

**ACTION SHEET**

**PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

**CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

**7:00 P.M.**

**APRIL 18, 2013**

**MEMBERS PRESENT:** John Ricci, Chairman; Anthony Blenkinsop, Vice Chairman; Nancy Novelline Clayburgh, City Council Representative; David Allen, Deputy City Manager; John Rice; William Gladhill; Karina Quintans; Colby Gamester; and Elizabeth Moreau, Alternate

**MEMBERS EXCUSED:** Richard Hopley, Building Inspector;

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

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**I. APPROVAL OF MINUTES**

1. Approval of Minutes from the December 20, 2012 Planning Board Meeting – Unanimously approved.
2. Approval of Minutes from the January 24, 2013 Planning Board Meeting – Unanimously approved.

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**II. PUBLIC HEARINGS – OLD BUSINESS**

A. The application of **John L. Ahlgren and Bessie Palmisciano, Owners**, for property located on **Langdon Street**, requesting Final Subdivision Approval to subdivide one lot into four lots with the following:

- a. Proposed Lot 1 consisting of 5,022 s.f. and 63.35’ of street frontage.
- b. Proposed Lot 2 consisting of 5,301 s.f. and 68.50’ of street frontage.
- c. Proposed Lot 3 consisting of 4,965 s.f. and 43.23’ of street frontage.
- d. Proposed Lot 4 consisting of 7,920 s.f. and 40.94’ of street frontage.

Said lot lies within the Mixed Residential Business (MRB) where a minimum of 7,500’ of lot area and 100’ of street frontage is required and also within the Office Research (OR) District where a minimum of 3 acres of lot area and 300’ of street frontage is required. (This application was postponed at the March 21, 2013 Planning Board meeting.)

Voted to **postpone** Final Subdivision Approval to the May 16, 2013 Planning Board Meeting.

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B. The application of **Corpus Christi Parish, Owner**, for property located on **Middle Road and Peverly Hill Road (Calvary Cemetery)**, requesting Amended Site Plan Approval to install 380' x 12' of new paved driveway and open concrete bins for storage of maintenance materials, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 242 as Lot 5 and lies within the Single Residence A (SRA) District. (This application was postponed at the March 21, 2013 Planning Board meeting.)

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

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C. The application of **Jean R. Johnson, Owner, and Thomas Johnson, Applicant**, for property located at **50 Martine Cottage Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland and a wetland buffer, to construct a 850' ± pervious driveway to access a proposed subdivided lot, with 247 s.f. of impact to the inland wetland and 7,900 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 202 as Lot 16 and lies within the Rural Residential (R) District. (This application was postponed at the March 21, 2013 Planning Board meeting.)

Voted to **postpone** Conditional Use Permit Approval to the May 16, 2013 Planning Board Meeting.

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**III. PUBLIC HEARINGS – NEW BUSINESS**

A. The application of **Alissa C. Bournival, Owner**, for property located at **2355 Lafayette Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer, to construct a fenced unpaved test drive track for 4-wheel drive SUVs associated with the sales of vehicles at the existing car dealership, with 410 s.f. of impact to the inland wetland buffer. Said property is shown on Assessor Map 272 as Lots 7 & 9-6 and lies within the Gateway District.

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

1. Within the wetland buffer, defined travel ways shall be provided to limit the potential amount of disturbance.
2. The area within the wetland buffer shall be planted with native grasses or groundcover or covered with wood chips.

- 3. The applicant shall conduct quarterly inspection reports which will include a short description of the approximate frequency of track usage, overall maintenance activities which have occurred for the track, and photographs of the track. The reports shall be submitted to the Environmental Planner who will provide the results to the Conservation Commission. If activity on the site is found to be creating erosion evidenced by bare soil, the applicant shall document and provide a solution or re-route the track to stay out of the wetland buffer. If after a year of reporting the Conservation Commission is satisfied with at least three successive monitoring reports no further reporting or action shall be required.

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B. The application of **Alissa C. Bournival, Owner**, for property located at **2355 Lafayette Road**, requesting Site Plan Approval to install a fenced unpaved test drive track for 4-wheel drive SUVs associated with the sales of vehicles at the existing car dealership, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 272 as Lots 7 & 9-6 and lies within the Gateway District.  
voted as follows:

A. Voted to **grant** a waiver to determine that the application for Site Plan Approval is complete according to the Board’s regulations and accept it for consideration.

B. Voted to **grant** Site Plan Approval with the following stipulations:

- 1. The use shall comply with the stipulations of the variance granted by the Zoning Board of Adjustment, as follows:
  - (a) The area shall be used during the normal business hours of the automotive sales business on the abutting property and under the supervision of the automotive sales employees on the abutting lot.
  - (b) The area shall be used for test driving road-legal vehicles by prospective purchasers. No vehicles shall be brought in from off-site.
  - (c) No rallies, competitions or other similar uses will be allowed.
- 2. A provision for the maintenance of spills shall be provided on-site.
- 3. The fence posts shall be constructed of cedar and not pressure treated wood.
- 4. The only vehicles authorized on the track are those that are for sale by the dealership on the abutting parcel.

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C. The application of **GMR Holdings of NH, LLC, Applicant**, for property located at **163 International Drive**, requesting Site Plan Approval to install a 150’ wireless communications tower within a 60’ x 60’ fenced compound together with related antennas and supporting ground equipment, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 313 as Lot 14 and lies within the Pease Airport Business Commercial District.

Voted to **recommend** Amended Site Plan Approval with the following stipulation:

- 1. As indicated in a note on Sheet Z-2, the 20-foot clearing of the access road shall extend to the existing clearing for the Hobbs Hill water tank.

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D. The application of **Two International Group, LLC, Applicant**, for property located **25 New Hampshire Avenue**, in the Town of Newington and the City of Portsmouth, requesting Site Plan Approval to demolish an existing office building and construct a new 2-story mixed use medical-clinic/office building with a 21,682 s.f. footprint, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 302 as Lots 4, 5, 6, and 7 and lies within the Pease Airport Business Commercial District.  
voted as follows:

- A. Voted to **recommend** to the Pease Development Authority that a waiver be granted from Section 403.04(7)(o) of the PDA’s Site Plan Regulations, requiring that site plans include all easements.
- B. Voted to **recommend** to the Pease Development Authority that Site Plan Approval be granted subject to the following stipulations:
  - 1. Easements for the off-site drainage areas and for the driveways connecting to the adjacent lot shall be prepared for review and approval by the PDA.
  - 2. The Utility Plan dated April 15, 2013 which was presented at the Portsmouth Planning Board meeting on April 18, 2013 shall be incorporated as part of the final plan set.

**IV. CITY COUNCIL REFERRALS/REQUESTS**

A. Letter from Aphrodite and Louis Georgopoulos regarding zoning of property at 1900 Lafayette Road. (This request was postponed at the March 21, 2013 Planning Board Meeting.)

Voted to recommend that the Zoning Ordinance be amended to permit multifamily residential uses and assisted living facilities with density requirements in the Lafayette Road Office Research district as set forth in the proposed zoning amendment included in the Board’s packet (Section 10.740 – Conditional Use Residential Development, dated April 12, 2013).

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B. Letter from Jonathan N. Bursaw, Bursaw’s Pantry, LLC, 3020 Lafayette Road, requesting to change the zoning on property from Mixed Residential Business (MRB) to Gateway District. (This request was postponed at the March 21, 2013 Planning Board Meeting.)

Voted not tot recommend that this property be re-zoned.

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**V. PLANNING DIRECTOR’S REPORT**

- A. City Council Action on Zoning Ordinance Amendments Recommended by Planning Board
- B. Blue Ribbon Committee on Transportation Policy
- C. Upcoming Meetings and Work Sessions
- D. Planning Department Project Update

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**VI. ADJOURNMENT**

A motion to adjourn at 8:11 pm was made and seconded and passed unanimously.

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Respectfully submitted,

Jane M. Shouse  
Acting Secretary for the Planning Board