

**ACTION SHEET**

**PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

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

**7:00 P.M.**

**FEBRUARY 17, 2011**

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

**MEMBERS EXCUSED:** n/a

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

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**6:00 – 7:00 pm - JOINT WORK SESSION** on 2995 Lafayette Road, Service Credit Union (Planned Gateway Development – Conditional Use Permit/Site Plan Review)

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**I. APPROVAL OF MINUTES**

1. Approval of Minutes from the January 20, 2011 Planning Board Meeting – Unanimously approved.

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**II. PUBLIC HEARINGS**

A. The application of **Craig and Mollie Sieve, Owners**, for property located at **4 Sagamore Grove**, for a Conditional Use Permit Application under Section 10.1017 of the Zoning Ordinance for the demolition of an existing home and out buildings, construction of a new home and detached garage, and relocation of a septic system, all within a wetland buffer. Said property is shown on Assessor Map 201 as Lot 4 and lies within the Single Residence B (SRB) District.

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

1. A subsurface detail shall be added to the plan for the area under any pervious material.
2. The driveway shall meet City standards.

- 3. No parking spaces, or unnecessary improvements, shall be constructed in the public right-of-way.
- 4. Septic System approval is required from the State.

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B. The application of **Thirty Maplewood, LLC, Owner**, for property located at **30 Maplewood Avenue**, requesting Site Plan Approval for site redevelopment to retail, bakery, restaurant and residential uses, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 2 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District.

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

**Waivers:**

- 1. Article 10, Section 10.3 Lighting Plan
  - (b) Submission of initial lumens for all light sources.
  - (d) Submission of an iso-lux plan indicating levels of illumination, in foot candles, at ground level.
- 2. Article 2, Section 2.4.4. Site Plan Specifications and Required Exhibits and Data
  - 3.(j) Submission of a photometric plan.

**Stipulations:**

- 1. HDC approval shall be required for changes to the patio wall materials.
- 2. The applicant shall prepare a Construction Management & Mitigation Plan for review and approval by the City.
- 3. All wiring and conduit shall be installed under the supervision of a licensed electrician.
- 4. On Sheet C-3, on the Maplewood Avenue side of the building, both 1000-gallon grease traps shall be provided with cleanouts after the two 45-degree angles in the 6-inch pipes.
- 5. On Sheet C-3, on the Bridge Street side of the building, the applicant shall provide an additional manhole structure to receive flows from the drain from the dumpster area catch basin, the effluent from the 1000-gallon grease trap and the existing sewer service, or such other solution as the Department of Public Works may approve.
- 6. The applicant shall provide an overall site plan showing the information on Sheet C-2 – Layout & Landscaping Plan, including parking and striping, and encompassing the entire lot at the same scale as Sheet C-1 – Existing Conditions, Parking & Demolition Plan.

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**III. CITY COUNCIL REFERRALS/REQUESTS**

- A. Request from Assiah Russell, of Puttin on the Glitz, for property located at 40 Market 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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B. Request from Donna Kelly, of Tera Afina, for property located at 23 Ceres 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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**IV. PLANNING DIRECTOR’S REPORT**

No action was taken.

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**V. ADJOURNMENT**

A motion to adjourn was made at 8:02 pm, was seconded and passed unanimously.

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Respectfully submitted,

Jane M. Shouse  
Acting Secretary for the Planning Board