

ACTION SHEET

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 P.M.

MAY 20, 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

A. Approval of Minutes from the April 15, 2010 Planning Board Meeting – Unanimously approved.

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II. PUBLIC HEARINGS

A. The application of **150 Greenleaf Avenue Realty Trust, James G. Boyle, Trustee**, Owner, for property located at **150 Greenleaf Avenue** requesting Site Plan Approval to expand an existing car dealership, to include a 26,000 s.f. (footprint) building and approximately 944 additional parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 243 as Lot 67 and lies within the General Business District.

Voted to find that the Zoning Ordinance adopted by the City Council on December 21, 2009, and effective January 1, 2010, is applicable to this application.

Voted to postpone Site Plan Review to a time indefinite as requested by the applicant.
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B. The application of **Robert and Pearl Revocable Trust, Owner, and Stephen Kennedy, Applicant**, for property located at **175 Fleet Street**, requesting Site Plan Approval to construct a 1-story 365 s.f. addition to an existing structure, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 117 as Lot 8 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District.

Voted to **grant** site plan approval, with the following stipulation:

1. A Construction Management Plan (CMP) shall be prepared by the Applicant and approved by the City, prior to the issuance of a building permit.

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C. The application of **David D. and Elizabeth Paquette, Owners**, for property located at **8 Pheasant Lane**, requesting Amended Site Plan Approval to install an above ground swimming pool with wood deck, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 268 as Lot 99-8 and lies within the Single Residence B (SRB) District.

Voted to **grant** site plan approval.

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D. The application of the **City of Portsmouth, Owner, and the School Department, Applicant**, for property located at **25 Granite Street**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for the demolition of an existing building and the construction of a softball field, including bleachers, concrete pads, parking and a concession building, a portion of which falls within the inland wetland buffer. Said property is shown on Assessor Plan 217 as Lot 5 and lies within the Municipal District.

Voted to **grant** Conditional Use Permit approval with the following stipulations:

1. During the construction of the project the debris on the site shall be removed to the maximum extent practical.
2. The applicant shall comply with the vegetation management standards in section 10.1018.24 regarding the use of fertilizers in the vegetated buffer strip and wetland buffer.

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E. The application of the **City of Portsmouth, Owner, and the School Department, Applicant**, for property located at **25 Granite Street**, requesting Site Plan Approval to demolish an existing building and construct a softball field with bleachers, restroom/concession pavilion and a 63-space parking area, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 217 as Lot 5 and lies within the Municipal District.

Voted to postpone this matter to the next regularly scheduled Planning Board meeting on Thursday, June 17, 2010 at 7:00 pm.

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F. The application of **Blue Star Properties, LLC, Owner**, for property located at **233 Vaughan Street**, requesting Site Plan Approval to demolish an existing building and construct a 4-story, 10,905 s.f. (footprint) mixed use building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 14 and lies within the Central Business A (CBA) District, the Downtown Overlay District (DOD) and the Historic District.

Voted to **grant** site plan approval, with the following stipulations:

1. The applicant shall work with Public Works to evaluate repair needs for the sewer line that it will tie into, prior to the issuance of a building permit.
2. A bicycle rack shall be placed on the outside of the building.
3. A Construction Management Plan (CMP) shall be prepared by the Applicant and approved by the City, prior to the issuance of a building permit.

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G. The application of **Madison Commercial Group, LLC, Owner**, for property located at **150 Mirona Road**, requesting Site Plan Approval to construct a 2-story 2,600 s.f. (footprint) garage with open space on the second story, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 253 as Lot 2A and lies within the Gateway District.

Voted to **grant** site plan review approval, with the following stipulations:

1. A Construction Management Plan (CMP) shall be prepared by the Applicant and approved by the City, prior to the issuance of a building permit.
2. The Easement Deed shall be executed and recorded at the Registry of Deeds.

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H. The application of **Sureya M. Ennabe Revocable Living Trust, Owner, and C.N. Brown Company, Applicant**, for property located at **800 Lafayette Road**, requesting Site Plan Approval to demolish an existing building and construct a gas station with a 1-story 2,800 s.f. canopy and a 1-story 2,770 s.f. convenience store, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 244 as Lot 5 and lies within the Gateway District.

Voted to **grant** site plan review approval, with the following stipulations:

1. A letter from the gas company confirming that the existing gas service to the building is suitable for reuse shall be filed with the Planning Department prior to the issuance of a building permit.
2. The lighting plan shall be revised to reflect the current Site Plan.
3. The lighting specs shall be revised to reflect the LED lighting proposed.
4. The applicant shall work with DPW with regard to entry and egress to the site, including appropriate signage.
5. A Construction Management Plan (CMP) shall be prepared by the Applicant and approved by the City, prior to the issuance of a building permit.
6. The applicant shall report to DPW annually on the maintenance of the catch basins.

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I. The application of **Durgin Square Holdings, LLC, Owner, and Urban Retail Properties, LLC, Applicant**, for property located at **1600 Woodbury Avenue (Durgin Square Plaza)**, requesting Amended Site Plan Approval to upgrade landscaping along Woodbury Avenue and install an irrigation system, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 238 as Lot 16 and lies within the General Business (GB) District.

Voted to **grant** amended site plan review approval, with the following stipulations:

1. Any additional connections to the water system for sprinkler use shall be connected to back flow preventers, attached inside the building.
2. A license will be required from City Council for installation of irrigation system components within the City right-of-way.

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J. The application of **Bromley Portsmouth, LLC and RCQ Portsmouth, LLC, Owners**, for property located at **1465 Woodbury Avenue**, requesting Site Plan Approval to demolish a 1,600 s.f. addition and replace with a 1-story 2,700 s.f. (footprint) addition, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 216 as Lot 3 and lies within the General Business (GB) District.

Voted to **grant** amended site plan review approval, with the following stipulations:

1. The Applicant shall prepare a Construction Management Plan 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 stating that no portion of the historic structure shall be demolished.

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K. The application of **Portwalk Apartments, LLC, Owner**, for property located at **195 Hanover Street (Lot #2)**, requesting Amended Site Plan Approval to revise parking spaces and to add landscaping components, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 23 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District.

Voted to **grant** amended site plan approval, with the following stipulations:

1. The final design of the crosswalk and sidewalk tip-down at the intersection of Hanover Street and Portwalk Place shall be subject to approval by DPW staff.
2. The Applicant shall prepare a Construction Management Plan for review and approval by the City prior to the issuance of a building permit.

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L. The application of **Great Bay Community College, Applicant**, for property located at **320 and 360 Corporate Drive**, wherein Preliminary and Final Subdivision approval (Subdivision and Lot Line Revision) is requested with the following: A portion of the Tradeport decreasing by 6.22 acres; a new lot being created as proposed Assessor Map 315, Lot 5 totaling 6.11 acres with 459' of continuous street frontage on Corporate Drive and 405' of continuous street frontage on International Drive and existing Assessor Map 315, Lot 4 increasing from 13.05 acres to 13.16 acres with 1,260' of continuous street frontage on Corporate Drive. Said lots lie within the Airport Business Commercial District where a minimum lot area of 5 acres and 200' of continuous street frontage is required. Said property is shown on Assessor Map 315 as Lot 4 and Lot 5.

Voted to **recommend Preliminary and Final Subdivision Approval** with the following stipulation:

- 1) GIS data shall be provided to the City of Portsmouth Department of Public Works in the form specified by the City.

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M. The application of **Great Bay Community College, Applicant**, for property located at **320 Corporate Drive**, requesting Amended Site Plan Approval to expand an existing parking lot by adding 84 new parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 315 as Lot 4 and lies within the Airport Business and Commercial District.

Voted to **grant** amended site plan approval, with the following stipulation:

1. A Construction Management Plan (CMP) shall be prepared by the Applicant for review and approval by the City, prior to the issuance of a building permit.

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III. CITY COUNCIL REFERRALS/REQUESTS

A. Drainage Easement from David W. and Pamela A. Richard to the City of Portsmouth across 1179 Maplewood Avenue.

Voted to recommend that the City Council accept a drainage easement as proposed.

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B. Request from Ann Hopperwasser, of ESTA, for property located at 67 Bow Street, to install a projecting sign.

Voted to recommend approval of a revocable municipal license, subject to the following conditions:

- 1. The license shall be approved by the Legal Department as to content and form;
- 2. Any removal or relocation of the projecting sign, for any reason, shall be done at no cost to the City; and
- 3. Any disturbance of a sidewalk, street or other public infrastructure resulting from the installation, relocation or removal of the projecting sign, for any reason, shall be restored at no cost to the City and shall be subject to review and acceptance by the Department of Public Works.

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NON AGENDA ITEM:

C. Request of Heather Lessard, of Tulips, for property located at 62 Market Street, to install a projecting sign.

Voted to recommend approval of a revocable municipal license, subject to the following conditions:

- 1. The license shall be approved by the Legal Department as to content and form;
- 2. Any removal or relocation of the projecting sign, for any reason, shall be done at no cost to the City; and
- 3. Any disturbance of a sidewalk, street or other public infrastructure resulting from the installation, relocation or removal of the projecting sign, for any reason, shall be restored at no cost to the City and shall be subject to review and acceptance by the Department of Public Works.

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IV. OLD BUSINESS

A. Appointment of Planning Board Representative to the Historic District Commission.

Postponed to next month.

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V. PLANNING DIRECTOR'S REPORT

- A. Administrative Approvals
- 100 Deer Street (Portwalk, Lot 1)
 - 195 Hanover Street (Portwalk, Lot 2)
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VI. ADJOURNMENT

A motion to adjourn was made at 10:50 pm, was seconded and passed unanimously.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary for the Planning Board