

ACTION SHEET

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

7:00 P.M.

OCTOBER 24, 2013

MEMBERS PRESENT: John Rice, Vice-Chairman; Nancy Novelline Clayburgh, City Council Representative; David Allen, Deputy City Manager; Richard Hopley, Building Inspector; William Gladhill; Colby Gamester; Elizabeth Moreau, Michael Barker; and Jay Leduc, Alternate;

MEMBERS EXCUSED: John Ricci, Chairman;

ALSO PRESENT: Rick Taintor, Planning Director

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I. PUBLIC HEARING – OLD BUSINESS

A. The application of **Catherine T. Moretti, Owner**, for property located on **Central Avenue**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into three lots with the following:

1. Proposed Lot 1 having 39,391 ± s.f. and 169.07' of continuous street frontage on Central Avenue;
2. Proposed Lot 2 having 32,427 ± s.f. and 104.14' of continuous street frontage on Central Avenue;
3. Proposed Lot 3 having 21,232 ± s.f. and 100' of continuous street frontage on Central Avenue.

Said lots are shown on Assessor Plan 220 as a portion of Lot 87 and lie within the Single Residence B (SRB) District where a minimum lot area of 15,000 s.f. and 100' of continuous street frontage is required. (On March 21, 2013 the Planning Board granted subdivision approval to subdivide Lot 87 into two separate lots.) (See RCRD Plan D-37764) (This application was postponed at the October 17, 2013 Planning Board meeting.)

- A. Voted to determine that the application was complete according to the Subdivision Rules and Regulations, and accepted it for consideration.
- B. Voted to **grant** a waiver from Section VI.2.A of the Subdivision Rules and Regulations, to allow the new lot lines to not be perpendicular to the street line.
- C. Vote to **grant** Preliminary and Final Subdivision Approval with the following stipulations:

1. This recommendation is conditioned on approval of the shared driveway by Public Works.
2. The driveway and utility easements shall be subject to review and approval by the Legal and Planning Departments.
3. A Maintenance Agreement regarding the shared driveway shall be subject to review and approval by the Legal and Planning Departments and recorded at the Registry of Deeds.
4. A detail for the end treatment of the culvert shall be added to the plan.
5. Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.
6. GIS data shall be provided to the Department of Public Works in the form as required by the City.
7. The final plat and all easement deeds shall be recorded concurrently at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

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II. PUBLIC HEARING – NEW BUSINESS

A. A public hearing on proposed amendments to the Zoning Ordinance to implement form-based zoning in the downtown area. The proposed amendments include:

- (1) Inserting a new Article 5A – Character Districts, as set forth in the draft ordinance consisting of proposed ordinance text (dated October 4, 2013), and proposed illustrations, maps and tables; and
- (2) Making conforming amendments to other sections of the Zoning Ordinance (dated October 3, 2013), including Sections 10.410 (Establishment and Purpose of Districts), 10.420 (District Location and Boundaries), 10.640 (Downtown Overlay District), 10.1230 (Sign Districts) and 10.1520 (Definitions – Terms with Specialized Applications).

The Board closed the public hearing and voted to **postpone** this matter to a special Planning Board meeting on Thursday, October 31, 2013 at 7:00 pm.

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III. PLANNING DIRECTOR’S REPORT – no report.

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IV. ADJOURNMENT

A motion to adjourn at 9:20 pm was made and seconded and passed unanimously.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary for the Planning Board