

ACTION SHEET
PLANNING BOARD MEETING
PORTSMOUTH, NEW HAMPSHIRE

7:30 P.M.

CITY COUNCIL CHAMBERS

JANUARY 18, 2007

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; Raymond Will; Donald Coker; Anthony Coviello; Paige Roberts; and Timothy Fortier, Alternate;

MEMBERS EXCUSED: n/a

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

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6:00 pm Work Session on City Council Referrals:

- 1) **Table 10 – Dimensional Requirements of the Zoning Ordinance. Change to maximum building height within the Central Business A (CBA) District from a 50 foot maximum to a 40 foot maximum;**

The next work session will be held on Thursday, February 1, 2007 at 6:30 pm with the City Council members.

- 2) **Nonresidential Planned Unit Development (PUD) which would function as an overlay in the Office Research (OR) and Industrial (I) Districts; and**
- 3) **Outdoor Entertainment;**

Items #2 & #3 were not reached and were rescheduled for Thursday, February 1, 2007, following the joint work session with City Council members.

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I. NEW BUSINESS

- A. Election of Officers;

John Ricci was re-elected Chairman
Jerry Hejtmanek was re-elected Vice-Chairman

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II. OTHER BUSINESS

Presentation of Capital Improvement Program;

City Manager John Bohenko addressed the Board and presented the CIP plan along with City staff members.

The Board voted to accept the plan and recommend to the City Council.

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Presentation regarding Stormwater Master Plan by Department of Public Works;

Kristie Rabasca, P.E., of Edwards and Kelcey, presented a Stormwater Master Plan recommendation to the Board along with David Allen, City Engineer and Peter Rice, City Water/Sewer Engineer.

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III. APPROVAL OF MINUTES

- A. Approval of Minutes from the December 7, 2006 Planning Board Meeting – approved.
- B. Approval of Minutes from the December 21, 2006 Planning Board Meeting – approved.

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IV. PUBLIC HEARINGS

A. The application of **SBG & RGB Ventures, LLC, Owner**, for property located at **1800 Woodbury Avenue** wherein an amendment to a Conditional Use Permit approval is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to relocate a dumpster, the restoration of two parking spaces and the replacement of two existing parking spaces with eco-stone pavers 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;

Voted to **table**.

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B. 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; (This application was tabled at the December 21, 2006 Planning Board Meeting)

Voted to **table**.

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C. The application of **Meadowbrook Motor Inc, Owner, and Key Auto Group, Inc., Applicant**, for property located off **U.S. Route One By-Pass (Traffic Circle)**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to develop the site to include a hotel, a retail building, three restaurants, and a convenience store/gas station, within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 234 as Lot 51 and lies within a General Business District;

Voted to **table**.

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D. The application of **Jeannette MacDonald, Owner**, for property located at **86 Farm Lane**, and **William A. and Claris A. Lacey, Owners**, for property located at **125 Meadow Road**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots having the following: Lot 68 as shown on Map 236 decreasing in area from 31,875 s.f. to 18,750 s.f. and with 150' of continuous street frontage on Meadow Road and Lot 74 as shown on Map 236 increasing in area from 32,855 s.f. to 45,980 s.f. and with 187' of continuous street frontage on Farm Lane. Said lots are shown on Assessor Plan 236 as Lots 68 and 74 and lie within a Single Residence B District;

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

- 1) That all property monuments shall be set in accordance with the Department of Public Works, and,
- 2) That the applicant shall submit to the Department of Public Works electronic GIS data, suitable for updating the City Assessing records.

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E. The application of **SLF Realty Group II, LLC, Owner**, for property located at **180 Mirona Road**, and **McLeod Enterprises, LLC, Owner**, for property located at **1190 Lafayette Road**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots having the following: Lot 002 as shown on Map 253 decreasing in area from 242,999 s.f. (5.579 acres) to 242,270 s.f. (5.562 acres) and with 409.44' of continuous street frontage on Lafayette Road and Lot 008 as shown on Map 252 increasing in area from 108,249 s.f. (2.485 acres) to 108,978 s.f. (2.502 acres) with 248.65' of continuous street frontage on Lafayette Road. Said lots are shown on Assessor Plan 253 as Lot 002 and Assessor Plan 252 as Lot 008 and lie within a General Business District;

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

- 1) That all property monuments shall be set in accordance with the Department of Public Works, and,
 - 2) That the applicant shall submit to the Department of Public Works electronic GIS data, suitable for updating the City Assessing records.
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V. CITY COUNCIL REFERRALS/REQUESTS

A. Request to replace the “Community Campus” signs at 100 Campus Drive with a large sign listing each of the agencies;

Voted to **table** to allow the opportunity to work with the Planning Department and Department of Public Works on a modified signage request.

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VI. OLD BUSINESS

A. Prime Wetlands Up-Date;

Voted to **table** pending receipt of Mark West’s report which is anticipated to be completed and provided to the Planning Board prior to next month’s meeting.

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VII. ADJOURNMENT

A motion to adjourn at 8:55 pm was made and seconded and passed unanimously.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary for the Planning Board