

MINUTES

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

*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 **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 5,300 s.f. and 68.50’ of street frontage.
- c. Proposed Lot 3 consisting of 4,996 s.f. and 68.50’ of street frontage.
- d. Proposed Lot 4 consisting of 7,920 s.f. and 74.40’ 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.)

The Chair read the notice into the record.

Councilor Novelline Clayburgh made a motion to **postpone** the Final Subdivision Approval to the May 16, 2013 Planning Board Meeting. Mr. Blenkinsop seconded the motion, and the motion passed unanimously.

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Councilor Novelline Clayburgh made a motion to take Item C out of order. Mr. Rice seconded the motion, and the motion passed unanimously.

C. The application of **Jean R. Johnson, Owner, and Thomas Johnson, Applicant**, for property located at **50 Mart Cottage Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance, within an inland wetland and a wetland buffer, to construct a 850' ± pervious driveway, located at 50 Mart Cottage Road, 17 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.)

The Chair read the notice into the record.

Mr. Blenkinsop made a motion to **postpone** the Conditional Use Permit to the May 16, 2013 Planning Board Meeting. Councilor Novelline Clayburgh seconded the motion, and the motion passed unanimously.

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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.)

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION:

Peter Loughlin, Attorney representing the applicant, appeared before the Board with Norm Houle and Kate Gordon from the Parish. This project started two years ago when they attempted to pave the two driveways. They would like to construct some enclosures for materials also. Some questions were raised by an abutter when they came before the Technical Advisory Committee (TAC), and they have taken care of those issues. Attorney Loughlin referred to a letter that addressed the issues on the last two sections of driveway to be paved. They also agreed to some suggestions to capture surface run off.

There were no questions for the applicant.

The Chair asked if anyone was present from the public wishing to speak to, for or against the petition. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Mr. Blenkinsop made a motion to **grant** Amended Site Plan Approval as requested. Councilor Novelline Clayburgh seconded the motion, and the motion passed unanimously.

III. PUBLIC HEARINGS – NEW BUSINESS

Mr. Rice made a motion to read A & B together. Mr. Blenkinsop seconded, and the motion passed unanimously.

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.

B. The application of **Alissa C. Bournival, Owner**, for property located at **2355 Lafayette Road**, requesting Site Plan Approval to 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.

The Chair read the notices into the record.

SPEAKING TO THE APPLICATION:

Eric Weinrieb of Altus Engineering addressed the Board representing Ms. Bournival who was unavailable to attend, but has attended all previous meetings and hearings. The proposed track is located on 2355 Lafayette Road at the Bournival Jeep Dealership. In February the BOA granted a variance to allow the accessory use of a 4-wheel drive test track on the abutting property. If the lots were merged the variance would not have been required because it would have been an accessory use to the dealership on the same property, but they decided to keep the properties on separate parcels. The project does not impact any wetlands and there will be no tree clearing or other vegetation removal, and no impervious surfaces will be installed.

There will be construction of two gates on the edge of pavement on the existing dealership, and there will be fencing going all around the 4-wheel drive test track. On the outside of the fence there will be a wood chip berm for erosion, wood chips at the entrance and exit areas, and wood chips at the low point for minimum impact.

At the 10th TAC meeting they voted to recommend approval with the three stipulations. The first was to add the fence detail to the plans. They showed a wood post fence with 1” diameter nylon rope linking the fence. The intent of the fence is not a buffer for the vehicles to bump against, but rather as a guide to keep them from going outside the intended use areas. The second stipulation was that no excavation is permitted in the preparation of the track. The last stipulation was to remove the unpermitted sign.

The intent of the test track is to allow anyone purchasing a 4-wheel vehicle to take a test drive in a controlled environment with a sales associate before they go on the road. It is only to be used in daylight hours, and cannot be used during the winter months when there is snow on the ground. The track is gated at night, and is strictly to be used as a sales product for the dealership.

Referring to the Conditional Use Permit, Mr. Weinrieb discussed the impact in the 100' wetland buffer. At 25'-50' there is a small impact of 135' at the edge of the fencing area, and from 50' – 100' there is 5,350 s.f. of impact from vehicles driving over it. There was discussion at the Conservation Commission about moving the track out of the buffer, but that would require vegetation removal, and this area has been cleared previously.

Lastly, all of the Bournival Jeep Dealership sales associates will be in the vehicle when being test driven and are "Tread Lightly" certified by an organization that teaches off road techniques endorsed by National Parks Service, U.S. Forest Service, Bureau of Land Management, and Army Corp of Engineers.

Mr. Blenkinsop inquired about the potential recommendation for the Conditional Use Permit #2, and whether planting native grasses within the wetland buffer where vehicles would be driving is a good choice. Mr. Weinrieb said they are going to beat it up and wood chips would be a better idea. Mr. Blenkinsop asked if they could change the stipulation to "shall be covered with wood chips", and Mr. Weinrieb agreed.

Councilor Novelline Clayburgh asked how fast Jeeps would be going on the trail. Mr. Weinrieb said they would be going under 10 miles per hour. Councilor Novelline Clayburgh asked if there was a concern with vehicles going on the track after hours, and Mr. Weinrieb said the locked gate prohibits a vehicle from entering, and using the track without permission would be an illegal activity.

Councilor Novelline Clayburgh asked about disturbance to the Cedars neighborhood. Mr. Weinrieb said he reached out to the property manager who said he had no concerns, and referred to the aerial showing that the garages buffer the residences from the track.

Chairman Ricci asked why there was no grading shown on the site plan. Mr. Weinrieb said existing grades are shown, and there is no excavation so they are not changing anything except adding the fencing. Chairman Ricci felt that three red maples seem a bit sparse along Lafayette Road, and Mr. Weinrieb said there are plenty of trees in several other species along that area. Chairman Ricci said the notes for fencing called out for pressure treated or brown cedar, and asked if they would strike pressure treated. Mr. Weinrieb said it is a cost issue, but Chairman Ricci said pressure treated and wetland buffers aren't a good match, and it would look a little better.

Mr. Blenkinsop asked how steep or rugged the terrain is, and Mr. Weinrieb said the low area is relatively flat, and there is a slope at the upper section further in the woods. Mr. Blenkinsop asked if any precautions were in place for an accident and a fuel spill since it is in a wetlands buffer. Mr. Weinrieb said it had not been discussed at this point, and although most vehicles are designed with gas tanks that don't leak, other fluids like antifreeze could come out of the vehicle so it would be a good idea, and they would be willing to have a stipulation to have some spill maintenance on site.

Chairman Ricci asked if thought had been given to the long term maintenance for the soil erosion and ruts after a couple of years. Mr. Weinrieb said the long term maintenance would be similar to the short

term maintenance going on a regular basis, checking for rutting, surveying the perimeter to make sure the barriers are in place, replacing wood chips and building up the soil in the best way possible as needed. Chairman Ricci asked who would do the maintenance, and Mr. Weinrieb said it would be the responsibility of the dealership. The Conservation Commission made a stipulation that maintenance reports be submitted to Peter Britz, Environmental Planner. Chairman Ricci asked if Altus Engineering could draw up a narrative to give to Bournival sales staff to help educate them. Mr. Weinrieb said they could.

Councilor Novelline Clayburgh asked if this is something that is done in other dealerships. Mr. Weinrieb said there are only one or two others in the country, and Ms. Bournival is very excited about this.

The Chair asked if anyone present from the public wished to speak to, for or against the petition. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Vote on Conditional Use Permit:

Deputy City Manager, David Allen made a motion to grant the Conditional Use Permit approval with the stipulations as outlined. Mr. Rice seconded the motion.

Mr. Blenkinsop expressed concern with the way #2 was written, and because planting grasses in the wetlands buffer alone isn't likely to hold up around a test track, it should say they will definitely use wood chips, whether they plant grasses or not. Deputy City Manager Allen said #3 states that that they will be doing quarterly reports to Mr. Britz and the Conservation Commission, and are required to make sure there is no erosion or rutting, and agrees wood chips make more sense. Having some sort of check list as the basis of a report will be helpful. Chairman Ricci said there is no problem with leaving #2 as it is, since Mr. Britz will be checking it. Mr. Blenkinsop said it would be fine as long as the City has the authority to require wood chips if grass isn't working.

The motion to **grant** Conditional Use Permit approval with the following stipulations passed unanimously:

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.

Vote for Site Plan Review:

Mr. Taintor provided a check list to make sure the application was complete. He will try to trim down this check list to something more manageable in the future. The first vote would be to accept the application as complete.

Deputy City Manager, David Allen made a motion to accept the Site Plan application as complete according to the Board’s regulations and accept it for consideration. Councilor Novelline Clayburgh seconded the motion, and the motion passed unanimously.

Vote for Site Plan Approval:

Deputy City Manager, David Allen made a motion to grant Site Plan approval with conditions as listed with the addition that the applicant include a maintenance provision for onsite spills, and also that the fence posts be cedar and not pressure treated. Councilor Novelline Clayburgh seconded the motion.

Mr. Blenkinsop pointed out that the stipulations in “B” talks about the area being used for test drivers, and no vehicle shall be brought in from off site. The intent is that the vehicles are the ones for sale at the Jeep dealership. Mr. Blenkinsop recommended clarification of the vehicles to the stipulations as “those that are for sale by the dealership at abutting parcel”. Deputy City Manager Allen and Councilor Novelline Clayburgh agreed.

The motion to **grant** Site Plan Approval with the following stipulations passed unanimously:

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.

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION:

Peter Cooke, representing GMR Holdings, one of the largest wireless communications companies in the NE area, and is affiliated with Green Mountain Communications, a family owned company based in Pembroke, NH. Their application is for the installation of a new tower facility on Pease property, approximately 150' north to the existing City water tank. It is a relatively straightforward installation of a 150' structure within a fenced 60' x 60' compound. The water tank is slated for demolition soon, and the NH DOT equipment on the tank needs to be relocated. The applicant intends on making the new site available to the City free of charge for the public safety antennas that are already on the water tank. They are targeting a couple of different users for the facility. The other anchor tenants are wireless carriers and a letter of interest from Verizon was provided. This location should solve a lot of coverage problems in the area.

Access to the site is off of International Drive. The DPW will be using the same access road to service the water tank, and the applicant is coordinating with DPW to improve an existing access road up to the site. The site plan reflects details regarding clearing, grading road width, satisfying their use and DPW's use of the tower.

Maria Stowell was present from Pease Development Authority for any questions the Board may have.

Mr. Rice asked Mr. Cooke what the tower would look like, and Mr. Cooke provided photos, noting that the tower is approximately three feet below the top of the tank.

Mr. Rice asked if the tower would help prevent dropped calls as soon as you go over the Dover Point bridge, and Mr. Cooke said it would, and would stretch the capacity of coverage.

Deputy City Manager David Allen asked if they plan to keep their tower up when the water tank is replaced. Mr. Cooke said he did not feel the cell phone carriers could be down at all, but they certainly could for DOT, and the City would control that. As part of their agreement with Pease, they will not be charging Public Safety to be there. There are also issues with access to antennas, and the public water supplies, but he doesn't believe the carriers want the back and forth loss of service.

Councilor Novelline Clayburgh said she has Verizon, and lost ability to use her cell phone on Monday during the Boston Marathon tragedy, and wondered if the new tower would prevent that from happening. Mr. Cooke said it would help, but the issue is that there are only a certain number of towers and a certain number of channels per antennae, so the carriers are getting out of individual sites due to capacity issues. Mr. Cooke explained that even though the carriers brought in additional temporary towers on Monday, as they do for emergencies, the cell phone companies had a tremendous amount of usage, and there may not have been anything more they could do. Over time due to more phone hunts for Wi-Fi connections, downloading movies, and other large data, a lot of that capacity will be eaten up, so it will get much better at Pease, but it won't solve everything.

Mr. Gladhill asked if more communities prefer towers or the out of place tree look. Mr. Cooke said he thinks it is subjective and his personal opinion is that there are some applications where tree poles are effective and blend in somewhat, but in an industrialized setting it isn't necessary, and the City is fortunate that they have enough existing items above the tower to surround it. This company also sticks with galvanized gray rather than color. The carriers like to be as high as they can be along highways, and also need 10' between towers.

The Chair asked if anyone was present from the public wishing to speak to, for or against the petition. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Mr. Blenkinsop made a motion to recommend the Amended Site Plan Approval as presented with stipulations. Deputy City Manager Allen seconded the motion.

The motion to grant Site Plan Approval passed unanimously 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.

The Chair read the notice into the record.

SPEAKING TO THE APPLICATION:

Sean Tobey and Bill Davidson, Civil Engineers with Hoyle, Tanner and Associates appeared on behalf of the applicant, Two International Group. This site is located on the corner of New Hampshire Avenue and Manchester Square with an existing site and three buildings. The first building is a 2-story mixed retail/office building, the second is a 1-story office building in the center of the site, and the third is an unoccupied 1-story office building located on the western part of the site. In the center of the site there is another land locked parcel containing the existing health care building. This project is the first part of a larger master plan. The unoccupied office building on the western part of the site will be torn down, and in its place a new 2-story health building will be constructed. The new footprint will be 21,000 s.f., LEED certified striving for platinum design status. The entire building lies in Newington with parking and stormwater located on the Portsmouth side. There will be underground parking for 56 vehicles and 54 surface parking spaces, with preferred parking for carpool, van pool, and fuel efficient vehicles. There will be two bike racks - one underneath the building next to showers, and a second towards the rear of the building, providing a total of 14 storage spots. Once the new building is complete, the workers from the existing health care building will move in and the old building will be torn down, and the landlocked parcel will be combined with the overall parcel.

The drainage for the site was shown on sheets C-7 & 8, and it attempts to mimic existing drainage conditions. Currently drainage for the northern half goes to an existing detention pond, and the southern half drains into the City's closed drainage system on New Hampshire Avenue. The plan is to install a treatment swale and detention pond for the northern half, an underground storm water chamber system for the southern half, and off line sump catch basins for additional treatment. Because

this is over 100,000 s.f of disturbance area, DES requires an Alteration of Terrain Permit which they received after submitting the necessary plans and document.

Utilities Sheet C-9 lists modern gas, electric, and telecom as connecting to the existing utilities on New Hampshire Avenue in front of the building, with sewer running to the right and connecting to existing sewer on Manchester Square.

Lighting Sheet C-10 shows lighting as designed to follow LEED guidelines. There will be full mounted lights, a couple of wall mounted lights, as well as bollard lighting around the sidewalks. The lighting will be energy efficient, dark sky friendly, and will minimize light pollution.

Landscaping Sheet C-11 was designed to meet and surpass LEED requirements for water efficiency habitat restoration, and maximize open space. The site will have no irrigation, and will feature hearty native species as alternatives to grass that would use more water, providing a green aesthetic for pleasant outdoor space.

Mr. Gladhill asked if the parking lot would also be torn up when the old HCA building is razed, and Mr. Tobey said the parking lot will remain during construction, but would be rebuilt in the future.

Deputy City Manager Allen asked if the sidewalk along Portsmouth Avenue would be poured cement, and Mr. Tobey said it would be.

Councilor Novelline Clayburgh asked what the building would be used for, and Mr. Tobey said it would be a health care building for Portsmouth Family Practice.

Chairman Ricci commented that the plans were some of the easiest set of plans to review and understand that he has seen.

The Chair asked if anyone was present from the public wishing to speak to, for or against the petition. Seeing no one rise, the Chair closed the public hearing.

DISCUSSION AND DECISION OF THE BOARD

Mr. Taintor reviewed the recommendations for a waiver that the site plans include easements, a vote to include granting those easements, and an additional stipulation to review the utility plan and incorporate the revised utility plan received on April 15, 2013.

Mr. Blenkinsop made a motion 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. Mr. Rice seconded the motion.

The motion passed unanimously.

Mr. Blenkinsop made a motion to recommend to the Pease Development Authority that the Site Plan Approval be granted with stipulations.

Councilor Novelline Clayburgh seconded the motion.

The motion to grant Site Plan approval passed unanimously with 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.

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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.*

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.)

Mr. Taintor reviewed the discussions from the March 28, 2013 work session and the narrow range of options to provide more flexibility for this site. One of the options was to make a Conditional Use zoning amendment to allow multi-family use on arterials. Mr. Taintor handed out a map showing all OR Districts in the City and the principal arterials, noting the seven parcels opposite Elwyn Park, and a couple of parcels on the west side of the Route 1 By-Pass between Borthwick Avenue and the RR underpass. The parcels on the By-Pass would have difficulty getting driveway access and there are a lot of wetlands so the ordinance would be limited to seven parcels on Lafayette Road. To give a sense of the potential residential density, Mr. Taintor said there could be a maximum of up to 70 residential units with 4-story building. The other thing considered for change was the option of an assisted living center with up to 120 assisted living units. Previously there was concern over the Borthwick Avenue parcel, but it would not be an issue if they limited the Conditional Use Permits to lots on arterials.

Mr. Gladhill said he expressed hesitancy with having residential units with children on that side of such a busy street.

Mr. Rice commented that it is becoming more and more of a losing battle to get out from Elwyn to Lafayette because of traffic, and a zoning change would add more cars.

Councilor Novelline Clayburgh asked if there would be any way to access the lots from the rear rather than Lafayette Road. Mr. Taintor said there have been several site plans that worked out rear access, including the National Guard, and the Planning Department could request that access come in from West Road.

Mr. Blenkinsop said he thinks it is an intriguing concept just as the Gateway district was to introduce mixed uses of commercial and residential uses. Mr. Blenkinsop said Route 1 will drastically change in the future, and although they are focused on one parcel, there are other parcels in that 7 lot group that might look into increased residential, and he likes the idea. While he appreciates concerns for children and traffic, he feels those issues can be dealt with as part of the planning with Community Development and DPW.

Chairman Ricci noted that off peak uses of the area would fit in with the traffic pattern better, as well as traffic accessing from the rear would be the key to making it work better.

Deputy City Manager Allen agreed with Mr. Blenkinsop about mixed use, and that an office complex would create more of a traffic problem than residential complex.

Councilor Novelline Clayburgh said they were asked to go home and think about this after the work session, and she thinks Mr. Taintor captured what they were attempting to do combining work space and an assisted living center.

Deputy City Manager Allen voted to recommend that the Zoning Ordinance be amended to permit multifamily residential uses and assisted living facilities with density requirements of 1500 s.f. of area per assisted living unit 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).

Mr. Blenkinsop seconded the motion.

The motion passed unanimously.

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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.)

Mr. Taintor said this also was discussed during the March 28, 2013 work session and a number of options were reviewed. The concern was that it is a very small lot at a very busy intersection. Any use under the Gateway district would require multiple variances, and the consensus at the work session was that the current zoning not be changed.

Deputy City Manager Allen agreed completely and did not feel that the Gateway zoning applies.

Mr. Blenkinsop made a motion to recommend the request not be granted. Councilor Novelline Clayburgh seconded the motion.

The motion to recommend to the City Council that this re-zoning request not be granted passed unanimously.

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V. PLANNING DIRECTOR’S REPORT

Mr. Taintor reported that the City Council passed the third and final reading on Zoning Ordinance Amendments from Signs as recommended by the Planning Board. The new Zoning Ordinance will be distributed to Board members. The Council talked about Commercial/Neighborhood uses and the subject will probably be coming back with more limited applicability in June.

The Blue Ribbon Committee on Transportation Policy. A final report was submitted to the City Council on Monday, and a Work Session was tentatively set for June 10, 2013, but there was a conflict with another report so it would need to be rescheduled. Many of the committee recommendations will be included in the Master Plan, and Portsmouth Listens will be setting up using some of the recommendations in their study circles.

Upcoming Meetings and Work Sessions

Next week there will be a public Wayfinding meeting the in Levenson Room.

May 2	Joint PB/HDC Work Session with consultants on form based zoning	
May 15	State wide regional planning process going on, \$3 million grant, and all over the State the planning commissions are doing studies and are having listening sessions.	Rockingham Planning Commission at Regional HD in Kingston. Not sure what the participation will be
May 16	Regular Planning Board Meeting	
May 23	Master Plan Work Session – may be postponed	
May 29	Coastal Resilience Public Meeting	
June 6-10	Multi-day Public Design Workshops, Form Based Zoning culminating with public presentation	at former Connie Bean Center
June 10	Conservation Commission Work Session	
June 20	Regular Planning Board Meeting	

VI. ADJOURNMENT

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

Respectfully submitted,

Jane K. Kendall
Acting Secretary for the Planning Board

These minutes were approved by the Planning Board on .