

**AMENDED ACTION SHEET**

**RECONVENED PLANNING BOARD MEETING  
PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS  
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

**7:00 P.M.**

**JUNE 28, 2007**

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

**MEMBERS EXCUSED:** Paige Roberts and Timothy Fortier, Alternate

**ALSO PRESENT:** David M. Holden, Planning Director

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**IV. PUBLIC HEARINGS**

E. The application of **7 Islington Street, LLC, Owner**, for property located at **7 Islington Street and 40 Bridge Street**, wherein Preliminary and Final Subdivision approval (Lot Line Revision) is requested between two lots having the following: Lot 51 as shown on Map 126 decreasing in area from 9,258 s.f. to 5,078 s.f. and street frontage on Islington Street remaining at 71' and Lot 52 as shown on Map 126 increasing in area from 2,931 s.f. to 7,111 s.f. and street frontage on Bridge Street increasing from 50' to 120', and lying in a zone where a minimum lot area of 1,000 s.f. and no street frontage is required. Said lots are shown on Assessor Plan 126 as Lots 51 and 52 and lie within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District A;

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

- 1) That zoning district boundary lines shall be identified on the Plat so as to identify HDC, CBB and overlay boundaries;
- 2) That all necessary plat plans, deeds, easements and/or licenses necessary for the above should be prepared by the applicant for review and approval by the Legal Department as to their content and form;
- 3) That boundary monuments shall be placed in accord with DPW requirements;
- 4) That electronic data, suitable for updating the City Assessing Records shall be submitted to the Department of Public Works; and
- 5) That the applicant shall work with the Planning Department to identify any parking needs prior to the filing of the plat plan.

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F. The application of **Deborah Philips, Owner**, for property located at **92 Pleasant Street**, wherein Site Review approval is requested to construct a 9'6" x 15'6" one-story addition off of the existing one-story rear addition, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 107 as Lot 76 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District A.

Voted to **grant** Site Review approval with the following stipulations:

**Stipulations from the June 5, 2007 Technical Advisory Committee Meeting:**

- 1) That a Construction Management Plan shall be prepared for review and approval by the City prior to the issuance of a Building Permit;
- 2) That a note shall be added to the Site Plans indicating that the small roof overhang in the rear of the building over the parking lot will be removed in its entirety; and
- 3) That the applicant shall confirm any unmet parking needs with Lucy Tillman and a note shall be added to the Site Plans.

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G. The application of **The Foundation for Seacoast Health, Owner**, for property located at **100 Campus Drive**, wherein Site Review approval is requested to construct playing fields and ball courts to accommodate softball/baseball, soccer, tennis and basketball activities, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 266 as Lot 4 and lies within an Industrial District;

Voted to **grant** Site Review approval with the following stipulations:

**Stipulations from the June 5, 2007 Technical Advisory Committee Meeting:**

- 1) That the Site Plan shall label the surface type that is being used for each section of the plan (i.e. parking lot, tennis court, softball field);
- 2) That a note shall be added to the Site Plan Detail Sheet, indicating that only one of the porous pavement details will be used, to be determined at the time of bid;
- 3) That a note shall be added to the Site Plans indicating that no site lighting for the parking lot or ball fields was approved;
- 4) That the applicant shall prepare a site plan that delineates the drainage patterns of the parcel for review by DPW, to be available for the Planning Board;
- 5) That the applicant shall meet with Harold Ecker to review the revised drainage site plan;

**Stipulations from the June 28, 2007 Planning Board Meeting:**

- 6) That the applicant shall work with DPW and the Planning Department to create signage for the backstop/batting cage area, stating that it is located in a wetland protection area;
- 7) That signs shall be added to the Site Plans indicating where porous pavement is located so that it is not sealed in the future;
- 8) That three ADA parking spaces and a curbcut from the parking area sidewalk shall be added to the Site Plans; and
- 9) That the applicant work with Peter Britz, City Environmental Planner, and the Conservation Commission, to develop a maintenance manual for the multi-purpose field;

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H. The application of **Pike Industries, Inc., Owner**, for property located at **650 Peverly Hill Road**, wherein Site Review approval is requested to demolish two existing asphalt plants and replace with one new 6,353 s.f., 66.5' high asphalt plant, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 254 as Lot 7 and lies within the Industrial (I) District;

Voted to **grant** Site Review approval with the following stipulations:

**Stipulations from the June 5, 2007 Technical Advisory Committee Meeting:**

- 1) That when the project is being built, the loading and unloading and weighing of trucks bringing materials to the site should not be on the driveway of DPW but should be on their site; and
- 2) That the applicant shall be responsible for milling and overlaying the section of Peverly Hill Road southbound going up hill road coming up to the site;

**Stipulations from the June 28, 2007 Planning Board Meeting:**

- 3) That a planting detail be added to the Site Plans and approved by DPW;
- 4) That a maintenance plan be prepared for the treatment swale, for review and approval by Peter Britz, Environmental Planner, and bi-annual reports filed with DPW;

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I. The application of **Millennium Borthwick, LLC, Owner, and Fresenius Medical Care North American Dialysis Services, Applicant**, for property located at **155 Borthwick Avenue**, wherein Site Review approval is requested to install an 18.5' x 11' above grade concrete emergency generator pad, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 259 as Lot 14-1 and lies within the Industrial (I) District;

Voted to **grant** Site Review approval with the following stipulations:

**Stipulations from the June 5, 2007 Technical Advisory Committee Meeting:**

- 1) That the applicant shall provide a photo of the proposed fencing to the Planning Board for their review; and
- 2) That a note shall be added to the Site Plan indicating that the weekly test exercises shall be done during normal weekday business hours.

**Stipulations from the June 28, 2007 Planning Board Meeting:**

- 3) That the concrete slab detail with the 6" curb be added to the Site Plans; and
- 4) That the ends of the silt fence shall be turned towards one end of the building and one end up the slope, and shall be added to the Site Plans.

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J. The application of **82-86 Congress, LLC, Owner**, for property located at **82-86 Congress Street**, wherein Site Review approval is requested to add a 4,712 s.f. 3<sup>rd</sup> story to an existing building, renovate storefront and add mechanical equipment, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 117 as Lot 45 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District A;

Voted to **grant** Site Review approval with the following stipulations:

**Stipulations from the June 5, 2007 Technical Advisory Committee Meeting:**

- 1) That a Construction Management Plan shall be prepared for review and approval by the City prior to the issuance of a building permit;
- 2) That a knox box and automatic notification of emergency services are required and shall be noted on the Site Plans;

- 3) That the applicant shall be responsible for the reconstruction of City standard sidewalks along the Chestnut Street side of the property and it is further understood that the Congress Street sidewalks are brand new and any damage whatsoever will have to be repaired
- 4) That a note shall be added to the Site Plan that only one water meter will be allowed for the site;
- 5) That the water service shall be reviewed by a mechanical engineer to determine that the water service can handle the additional floor, and a report shall be provided to Thomas Cravens and the Planning Department for review and approval;
- 6) That the applicant shall confirm the address of the property with Thomas Richter of DPW;
- 7) That parking calculations shall be reviewed and approved by Lucy Tillman, and a note shall be added to the Site Plans;
- 8) That the proposed awning on Chestnut Street shall be subject to a City license;
- 9) That all HVAC equipment shall comply with city standards on noise; and
- 10) That a note shall be added to the Site Plans that no restaurant is proposed in this structure and, as such, no grease trap is required. However, if in the future a restaurant goes in, then exterior land would be required for the installation of an external grease trap;

**Stipulations from the June 28, 2007 Planning Board Meeting:**

- 11) That particular attention be given to construction hours and that they shall be strictly adhered to, and a note shall be added to the Site Plans; and
- 12) That the Music Hall shall be given particular consideration regarding construction plans relating to the City approved pilot program to close Chestnut Street.

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**V. ADJOURNMENT**

A motion to adjourn at 9:10 pm was made and seconded and passed unanimously.

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Respectfully submitted,

Jane M. Shouse  
Acting Secretary for the Planning Board