

ACTION SHEET

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 P.M.

JULY 21, 2011

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

MEMBERS EXCUSED: John Ricci, Chairman and Richard Hopley, Building Inspector;

ALSO PRESENT: Rick Taintor, Planning Director

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1. Approval of Minutes from the May 12, 2011 Planning Board Work Session – Unanimously approved.
2. Approval of Minutes from the May 19, 2011 Planning Board Meeting – postponed to next meeting.
3. Approval of Minutes from the June 16, 2011 Planning Board Meeting – postponed to next meeting.

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II. PUBLIC HEARINGS – 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 **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 Lots 1 and 2 and lies within the Waterfront Industrial District. (This application is per stipulation of approval on August 19, 2010 for a one year trial period.)

Voted to **grant** Amended Site Plan approval.

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B. The application of **Henry and Jaqueline Brandt, Owners**, for property located at **37 Wholey Way** and **Salmon Falls Holding, LLC, Owners**, for property located **off Echo Avenue**, wherein Preliminary and Final Subdivision Approval (Lot Line Revisions) are requested between two lots as follows: Lot 64 as shown on Assessor Map 237 increasing in area from 2,728 ±s.f. to 15,056 ± s.f. with 241.28' ± of continuous street frontage on Echo Avenue and Wholey Way and Lot 76 as shown on Assessor Map 237 decreasing in area from 43,703 ± s.f. to 31,375 ± s.f. with 200.89' ± of continuous street frontage on Wholey Way. Said properties are located in a Single Residence B district and are shown on Assessor Map 237 as Lots 64 and 76. This application was previously denied by the Planning Board; however, the Rockingham County Superior Court subsequently reversed the Board's decision and remanded the matter "for consideration of the wetlands issue and any other concerns not addressed" in the Board's decision. (This application was postponed at the June 16, 2011 Planning Board Meeting)

Voted to **postpone** this matter pending a written opinion from the City Attorney regarding which wetland protection standards apply.

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III. PUBLIC HEARINGS – NEW 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 **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 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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B. The application of **Portsmouth Ford Lincoln Mercury, Inc., Owner**, for property located at **450 Spaulding Turnpike**, for Conditional Use Permit Approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer, including the installation of a gas line, pavement shimming, and replacement of a retaining wall. Said property is shown on Assessor Map 238 as Lot 1A and lies within the General Business(GB) District.

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

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C. The application of **Lawrence and Mary Ciotti, Owners**, for property located at **220 Walker Bungalow Road**, for Conditional Use Permit Approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer and tidaln wetland buffer, including removal of an existngi bulkhead and replacement of 187' of riprap. Said property is showno on Assessor Map 223 as Lot 20 and lies with the Single Residence B (SRB) District.

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

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IV. 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.*

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A. Letter from Paul G. Sanderson regarding whether the City has interest in purchasing land off of Spinney Road for Conservation purposes.

Paul Sanderson was present for a brief presentation.

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V. SITE PLAN EXTENSION

A. Request of Key Auto Group, Inc., Owner, for property located at 549 Route One By-Pass (Traffic Circle) for a one year extension of Site Plan approval received on August 19, 2010.

Voted to **grant** a one year extension of Site Plan approval.

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VI. PLANNING DIRECTOR'S REPORT

A. Discussion of planned/proposed zoning ordinance amendments.

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VII. ADJOURNMENT

A motion to adjourn was made at 9:05 pm, was seconded and passed unanimously.
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Respectfully submitted,

Jane M. Shouse
Acting Secretary for the Planning Board