

**REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM

FEBRUARY 16, 2012

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the November 17, 2011 Planning Board Joint Work Session with the HDC and Planning Board Meeting.

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 **Michael R. Clark, Owner**, for property located at **325 Little Harbor Road (Belle Isle)**, requesting Final Subdivision Approval to subdivide one lot into two lots with the following: Proposed Lot 1 having 276,867 ± s.f. (6.36 ± acres) and Proposed Lot 2 having 218,736 ± s.f. (5.02 ± acres), and lying in a district where a minimum lot area of 5 acres is required. Said property is shown on Assessor Plan 205 as Lot 2 and lies within the Rural (R) District. (This application was postponed from the January 19, 2012 Planning Board Meeting)

B. The application of **Young Men's Christian Association (The Seacoast Family Y), Owner**, for property located at **550 Peverly Hill Road**, wherein Preliminary and Final Subdivision Approval is requested to subdivide one lot into three lots as follows: Proposed Lot 10A on Assessor Map 244 having 1,103,695 s.f. (25.34 acres) and 331.13 ±' of continuous street frontage off Peverly Hill Road and Proposed Lots 1 and 2 each having 15,000 ±s.f. and 100.13' ± of continuous street frontage on Peverly Hill Road. Said property is located partially in the Single Residence A (SRA) District where the minimum lot size is one acre (43,560 s.f.) and the minimum street frontage requirement is 150' and partially in the Single Residence B (SRB) District where the minimum lot size is 15,000 s.f. and the minimum street frontage requirement is 100'. (This application was postponed from the January 19, 2012 Planning Board Meeting)

C. The application of **Lynn J. Sanderson & Frances T. Sanderson Revocable Trusts, Paul G. Sanderson, Trustee, Owner**, for property located **off Spinney Road**, for Conditional Use Permit Approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer, including a stormwater management system, a level spreader. Said property is shown on Assessor Map 167 as Lot 5 and Assessor Map 170 as Lot 24 and lie within the Single Residence B (SRB) District. (This application was postponed from the January 19, 2012 Planning Board Meeting)

D. The application of **Lynn J. Sanderson & Frances T. Sanderson Revocable Trusts, Paul G. Sanderson, Trustee, Owner**, for property located **off Spinney Road**, requesting Preliminary and Final Subdivision Approval to subdivide two lots into nine lots, including a public right-of-way, with the following: **Request to Postpone** Lot 23 (17.25 acres) and Lot 24 on Assessor Plan 170 (17.25 acres) to be subdivided into nine separate lots, ranging in size from 5,000 s.f. to 329,641 s.f. and all with a minimum of 100' of continuous street frontage on Spinney Road or the new proposed public right-of-way. Said properties lie in a Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100' of continuous street frontage. (This application was postponed from the January 19, 2012 Planning Board Meeting)

E. The application of **Lynn J. & Frances T. Sanderson Revocable Trusts, Paul J. Sanderson, Trustee, Owners**, and various other property owners, for property located **off Spinney, Middle, Thaxter, Sewell and Kensington Roads**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested. **Request to Postpone** Lot 5 and Assessor Map 168 as Lot 17, and abutting lots as listed below. Said properties are located in the Single Residence B (SRB) District where the minimum lot size is 15,000 s.f. and minimum street frontage requirement is 100'. (This application was postponed from the January 19, 2012 Planning Board Meeting)

1. Lynn J. Sanderson & Frances T. Sanderson Revocable Trusts, Paul G. Sanderson Trustee, Owner
Property located off Spinney, Middle, Thaxter, Sewell and Kensington Roads (Assessor Map 167 as Lot 5 and Assessor Map 170 as Lot 24)
Lot area decreasing in size from 12.74 acres to 11.92 acres
2. Craig S. and Christine Almond Hodgson, Owners
Property located at 165 Middle Road (Assessor Map 168 as Lot 17)
Lot area increasing from .18 acres to .30 acres
Street frontage increasing from 75' to 125' off Middle Road
3. Neal L. and Darlene L. Ouellett Revocable Trust, Neal L. and Darlene L. Ouellett, Trustees, Owners
Property located at 124 Kensington Road (Assessor Map 152 as Lot 20)
Lot area increasing from .22 acres to .43 acres
Street frontage remaining at 100'
4. Jeremy D. Martin, Owner
Property located at 199 Middle Road (Assessor Map 168 as Lot 14)
Lot area increasing from .28 acres to .51 acres
Street frontage remaining at 100'
5. Patrick B. and Karen A. Lyons, Owners
Property located at 185 Middle Street (Assessor Map 168 as Lot 15)
Lot area increasing from .13 acres to .80 acres
Street frontage remaining at 50'
6. David and Patricia Gress, Owners
Property located at 14 Sewall Road (Assessor Map 170 as Lot 20)
Lot area remaining at .31 acres to .31 acres
Street frontage decreasing from 135' to 125'
7. Michael Jacques, Patricia Newman and Caroline A. Newman Revocable Trust, Caroline A. Newman, Trustee, Owner
Property located at 342 Spinney Road (Assessor Map 169 as Lot 5)

- Lot area increasing from .51 acres to .54 acres
- Street frontage decreasing on Spinney Road from 171.3' to 162.59'
- 8. Joseph G. and Carol S. McGinty, Owners
 - Property located at 300 Spinney Road (Assessor Map 169 as Lot 6)
 - Lot area increasing from .69 acres to .70 acres
 - Street frontage decreasing from 150' to 141.26'
- 9. Patricia O. Sanderson Revocable Trust, David Sanderson, Trustee, Owner
 - Property located at 248 Spinney Road (Assessor Map 169 as Lot 4)
 - Lot area increasing in size from 1.31 acres to 1.46 acres

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 **New England Glory, LLC, Owner**, for property located at **525 Maplewood Avenue**, requesting Site Plan Approval to construct a 2,409 s.f. 9-bay 1-story garage and storage building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 209 as Lot 85 and lies within the General Residence A (GRA) District.
- B. The application of **Constitution Realty of Portsmouth, LLC, Owner**, for property located at **300 Constitution Avenue**, for Conditional Use Permit Approval under Section 10.1017 of the Zoning Ordinance for 19,750 s.f. of impact within an inland wetland buffer, including the construction of an infiltration pond and restoration of previously impacted areas with loam and seed. Said property is shown on Assessor Map 274 as Lot 5 and lies within the Industrial (I) District.
- C. The application of **Constitution Realty of Portsmouth, LLC, Owner**, for property located at **300 Constitution Avenue**, requesting Site Plan Approval to construct a 32,519 s.f. commercial office and warehouse building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 274 as Lot 5 and lies within the Industrial (I) District.
- D. The application of **North Mill Realty Trust, Owner**, and **3S Artspace, Applicant**, for property located at **319 Vaughan Street**, for Conditional Use Permit Approval under Section 10.1017 of the Zoning Ordinance for 919 s.f. of impact within a tidal wetland buffer, including the construction of a patio, a seating wall and a walkway. Said property is shown on Assessor Map 124 as Lot 9 and lies within the Central Business (CB), Downtown Overlay District (DOD) and the Historic District.

E. The application of **North Mill Realty Trust, Owner**, and **3S Artspace, Applicant**, for property located at **319 Vaughan Street**, requesting Site Plan Approval to construct a 690 s.f. rear deck and a 900 s.f. entry canopy to an existing building which will be converted to performance, gallery, studio and restaurant uses, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 9 and lies within the Central Business A (CBA) District, the Downtown Overlay District (DOD) and the Historic District. (This application was postponed at the January 3, 2012 TAC Meeting).

F. Proposed amendments to the Planning Board's Site Plan Review Regulations.

IV. NEW BUSINESS

A. Proposed amendments to the Zoning Ordinance.

V. 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 of Northern Tier Real Estate Acquisition and Development, LLC, for property located at 172 Hanover Street to remove the glass atrium on the Vaughan Mall side of the property.

B. Subsurface Investigations in Site Plan Review Regulations.

C. Request of New Hampshire Department of Transportation for an easement under the Scott Avenue bridge in support of the Memorial Bridge project.

D. Request of David Choate, III, Grubb & Ellis Northern New England, for an amendment to Section 10.836.20 of the Zoning Ordinance regarding drive-through lanes for retail/commercial buildings outside of the Central Business District.

VI. PLANNING DIRECTOR'S REPORT

VII. ADJOURNMENT

NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

If you wish to attend a Planning Board meeting and need assistance, please contact the Human Resources Office at 431-2006 ext. 270 one week prior to the meeting.