

ACTION SHEET
PLANNING BOARD MEETING
PORTSMOUTH, NEW HAMPSHIRE

7:30 P.M.

CITY COUNCIL CHAMBERS

DECEMBER 21, 2006

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

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

MEMBERS EXCUSED: Raymond Will and Timothy Fortier, Alternate

ALSO PRESENT: David M. Holden, Planning Director; and, Lucy E. Tillman, Chief Planner
Peter Britz, Environmental Planner

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I. APPROVAL OF MINUTES

1. Approval of Minutes from the November 16, 2006 Planning Board Meeting – unanimously approved.

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II. PUBLIC HEARINGS

A. A Public Meeting to solicit public comment on a proposed amendment to the City's 1995 *Zoning Ordinance* to add a new section to this *Ordinance* titled Nonresidential Planned Unit Development (PUD-NR). As proposed, this section applies to tracts of land that either are located in an Industrial district and abut an Office Research district or are located in an Office Research district and abut an Industrial district.

A public meeting was held and a subsequent work session was scheduled for January 18, 2007 at 6:00 pm.

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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 13,000 s.f. of porous pavement (8,000 s.f. of new and 5,000 s.f. replacement of traditional 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;

The Board voted to **approve** Conditional Use Approval with the following stipulations:

- 1) That there be regular maintenance of the catch basins and vacuuming of the pavement;

- 2) That the applicant shall propose a sign which clearly marks the area proposed for porous pavement and notes that the area should not be sealcoated. Also, the applicant should include on the sign that only the first eight feet off the edge of pavement should be mowed and the remainder shall remain in a natural state.
- 3) That a stormwater management maintenance schedule be provided to DPW on a regular basis, as determined by DPW;
- 4) That the additional parking shall not be constructed until the second office building is completed;

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C. The application of **SBG & RGB Ventures, LLC, Owner**, for property located at **1800 Woodbury Avenue** wherein an amendment to a Conditional Use Permit Application is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to relocate a dumpster and add two parking spaces, totaling a net removal of 6 additional s.f. of impervious surface within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 239 as Lot 7-3 and lies within a General Business District;

The Board voted to table to the next regularly schedule meeting on January 18, 2007 at 7:00 pm

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D. The application of **Guthrie R. Swartz and Elizabeth Swartz Revocable Trust, Owners**, for property located at **33 Johnson Court**, **Sean and Lina Tracey, Owners**, for property located at **24 Johnson Court**, **James Sparrel and K. Towler, Owners**, for property located at **125 South Street**, and the **City of Portsmouth, Owner**, for property located at **1 Junkins Avenue**, wherein Preliminary Subdivision approval is requested to allow for the re-subdivision/lot line relocation of various properties located off of South Street, Johnson Court and Junkins Avenue. Wherein property is conveyed to existing lots with the following effect: Assessor Plan 102, Lot 47 increasing in area from 7,266 s.f. to 8,537 s.f.; Assessor Plan 110, Lot 12 decreasing in area from 29,730 s.f. to 23,827 s.f.; Assessor Plan 110, Lot 9 increasing in area from 10,863 s.f. to 13,786 s.f.; and Assessor Plan 110, Lot 1 increasing in area slightly over 8 acres by 1,708 s.f. Also proposed in this conveyance is a view easement to the benefit of Assessor Plan 102, Lot 47. Said properties are shown on Assessor Plan 110 as Lot 12; Assessor Plan 102 as Lot 47; Assessor Plan 110 as Lot 9 and Assessor Plan 110 as Lot 1 and lie within a General Residence B District, a Municipal District and the Historic District B.

The Board voted to approve preliminary subdivision approval with the following stipulations:

- 1. That the City acts to accept the land offer proposed by this application;
 - 2. That a conforming Final Subdivision Plan shall be submitted for approval by this Board;
 - 3. That all property monuments shall be set in accordance with the Department of Public Works; and,
 - 4. The submission, to Department of Public Works of electronic data, suitable for updating the City Assessing Records.
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E. The application of **Michael Travis, Owner**, for property located at **66 Benson Street**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to remodel an existing 2-family structure and construct a 3 car garage, including pavement, within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 233 as Lot 73 and lies within a Single Resident B District;

The Board voted to table to the next regularly schedule meeting on January 18, 2007 at 7:00 pm

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F. The application of **Sagamore Landing Trust**, Owner, for property located at **241 Walker Bungalow Road**, wherein an amendment to Site Review approval which was received on June 17, 1993 from the Portsmouth Planning Board is requested to amend language regarding dockage. Said property is shown on Assessor Plan 202 as Lot 13 and lies within a Single Residence B District;

The Board voted to amend the language of condition #10 of the original approval to read “That dockage will be limited to one dock as approved by the NH Department of Environmental Services and said dockage shall be for the sole benefit of Sagamore Landing Condominium Association residents and shall not be leased in whole or part to any other party or individual”.

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G. The application of **EAB Realty Management, Inc., Owner**, for property located at **1618 Islington Street**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to remove a shed and barn and construct a new garage with associated driveway within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 241 as Lot 10 and lies within a Single Residence B District;

The Board voted to approve Conditional Use Approval with the following stipulations:

- 1) That the applicant shall consider using a pervious material for the driveway.
- 2) That Peter Britz, City Environmental Planner shall have final approval of the surface material.

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III. ADJOURNMENT

A motion to adjourn at 9:45 pm was made and seconded and passed unanimously.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary for the Planning Board