

ACTION SHEET

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

**CONFERENCE ROOM B
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

7:00 P.M.

APRIL 21, 2011

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

MEMBERS EXCUSED: Eric Spear, City Council Representative

ALSO PRESENT: Rick Taintor, Planning Director

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I. APPROVAL OF MINUTES

A. Approval of Minutes from the March 17, 2011 Planning Board Meeting – Unanimously approved.

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II. PUBLIC HEARINGS – OLD BUSINESS

A. The application of **Bonhomme Richard Realty, Owner**, and **Chinburg Builders, Applicant**, for property located **off Kearsarge Way**, for a Conditional Use Permit Application under Section 10.1017 of the Zoning Ordinance for 4,997 s.f. of work within an inland wetland buffer, including grading, residential structures, driveways, retaining walls and drainage culvert pipe. Said property is shown on Assessor Map 212, as Lots 118, 119 and 122 and lies within the General Residence B (GRB) District. (This application was postponed at the March 17, 2011 Planning Board Meeting)

Voted to **grant** conditional use permit approval.
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B. The application of **Bonhomme Richard Realty, LLC, Owner**, and **Chinburg Builders, Applicant**, for property located **off Kearsarge Way**, for Final Subdivision Approval to consolidate Lots 118, 119 and 122 as shown on Assessor Map 212, totaling 227,623 s.f. (5.2255 acres), and subdividing the lot into 20 individual lots varying in size from 5,053 s.f. to 54,871 s.f. Said lots lie within the General Residence B (GRB) District. (This application was postponed at the March 17, 2011 Planning Board Meeting)

Voted to **postpone** this application to the next regularly scheduled Planning Board meeting on Thursday, May 19, 2011 at 7:00 pm.

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III. PUBLIC HEARINGS – NEW BUSINESS

A. The application of **Regeneration Park, LLC, Owner**, for property located at **3612 Lafayette Road**, requesting an Amended Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for development within an inland wetland buffer, including the addition of a 12’ x 30’ shed and the relocation of the previously approved generator and transformer. Said property is shown on Assessor Map 297 as Lot 3 and lies within the Gateway District.

Voted to **grant** amended conditional use permit approval

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B. The application of **William L. Pingree, Owner**, for property located at **6 Sagamore Grove**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for development within a tidal wetland buffer, including the relocation of a 552 s.f. garage into the wetland buffer, the construction of a 542 s.f. addition, a 276 s.f. addition and a 60 s.f. entry; and the removal of 502 s.f. of paved driveway. Said property is shown on Assessor Map 201 as Lot 5 and lies within the Single Residence B (SRB) District.

Voted to **grant** conditional use permit approval with the following stipulations:

1. Add a loam and seed detail for the area where the pavement is being removed.
2. Add mulch specifications for rain gardens from the UNH Stormwater Center Guidelines to the rain garden detail.

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C. The application of the **City of Portsmouth, Owner**, and **Verizon Wireless (Cellco Partnership), Applicant**, for property located at **680 Peverly Hill Road**, requesting Site Plan approval to attach antennas and cables to an existing telecommunications tower and install a 12’ x 30’ equipment shelter and propane tank, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 254 as Lot 8 and lies within the Municipal district.

Voted to **grant** site plan review approval

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IV. CITY COUNCIL REFERRALS/REQUESTS

A. Letter from John Chagnon, P. E., Ambit Engineering, regarding a Subdivision Application for property located off Kearsarge Way (Tax Map 212, Lots 118, 119 and 122).

Voted to **postpone** to the next regularly scheduled Planning Board meeting scheduled for Thursday, May 19, 2011 at 7:00 pm.

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B. Letter from Attorney Robert Ciandella, regarding a Zoning Amendment to Section 10.440, use number 19.40, to allow, by Special Exception, Drive-Through Facilities as an accessory use to a permitted principal use in the Central Business A (CBA) Zone.

Voted to recommend no change to the Zoning Ordinance to the City Council.

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C. Proposed amendments to the Zoning Ordinance and Zoning Map, as set forth in the Downtown Parking Omnibus dated March 18, 2011:

1. Section 10.1115 – Off-Street Parking Provisions in the Downtown Overlay District, sections 10.1115.21 and 10.1115.23 [Downtown Parking Omnibus, item 1].

2. Section 10.1115.30 – Optional Payment in Lieu of Providing Required Off-Street Parking Spaces, and Section 10.1115.40 – Amount of Payment in Lieu [Downtown Parking Omnibus, item 2].

3. Section 10.440 – Table of Uses – Residential, Mixed Residential, Business and Industrial Districts, and Section 10.813 – Multifamily Dwellings in the Business (B) District [Downtown Parking Omnibus, item 3].

4. Section 10.521 – Table of Dimensional Standards – Residential and Mixed Residential Districts [Downtown Parking Omnibus, item 4].

5. Rezoning of six parcels on Islington Street from General Residence C (GRC) to Mixed Residential Business (MRB) [Downtown Parking Omnibus, item 5].

Voted to schedule a Work Session on this matter.

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V. NEW BUSINESS

A. The application of **Mitchell A. Hyder and Edward A. Hyder, Owners**, for voluntary merger of four lots at **295 Woodbury Avenue, Woodbury Avenue (unnumbered), 677 Dennett Street and 659 Dennett Street** into a single lot containing 49,277 s.f (1.1313 acres). Said property is shown on Assessors Map 161 as Lots 31 and 32, and on Assessors Map 175 as Lots 6 and 6A, and lies within the General Residence A (GRA) District.

Voted to **grant** the voluntary lot merger.

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VI. PLANNING DIRECTOR’S REPORT

97-99 Porpoise Way. Mr Taintor notified the Board of the request to subdivide/separate this Atlantic Heights lot.

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VII. ADJOURNMENT

A motion to adjourn was made at 9:40 pm, was seconded and passed unanimously.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary for the Planning Board