

ACTION SHEET
PLANNING BOARD MEETING
PORTSMOUTH, NEW HAMPSHIRE

7:00 P.M.

CITY COUNCIL CHAMBERS

JULY 20, 2006

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

MEMBERS PRESENT: John Ricci, Chairman; Jerry Hejtmanek, Vice Chairman; M. Christine Dwyer, City Council Representative; Cindy Hayden, Deputy City Manager; Richard A. Hopley, Building Inspector; Raymond Will; Donald Coker; Anthony Coviello and Alternate Timothy Fortier.

MEMBERS EXCUSED: George Savramis and Alternate Paige Roberts

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

.....
I. APPROVAL OF MINUTES

- A. Approval of Minutes from the April 20, 2006 Planning Board Meeting-Unanimously approved.
 - B. Approval of Minutes from the April 27, 2006 Planning Board Meeting-Unanimously approved.
-

II. PUBLIC HEARINGS

A. A public hearing is convened to consider the request of The Housing Partnership for an access easement on Bedford Way. The purpose of this hearing is to solicit public comment on this request. Relevant materials are available for public inspection in the Planning Department. Said properties are shown on Assessor Plan 212 as Lot 120-A which lies within a Municipal District and Lot 118 which lies within a General Residence B District.

B. Public hearing is convened to consider the request of The Housing Partnership for an amendment to Section 10-1503 of the City's Zoning Ordinance relating to Planned Unit Developments (PUD). The purpose of this hearing is to solicit public comment on this request. Relevant materials are available for public inspection in the Planning Department.

Voted to **table** these items until the August 17, 2006 Planning Board meeting. At that time, a site walk will be conducted prior to the regular meeting, followed by a work session to discuss what they learned at the site walk and, in the intervening month direct staff, including Rick Taintor, the City's Consultant, to work with the applicant.

This matter will be scheduled for a Site Walk at 6:00 pm prior to the next regularly scheduled Planning Board meeting on Thursday, August 17, 2006, followed by a Work Session at 7:00 pm in City Council Chambers.

Please plan to meet on site at 6:00 pm on August 17th in Hanscom Park, located in the triangle formed by Kearsarge Way, Falkland Place and Ranger Way.

.....

C. The application of **Strawbery Banke, Inc., Owner**, for property located at **17 Hancock Street**, wherein Preliminary and Final Subdivision approval is requested to subdivide one lot into two with the following: Proposed Lot 000 having 6,245 ± s.f. and 100' of street frontage on Hancock Street and Proposed Lot 001 having 4,116 ± s.f. and 83.49' of street frontage on Hancock Street and 43.57' of street frontage on Washington Street, and lying in a zone where a minimum lot area of 7,500 s.f. and 100' of street frontage is required. Said property is shown on Assessor Plan 103 as Lot 88 and lies within a Mixed Residential Office and Historic District A. (This application was tabled at the June 15, 2006 Planning Board Meeting.)

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

1. That the applicant demonstrate handicap accessibility [should be sufficient];
2. That property monuments shall be installed per the requirements of the Department of Public Works;
3. That the Plat shall conform to all the requirements pertaining to a Final Plat as contained in the Board's Subdivision Rules and Regulations;
4. That appropriate GIS information shall be provided to the City's Department of Public Works for the purpose of updating the Tax Maps; and,
5. That this Board recommends that the City Council should favorably recognize this existing and long-standing encroachment in a manner and form as recommended by the City Attorney.

.....

D. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, and **Brora, LLC, Owner**, for property located **off Dunlin Way**, wherein Preliminary and Final Subdivision approval (Lot Line Revision) is requested between two lots having the following: Lot 1-8B as shown on Assessor Plan 216 increasing in area from 196,918 s.f. (4.52 acres) to 247,954 s.f. (5.69 acres) and with continuous street frontage on Commerce Way and Portsmouth Boulevard and Lot 11 as shown on Assessor Plan 213 decreasing from 290,076 s.f. (6.66 acres) to 239,040 s.f. (5.49 acres) and with continuous street frontage on Portsmouth Boulevard and Dunlin Way. Said lots lie in a zone where a minimum lot area of 3 acres is required. Said properties are shown on Assessor Plan 213 as lot 11 and Assessor Plan 216 as lot 1-8B and lie within an Office Research District;

Voted to **approve** Preliminary Subdivision approval with the following **stipulations**:

1. That the Board shall consider whether or not to grant Final Subdivision Approval based on the recommendations arising from the present Site Review Application;
 2. That when all the aforementioned conditions are satisfied, that the applicant shall file an application for Final Subdivision Approval;
 3. The placement of required monuments as per the requirements of the department of Public Works; and,
 4. The submission, to this department of electronic data, suitable for updating the City Assessing Records.
-

E. The application of **Micronics Realty Trust, Owner**, for property located at **200 West Road**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to construct a 75' x 94' addition to an existing building, re-striping of the paved parking area and the addition of a 14' access drive within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 267 as Lot 22 and lies within an Industrial District;

Voted to **grant** Conditional Use Approval with the following stipulations:

1. Separate drainage of roof water from other storm water will be employed with at least part of roof drainage to be used for irrigation of native landscaping and remainder outleting beyond storm water treatment area.
2. In landscaped areas outside of storm water drainage area, the applicant shall install native wetlands vegetation and where possible employ the use of a rain garden.
3. Before site disturbance, the applicant shall remove and bag phragmites in black plastic and dispose of in an appropriate manner in order to eliminate the spreading of invasive species, and a note shall be added to the Conditional Use Plan as well as any Site Review Plans.
4. The applicant shall report annually to the Department of Public Works the condition of the storm water treatment system including any monitoring of invasive species and including the maintenance of a no mow policy of the native plants in the treatment area.
5. The applicant shall apply wetland seed mix in the disturbed areas behind the new addition.
6. That approval is conditioned up the applicant receiving a permit from NHDES.

.....

III. NEW BUSINESS

A. Request for new street name for new subdivision located off Falkland Way, as previously shown on Assessor Map 212 as Lot 123.

Voted to accept Albacore Way as the new street name, subject to approval by the EOC.

.....

B. Subdivision Request for property located at 23-25 Concord Way, Map 212, Lot 13.

The Board acknowledged intent to subdivide Map 212, Lot 13, also referred to as 23-25 Concord Way.

.....

IV. OLD BUSINESS

A. Planning Board appointment to the Historic District Commission;

Jerry Hejtmanek volunteered to be the HDC representative.

.....

B. Request to purchase "Unnamed Lane" abutting Pleasant Street;

Voted to table this matter to the next regularly scheduled Planning Board meeting on August 17, 2006 at 7:00 pm.

.....
V. AMENDED SITE PLAN REVIEW

A. Property Located at 154 – 158 Fleet Street – addition of Grease Trap.

Voted to **table** this matter to the next regularly scheduled meeting on Thursday, August 17, 2006 as a report had not been received back from DPW on this matter.

.....
B. Property Located at 2460 Lafayette Road (Walmart) – elimination of sidewalks;

Voted to **approve** this amendment.

.....
C. Property Located at 1800 Woodbury Avenue – Per Conservation Commission request, elimination of two parking spaces;

Voted to **approve** this amendment.

.....
V. ADJOURNMENT was had at approximately 10:00 p.m.

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