

ACTION SHEET
REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

7:00 P.M.

CITY COUNCIL CHAMBERS

FEBRUARY 17, 2005

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

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

MEMBERS EXCUSED: John Sullivan and Alternate, Jerry Hejtmanek;

ALSO PRESENT: David M. Holden, Planning Director
Peter Britz, Environmental Planner

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I. APPROVAL OF MINUTES

1. Minutes from the January 20, 2005 Planning Board Meeting were approved unanimously.

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I. OLD BUSINESS

A. The application of **Engel Family Trust, Owner, and API of New Hampshire, Applicant**, for property located at **50 Campus Drive**, wherein site plan approval is requested to construct a 108.4' x 111', 12,032 ± s.f. 1-story addition to an existing structure, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 267 as Lot 23 and lies within an Industrial district. (This application was tabled at the December 16, 2004 Planning Board Meeting)

Voted to **table** the application to the next regularly scheduled Planning Board meeting of March 17, 2005.

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B. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, wherein site plan approval is requested to construct a 170' x 150' (irregular) 26,422 ± s.f. 3-story office building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 216 as Lot 1-8B and lies within the Office Research/Mariner's Village district. (This application was tabled at the January 20, 2005 Planning Board Meeting)

Voted to **table** the application to the next regularly scheduled Planning Board meeting of March 17, 2005.

C. The application of **Moray, LLC, Owner** for property located at **235 Commerce Way** and **Brora, LLC, Owner**, for property off **Portsmouth Boulevard** wherein Final Approval is requested for a lot line relocation whereby property located at 235 Commerce Way would have a lot area of 247,954 ± s.f. and 646.56' of street frontage and property located off Portsmouth Boulevard would have a lot area of 239,040 ± s.f. and 433.91' of street frontage, in a district where a minimum lot area of 3 acres and 300' of street frontage is required. Said properties are located in an Office Research/Mariner's Village district and are shown on Assessor Plan 213 as Lot 11 and Assessor Plan 216 as Lot 1-8B. (This application was tabled at the January 20, 2005 Planning Board Meeting)

Voted to **table** the application to the next regularly scheduled Planning Board meeting of March 17, 2005.

D. The application of **Michael R. Clark, Owner**, for property located at **325 Little Harbor Road** where Preliminary and Final Subdivision approval is requested to subdivide one lot into two lots with the following: Lot 1 having 180,000 ± s.f. (4.2 acres) and 154.43 feet of continuous street frontage on Little Harbor Road and Lot 2 having 279,000 ± s.f. (6.4 acres) and 151.38 feet of continuous street frontage on Little Harbor Road, and lying in a zone where a minimum lot area of 1 acre and 150' of continuous street frontage is required. Said property is shown on Assessor Plan 204 as Lot 5 and lies within a Single Residence A district. (This application was tabled at the January 20, 2005 Planning Board Meeting)

Voted to **table** the application to the next regularly scheduled Planning Board meeting of March 17, 2005.

II. PUBLIC HEARINGS

1. The application of **Rachel L. Bratter, Owner**, for property located at **165 Bartlett Street** and **Myles S. and Elizabeth A. Bratter, Owners**, for property located at **48 Clinton Street**, wherein a Lot Line Change is requested between two lots having the following: Lot 7 as shown on Assessor Plan 158 increasing in area from 32,242 ± s.f. to 36,197 ± s.f. and with continuous street frontage off Clinton Street and Lot 10 as shown on Assessor Plan 158 decreasing in area from 12,350 ± s.f. to 8,395 ± s.f. and with continuous street frontage off Bartlett 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 158 as Lots 7 and 10. (Plat plan is on file in the Planning Department Office and is identified as Plan #01-01-05).

Voted to **grant Preliminary and Final** Subdivision approval, with the following **stipulations**:

1. That all parties to the application shall be clearly noted on the application;
2. That permanent boundary monuments shall be placed prior to the recording of this Plat as required by the Department of Public Works; and,
3. That electronic Plat information shall be provided to the Planning Department as required by the City's *Subdivision Rules and Regulations*.

2. The application of **145 Heritage Avenue Properties, LLC, Owner, and Carlisle Capital Corporation, Applicant**, for property located at **280 Heritage Avenue**, wherein site plan approval is requested for the construction of three buildings as follows: 1) a 120' x 130' 1-story industrial building with 15,600 ± s.f.; 1) a 210' x 140' 1-story industrial building with 29,400 ± s.f., and 3) a 30' x 90' 2-story garage with 2,700 ± s.f., with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 284 as Lot 7 and lies within an Industrial district.

Voted to **table** this application to the next regularly scheduled Planning Board Meeting on March 17, 2005.

3. This is a notification of the intent of the **New Hampshire Port Authority** to implement specific improvements to the facility located **off Market Street**. These improvements are security related. This is a courtesy notice to the public of these improvements. Said property is shown on Assessor Plan 119 as Lot 5 and lies within a Waterfront Industrial district.

Voted to **recommend** the plan as proposed with the following **stipulations**:

- 1) That the security fencing be a black vinyl;
- 2) That the vehicle maneuvering area be evaluated and enhanced as possible;
- 3) That when the sewer line is being worked on, the two way traffic on Market Street shall be maintained;
- 4) That the water line be evaluated with DPW and the Fire Department to determine whether flow pressures can be enhanced;
- 5) That if a lighting issues arises, it shall be worked out with the Planning Department and the PDA;

4. The application of **Mark and Chong Jou Kim, Owners**, for property located at **3002 Lafayette Road**, wherein site plan approval is requested to demolish an existing 1-story building and for the construction of a new 1-story, 3,590 ± s.f. building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 292 as Lot 13 and lies within a Mixed Residential Business district.

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

- 1) That a meeting be scheduled with the applicant, the abutting property and staff to discuss the shared driveway;
- 2) That related site issues be reviewed with Lucy Tillman;
- 3) That a meeting be scheduled with Peter Rice and/or David Allen to discuss sewer and water issues;
- 4) That the handicapped parking space be moved so that it is not necessary to back into the space;
- 5) That the application be amended to reflect the new property and that a new legal notice be sent out at the cost of the applicant;
- 6) That the Landscape Plan be reviewed and approved by the Planning Department;

- 7) That a knox box or master box and sprinkler system be installed to the specifications of the Fire Department;
- 8) That the applicant provide a list to the Inspection Department of all chemicals and materials used on the premises and a description of how they will be disposed;
- 9) That snow storage be included in the reciprocal Easement Agreement between the two properties;
- 10) That the turning radius be reviewed by John Burke;
- 11) That a construction timeline is provided to the Condominium Association;

III. CITY COUNCIL REFERRALS/REQUESTS

A. Letters from Christ Episcopol Church and The Church of Jesus Christ of Latter-Day Saints;

Voted to **table** this matter until a Work Session was held prior to the April 21st Planning Board Meeting.

B. Letter from Shawn Rafferty, Re: Historic Sites;

Voted to recommend a forum on this matter at a later date.;

C. Letter from Attorney Bernard Pelech regarding Avanti Development and conveyance of land;

Voted to recommend approval to the City Council with the following stipulations:

- 1) That the City Assessor shall determine the present value of this parcel so that current land values are available for the Council;
- 2) That approval be secured from the Planning Board of the consolidation of the lots as required by RSA 674:39-a;
- 3) That the City retain an easement over the parcel conveyed for municipal utility purposes, either current or needed in the future;
- 4) That the applicant must provide off street parking for any development;

D. Letter from Attorney Peter Saari proposing to give the alleyway in the rear of the Wenberry Property running from Fleet Street to Haven Court to the City;

Voted to table to the next regularly scheduled Planning Board Meeting on March 17, 2005;

VI. AMENDED SITE PLAN REVIEW

- 1. **430 West Road** – Remove paved parking at the rear of the building and replace with a gravel parking area.

Voted to **grant** amended Site Plan Approval.

2. **235-245 Islington Street** – Treatment of overhead power, telephone and CATV lines;

Voted to **grant** amended Site Plan Approval.

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V. VII. ADJOURNMENT was had at approximately 9:30 p.m.

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