areas:

- South Portsmouth, near Rye line
- Banfield Road
- Municipal owned land (Lafayette School)

There being no further speakers, the public hearing was closed.

The Chair reminded the Board of their work session scheduled at 6:15 pm on August 19th, prior to their regularly scheduled meeting.

ELECTION OF INTERIM HDC REPRESENTATIVE

Paige Roberts has resigned as Planning Board Member and HDC representative. Open elections will be held in January. Chairman Smith is willing to take the seat until the end of the year.

Mr. Holden indicated that the City council will control the appointment however the Planning Board can designate a member and pass it on to the City Council.

Councilor Ferrini made a motion to appoint Kenneth Smith as interim HDC representative. Deputy City Manager Hayden seconded.

The gavel was passed to Mr. Sullivan.

Mr. Savramis made a motion to close the nominations. Councilor Ferrini seconded.

The motion to appoint Kenneth Smith interim HDC representative passed unanimously.

VII. ADJOURNMENT

A motion to adjourn at 9:10 pm was made and seconded and passed unanimously.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary for the Planning Board

These minutes were approved by the Planning Board on August 19, 2004.