

ACTION SHEET
PLANNING BOARD MEETING
PORTSMOUTH, NEW HAMPSHIRE

7:30 P.M.

CITY COUNCIL CHAMBERS

SEPTEMBER 21, 2006

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

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

MEMBERS EXCUSED: Donald Coker

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

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6:00 pm – 6:30 pm WORK SESSION regarding Zoning Ordinance Re-Write

A work session was conducted with Rick Taintor, of Taintor & Associates, to review material that will be discuss at the Special Work Session scheduled for next Thursday, September 28, 2006 from 6:00 – 8:00 pm

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6:30 pm – 7:30 pm WORK SESSION regarding The Housing Partnership’s request for an Amendment to Section 10-1503 of the City’s Zoning Ordinance Relating to Residential Planned Unit Developments (PUD) and request for an access easement for property located on Bedford Way;

A work session was conducted with The Housing Partnership.

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I. APPROVAL OF MINUTES

- A. Approval of Minutes from the June 15, 2006 Planning Board Meeting;
- B. Approval of Minutes from the June 22, 2006 Planning Board Meeting;
- C. Approval of Minutes from the August 17, 2006 Planning Board Meeting;

All minutes were approved unanimously.

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II. PUBLIC HEARINGS

- A. The application of **Thomas J. Flatley, Owner, and Home Depot, Applicant**, for property located at **500 Spaulding Turnpike** wherein amended site plan approval is requested for minor site alterations to the proposed lumber canopy and the garden center, with related paving, utilities,

landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 238 as Lot 20 and lies within a General Business District.

Voted to **approve** the amended application.

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B. The application of **Millennium Borthwick, LLC, Owner**, for property located at **155 Borthwick Avenue** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to add 13,771 s.f. of grading and pavement within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 259 as Lot 14-1 and lies within an Industrial District;

Voted to **table** the application until the next regularly scheduled Planning Board meeting on October 19, 2006.

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C. The application of **Frederick J. Bailey, III, Owner**, for property located at **520 Route One By-Pass (Portsmouth Traffic Circle)** wherein amended Site Review approval is requested to enclose 20 existing 2nd floor balconies (facing Boyd Road), with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 175 as Lot 11 and lies within a General Business district.

Voted to **approve** with the following **stipulation**:

- 1) That the applicant shall work with the Planning Department on the lighting to assure that there will be no net increase in lighting to abutting properties and that they shall be Dark Sky Friendly.

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D. The application of **Liberty Mutual Group, Owner**, for property located at **225 Borthwick Avenue** wherein Site Review approval is requested for the addition of a third emergency generator, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 240 as Lot 1 and lies within an Office Research district.

Voted to **approve** with the following **stipulations**:

Stipulations from the September 5, 2006 Technical Advisory Committee Meeting:

- 1) That the monitoring well shall be relocated and done under the direction of a hydro-geologist and DPW;
- 2) That the status of the repairs to the monitoring wells shall be reviewed, with a report back to the Planning Board;
- 3) That the status of any outstanding access easements shall be reviewed, with a report back to the Planning Board; and
- 4) That the Site Plans shall be stamped.

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III. CITY COUNCIL REFERRALS/REQUESTS

A. Request to purchase “Unnamed Lane” abutting Pleasant Street;

Voted to **table** to a time indefinite.

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IV. OLD BUSINESS

A. 58 State Street – Report back from DPW;

Voted to **accept** the report from the Department of Public Works regarding the resolution of the grease trap requirement, per Stipulation #26 of Planning Board approval on August 17, 2006.

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V. NEW BUSINESS

A. 154-158 Fleet Street – Request for one-year extension of Site Review Approval;

Voted to **grant** a one year extension of Site Review approval.

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VI. AMENDED SITE PLAN REVIEW

A. 1039 Islington Street – Addition of 5 parking spaces;

Voted to **grant** amended Site Review approval.

B. 400 Gosling Road – PSNH (Guard Shack);

Voted to **grant** amended Site Review approval.

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VI. ADJOURNMENT was had at approximately 8:15 p.m.

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