

**ACTION SHEET**

**PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

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

**7:00 P.M.**

**AUGUST 19, 2010**

**MEMBERS PRESENT:** John Ricci, Chairman; Paige Roberts, Vice Chairman; Eric Spear, City Council Representative; Donald Coker; John Rice; Anthony Blenkinsop; MaryLiz Geffert; Richard Hopley, Building Inspector; and William Gladhill, Alternate

**MEMBERS EXCUSED:** Cindy Hayden, Deputy City Manager and Norman Patenaude, Alternate

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

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**6:00 – 7:00 WORK SESSION:** Proposed Amendments to the Zoning Ordinance  
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**I. 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 **Morgan Sze, Owner**, for property located at **4 Regina Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for the replacement of a septic system within the inland wetland buffer. Said property is shown on Assessor Plan 225 as Lot 25 and lies within the Single Residence A (SRA) District.

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

1. That a detail for the silt fence be added to the Site Plan.
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B. The application of the **Estate of Leonard M. Hatch, Welles C. Hatch, Executor, owner**, for property located at **305 Salmon Avenue**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for the removal of an existing 8' x 12' shed and the installation of a new 8' x 12' shed within the inland wetland buffer. Said property is shown on Assessor Plan 291 as Lot 7 and lies within the Gateway District, the Garden Apartment/Mobile Home Distirct and the Rural District.

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

- 1. The new shed shall be placed on blocks.
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C. The application of **Public Service Company of New Hampshire, Owner**, for property located at **400 Gosling Road**, requesting Amended Site Plan approval to amend the Truck Management Plan regarding deliveries, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 214 as Lot 1 and lies within the Waterfront Industrial District.

Voted to **grant** amended site plan approval to amend the Truck Management Plan to allow truck delivery hours from 6:00 am to 9:00 pm on Monday through Friday, and from 7:00 am to 4:00 pm on Saturdays for a one year trial period, with the condition that the applicant provide a report in 11 months for the City's review prior to its expiration of the trial period.

D. The application of **Meadowbrook Motor, Inc., Owner, and Key Auto Group, Applicant**, for property located at **549 Route One By-Pass (Traffic Circle)**, requesting Site Plan approval to construct a 1-1/2 story 29,405 s.f. (footprint) automobile sales/service center, 432 ± parking spaces, and future development site, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 234 as Lot 51 and lies within the General Business (GB) District.

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

- 1. The applicant shall make the following revisions to the Site Plans:
  - (a) Legend and General Notes (Sheet C-1):
    - (1) Add a note stating, "All sound system speakers shall be directed away from the Coakley Road neighborhood."
    - (2) Add a note stating, "No parking or unloading of vehicles or trucks shall be allowed on Coakley Road."
  - (b) Layout and Materials Plan (Sheet C-2):

- (1) Include appropriate signage acceptable to DPW to prevent traffic impacts on the Coakley Road neighborhood.
  - (2) Add notes for the bollard mounted signs at the accessible spaces on the east side of the building (i.e., “R7-8” and “R7-8A”).
  - (3) Add a bicycle rack near the main entrance to the building.
  - (4) Add a drainage easement acceptable to the Department of Public Works around the area of the Coakley Road driveway.
- (c) Grading and Drainage Plan (Sheet C-3): Show 2” stone (rather than 3/4” stone) at the edge of the curb run on Coakley Road.
- (d) Utility Plan (Sheet C-4):
- (1) Show relocation of the utility pole that is currently located just east of the Coakley Road driveway to at least 6 feet from the edge of the road, and connection to the site’s underground utilities from that pole (subject to approval by PSNH).
  - (2) Confirm that the catch basins are sized adequately.
- (e) Erosion and Sedimentation Control Plan (Sheet C-6): Add a legend.
- (f) Buffer Area and Gravel Wetland Planting Plan (Sheet W-1): Include a note incorporating the notes on the Landscape Plan (Sheet C-5) regarding planting, guarantees, tree protection and plan maintenance.
- (g) Site Lighting Plan (Sheet SL-1): Submit a supplemental Site Lighting Plan (Sheet SL-2) demonstrating compliance with the Zoning Ordinance limits for security lighting when the business is not open to customers (Sec. 10.1145.12).
2. The applicant shall revise the Inspection and Maintenance Plan for the Stormwater Management System to include original manufacturer’s documentation for manufactured products, and to require that maintenance logs be submitted to the Department of Public Works for review.
  3. The applicant shall convey to the City (a) the 20-foot sidewalk easement along Coakley Road as shown on the Layout and Materials Plan, and (b) the drainage easement at the Coakley Road driveway.
  4. The applicant shall grant to the City the amount of \$10,000 to be placed in a separate account and used for pedestrian crossing improvements on the Route One Bypass, which together shall be deemed to satisfy the obligation of this development with respect to a pedestrian crosswalk.
  5. The applicant shall submit documentation that the condominium plan previously filed for the site has been formally extinguished.

- 6. The applicant shall work with the Department of Public Works and the Planning Department regarding pervious pavement applications on the site.
- 7. The applicant shall prepare a Construction Management Plan for review and approval by the City.
- 8. The applicant shall pay for the services of an oversight engineer, to be selected by the City, to monitor site development including the gravel wetland construction.

**II. 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. Request from Richard and Linda Harding of 1808 Islington Street for proposed land transfers (easements) with the City of Portsmouth.

Voted to recommend that the City Council approve the easements as shown on the plan titled “Harding Parcel Subdivision – ... – Easement Concept Plan” dated July 29, 2010.

- B. Request from the Foundation for Seacoast Health for placement of a sign for the Community Campus at intersection of Lafayette Road and West Road.

Voted to recommend to the City Council that the existing multi-tenant sign on City property at the intersection of Lafayette Road and West Road be removed, and that a new sign identifying the Lafayette West Industrial Park and the Community Campus be installed in the median of West Road at the same intersection, with the design to be approved by the Planning and Public Works Departments.

- C. Request to rename the portion of Sherburne Road on the Pease International Tradeport.

Voted to recommend that the portion of Sherburne Road on the Tradeport **not** be renamed.

- D. Proposed rezoning of 2700 Lafayette Road (former Fire Station #2) from Municipal District to Gateway District.

Voted to recommend to the City Council that the property at 2700 Lafayette Road (former Fire Station #2) be rezoned from Municipal District to Gateway District.

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E. Request from Sagel Urlacher and Kelly Mower, of Presence of Nature, for property located at 74 Congress Street, to install a projecting sign over City property.

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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**III. OTHER BUSINESS**

A. Street name/numbering issue on Winchester Street.

Voted to schedule a public hearing at the September Planning Board meeting.  
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B. Proposed Zoning Ordinance revisions – Article 5.

Voted to recommend that the City Council amend the Zoning Ordinance regarding maximum size of multifamily dwellings and accessory structure setbacks, as recommended by the Planning Director in the document titled "Zoning Ordinance - Proposed Amendments: Article 5 - Dimensional and Intensity Standards," dated 8/19/10  
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C. Appointment of Planning Board Representative to the Historic District Commission.

Voted to postpone to the September Planning Board meeting.  
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**IV. 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