

**ACTION SHEET**

**PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

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

**7:00 P.M.**

**JUNE 17, 2010**

**MEMBERS PRESENT:** John Ricci, Chairman; Paige Roberts, Vice Chairman; Donald Coker; John Rice; Anthony Blenkinsop; MaryLiz Geffert; Cindy Hayden, Deputy City Manager; and Norman Patenaude, Alternate and William Gladhill, Alternate

**MEMBERS EXCUSED:** Eric Spear, City Council Representative and Richard Hopley, Building Inspector

**ALSO PRESENT:** Rick Taintor, Planning Director

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**6:00 PM – 7:00 PM – WORK SESSION ON ZONING CHANGES**

A work session was held on proposed changes to the Zoning Ordinance. Another work session will be scheduled before the July Planning Board meeting.

**I. APPROVAL OF MINUTES**

1. Approval of Minutes from the May 20, 2010 Planning Board Meeting – Unanimously approved.

**II. OLD BUSINESS**

*The Board’s action in these matters has been deemed to be quasi-judicial in nature.  
If any person believes any member of the Board has a conflict of interest,  
that issue should be raised at this point or it will be deemed waived.*

A. 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. (This application was postponed at the May 20, 2010 Planning Board meeting).

Voted to **grant** site plan approval

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**II. PUBLIC HEARINGS**

*The Board's action in these matters has been deemed to be quasi-judicial in nature.  
If any person believes any member of the Board has a conflict of interest,  
that issue should be raised at this point or it will be deemed waived.*

A. The application of **Eugene C. Bergeron, Owner**, for property located at **20 Columbia Street**, requesting Site Plan Approval to pave and stripe a grassed area behind an existing structure and to install a rain garden, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 156 as Lot 22 and lies within the General Residence C (GRC) District.

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

- 1) A note shall be added to the Site Plan stating that there shall be no parking in front of the building or on the paved area on the south side of the building.

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B. The application of **Lang and Longmeadow Development, LLC, Owner**, for property located at **126 Lang Road**, requesting Amended Site Plan Approval to relocate one of five proposed multi-unit dwelling units on the site, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 291 as Lot 1-1 and lies within the Garden Apartment/Mobile Home (GA/MH) District.

Voted to **postpone** this application to the next Planning Board meeting:

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C. The application of **Catherine R. Whelan, Owner**, of property located at **660 Middle Street** requesting Final Subdivision Approval to subdivide one lot into three lots with the following: Proposed Lot 1 having 16,377 ± s.f. (.38 ± acres) and 70' ± of street frontage on Middle Street; Proposed Lot 2 having 21,124 ± s.f. (.48 ± acres) and 108' off of a right of way; and Proposed Lot 3 having 21,268 ± s.f. (.49 ± acres) and 114' off of a right of way; and lying in a zone where a minimum lot area of 7,500 s.f. and 100' of continuous street frontage is required. Said property is shown on Assessor Plan 147 as Lot 19 and lies within a General Residence A (GRA) District and Historic District A;

Voted to **grant** final subdivision approval, with the following stipulations:

1. The applicant shall obtain a driveway permit from the Department of Public Works prior to the recording of the final plat.
2. The final plat and all resulting deeds shall be filed concurrently at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

- 3. Property monuments shall be set as required by DPW prior to the filing of the plat.
- 4. GIS data shall be provided to DPW in the form as required by the City.
- 5. The granite pathway shall be labeled on the final plat.

**III. CITY COUNCIL REFERRALS/REQUESTS**

*The Board's action in these matters has been deemed to be legislative in nature.  
If any person believes any member of the Board has a conflict of interest,  
that issue should be raised at this point or it will be deemed waived.*

- A. Report back from Downtown Parking Focus Group.

Voted to **postpone** discussion to the next Planning Board Meeting.

- B. Request from Tony Schena and Chris Schena, of Portside Seafoods, for property located at 21 Congress 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.

- C. Request from Jeff Casler, of Second Time Around, for property located at 19 Congress 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.

D. Request from Richard and Linda Harding of 1808 Islington Street for a proposed land transfer with the City of Portsmouth.

Voted to **postpone** to the next Planning Board Meeting.

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**IV. OLD BUSINESS**

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

Voted to **postpone** to the next Planning Board Meeting.

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**V. PLANNING DIRECTOR’S REPORT**

A. Administrative Approval for 195 Hanover Street, (Portwalk) Lot #3.

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**VI. ADJOURNMENT**

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

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Respectfully submitted,

Jane M. Shouse  
Acting Secretary for the Planning Board