

ACTION SHEET

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 P.M.

MARCH 18, 2010

MEMBERS PRESENT: John Ricci, Chairman; Paige Roberts, Vice Chairman; Eric Spears, City Council Representative; Donald Coker; John Rice; Anthony Blenkinsop; MaryLiz Geffert; Cindy Hayden, Deputy City Manager; Richard Hopley, Building Inspector; and Norman Patenaude, Alternate and William Gladhill, Alternate

MEMBERS EXCUSED: n/a

ALSO PRESENT: Rick Taintor, Planning Director

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I. APPROVAL OF MINUTES

1. Approval of Minutes from the February 18, 2010 Planning Board Meeting – Unanimously approved.

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II. PUBLIC HEARINGS

A. The application of **Durgin Square Holdings, LLC, Owner**, and **Urban Retail Properties, LLC, Applicant**, for property located at **1600 Woodbury Avenue (Durgin Square Plaza)**, wherein Amended Site Plan Approval is requested to revise landscaping and install irrigation in the parking lot area and along Woodbury Avenue, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 238 as Lot 16 and lies within the General Business District.

Voted to **grant** Amended Site Plan Review Approval, with the following stipulations:

- 1) The applicant shall clean up the rear of the property and remove all trash, litter and carriages;
 - 2) All plant treatments used on the property shall be organic.
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B. The application of **Parade Office, LLC, Owner, and the City of Portsmouth, Applicant**, for property located at **195 Hanover Street**, wherein Site Plan Approval is requested to construct a 200 ± space parking lot, with sidewalks and related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the Central Business B District and the Historic District.

Voted to **grant** Site Plan Review Approval, with the following stipulations:

- 1) DPW shall complete a final review of the lighting and equipment systems.
- 2) The application shall be subject to the execution of a lease with the City to reflect that this is a City project, rather than a private development project.
- 3) The applicant shall file with the Planning Board, two years after completion of the parking lot, an update on plans for development and/or landscaping of the site.

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C. The application of **J. P. Nadeau, Owner, and Witch Cove Marina Development, LLC, Applicant**, for property located at **187 Wentworth House Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for the placement of two structures, a portion of which fall within the tidal wetland buffer. Said property is shown on Assessor Plan 201 as Lot 12 and lies within the Waterfront Business District.

Voted to **postpone** until the next regular Planning Board meeting on Thursday, April 15, 2010.

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D. The application of **Robert A. and Eileen C. Mackin Living Trust, Owner**, for property located at **56 Dennett Street**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for the placement of an 8' x 12' shed, which falls within the tidal wetland buffer. Said property is shown on Assessor Plan 140 as Lot 13 and lies within the General Residence B District and the Historic District.

Voted to **grant** Conditional Use Permit Approval.

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III. NEW BUSINESS

A. City Council Referral - Request from John Cronin regarding the subdivision and possible sale of approximately 3.24 acres at 56 Lois Street to the City of Portsmouth for conservation purposes.

Voted to take no action and forward the Board's previous recommendation to the City Council.

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B. Request for a one-year extension of Site Plan Approval for property located at 198 Islington Street.

Voted to **grant** a one-year extension of Site Plan Approval.

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C. Easement over property of Genimatas located at 70 Lafayette Road to benefit municipal property located at 100 Lafayette Road (Lafayette School)

Voted to recommend acceptance of the easement to the City Council.

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IV. OTHER BUSINESS

A. Islington Street Corridor Improvement Action Plan – Report by Nancy Carmer, Economic Development Program Manager

Nancy Carmer presented an overview of the Action Plan.

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B. Downtown Parking Focus Group – Update

Rick Taintor, Planning Director, and Donald Coker, Group Chairman, reported on their first meeting. The next meeting is scheduled for April 1, 2010.

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NON-AGENDA ITEM:

A. Request for a one-year extension of Site Plan Approval for property located in the PSNH Right of Way off Griffin Road.

Voted to **grant** a one year extension of Site Plan Approval.

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V. PLANNING DIRECTOR’S REPORT

A. Administrative Approvals – Amendments to Approved Site Plans

- 1. 380 Ocean Road (Cedar Ridge Condominium)
- 2. 125 Brewery Lane (Brewyard Terraces)

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VI. ADJOURNMENT

A motion to adjourn was made at 9:25 pm, was seconded and passed unanimously.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary for the Planning Board