

ACTION SHEET

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

7:00 P.M.

**JANUARY 16, 2014
to be reconvened on
JANUARY 23, 2014**

MEMBERS PRESENT: John Ricci, Chairman; John Rice, Vice-Chairman; Jack Thorsen, 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: n/a

ALSO PRESENT: Rick Taintor, Planning Director

.....
I. APPROVAL OF MINUTES

- A. Approval of Minutes from the May 16, 2013 Planning Board Meeting – Unanimously approved
- B. Approval of Minutes from the May 23, 2013 Planning Board Meeting – Unanimously approved
- C. Approval of Minutes from the June 20, 2013 Planning Board Meeting – Unanimously approved

.....
II. NEW BUSINESS

- A. Election of Officers

John Ricci was re-elected as Chairman
John Rice was re-elected as Vice-Chairman

-
- B. Amendment to Planning Board Rules and Procedures re: Public Hearings

Voted to **amend** the Planning Board’s Rules and Procedures by inserting the following new paragraphs in Section G – General Procedures:

- 8. Procedure for Public Hearings

- (a) Public hearings of the Board shall follow the following procedure:

- (1) Presentation by the proponent
- (2) Questions by Planning Board members
- (3) Public comment to, for or against the application or proposal:
 - (a) All comment shall be directed to the Chair
 - (b) First round: maximum of 3 minutes per person; oral comment only
 - (c) Second round: maximum of 10 minutes per person; may include presentations
 - (d) Third round: no time limit per person; oral comment only
- (4) Chair closes public hearing
- (5) Motion(s) on the application or proposal
- (6) Discussion on the motion(s)
 - (a) No further public comment
 - (b) No addition by the applicant or proponent unless in answer to a question from the Board
- (7) Vote on the motion(s)

- (b) If the public hearing is continued to a subsequent meeting of the Board, the procedure outlined above shall also be followed at the continued hearing.
- (c) The Planning Board may modify the above procedure for an individual application by a concurring vote of 6 members of the Board.

9. Electronic or Multimedia Presentations

- (a) The Planning Board encourages (and, in some cases, requires) applicants to provide their materials in electronic format (PDF). The purpose of this is twofold: to publish application materials on the Planning Department's website for public review, and to project the application materials on a screen in the hearing room so that it can be more easily seen by Board members and the public. Applicants for subdivision or site plan approval must submit their materials at the same time as their paper applications.
- (b) In addition, applicants are allowed to submit modified plans as PowerPoint, PDF or multimedia presentations in a format that is easier to display or view (for example, colored site plans and renderings). Any such presentations must be submitted to the Planning Department by the close of business on the day preceding the public hearing.
- (c) Members of the public may use PowerPoint, PDF or multimedia presentations in a public hearing during the second round of public comment, subject to the 10-minute time limit specified in paragraph 8(3)(c) above. Any such presentation must be submitted to the Planning Department by the close of business on the day preceding the public hearing, as is required of the applicant.
- (d) Other presentation formats may be permitted during a public hearing subject to the prior approval by the Planning Director.

.....

III. PUBLIC HEARINGS – OLD BUSINESS

- A. The application of **Ertugrul Yurtseven, Owner**, for property located at **292 Lang Road**, requesting Final Subdivision Approval to subdivide one lot into four lots with the following:
- a. Proposed Lot 4 having 87,153 ± s.f. (2 acres) and 201.36' ± of continuous street frontage on Lang Road.
 - b. Proposed Lot 4-1 having 405,342 ± s.f. (9.31 acres) and 384.05' ± of continuous street frontage on Lang Road.
 - c. Proposed Lot 4-2 having 177,434 ± s.f. (4.07 acres) and 100' ± of continuous street frontage on Lang Road.
 - d. Proposed Lot 4-3 having 140,181 ± s.f. (3.22 acres) and 310.87' ± of continuous street frontage on Lang Road.

Said lot is shown on Assessor Plan 287 as Lot 4 and lies 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. (This application was postponed at the December 19, 2013 Planning Board meeting.)

Voted to **postpone** Preliminary and Final Subdivision approval to the Planning Board meeting scheduled for Thursday, January 23, 2014.

-
- B. The application of the **Hill Hanover Group, LLC, Owner and G. L. Rogers and Company, Inc., Applicant**, for properties located at **181 Hill Street and 317-339 Hanover Street**, requesting Preliminary and Final Subdivision (Lot Line Revision) approval as follows:
- a. Assessor Map 125, Lot 14 decreasing in area from 38,305 s.f. to 16,127 s.f. with no change in street frontage; and
 - b. Assessor Map 138, Lot 62 increasing in area from 20,574 s.f. to 42,752 s.f. with no change in street frontage.

Said properties lie within the Mixed Residential Office (MRO) and Mixed Residential Business (MRB) Districts where the minimum lot area is 7,500 s.f. (This application was postponed at the December 19, 2013 Planning Board Meeting and was referred to TAC at the request of the applicant.)

Voted to **grant** Preliminary and Final Subdivision approval with the following stipulations:

1. Final subdivision approval shall be subject to the granting of all variances which are currently pending before the Board of Adjustment, or otherwise determined to be required.
2. A legend shall be added to the subdivision plan to clarify the existing and proposed lot lines.
3. The following documentation shall be provided for review and approval by the Planning Department and Legal Department prior to the filing of the plat:
 - (a) Verification that the dwellings on Map 138, Lot 62 will have legal access to the right-of-way along the proposed lot line;
 - (b) The proposed deed for the utility easement.
4. Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.
5. GIS data shall be provided to the Department of Public Works in the form as required by the City.
6. 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.

.....

C. The application of **Harborcorp, LLC, Owner**, for property located on **Russell Street, Deer Street and Maplewood Avenue**, requesting Design Review for a proposed 5-story mixed use development with a footprint of 72,680 ± s.f. and gross floor area of 390,831 ± s.f., including a hotel/event center with 141,781 s.f. of event center space and 98 hotel rooms, 14 residential condominiums, a 40,000 s.f. retail supermarket, and 660 parking spaces (490 spaces in a garage structure and 170 below-grade spaces serving the retail use); with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 21, Assessor Map 118 as Lot 28 and Assessor Map 124 as Lot 126 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District. . (This hearing was postponed at the December 19, 2013 Planning Board meeting.)

Voted to determine that the design review process of this application has ended.

.....

V. ADJOURNMENT

A motion to adjourn at 10:45 pm was made and seconded and passed unanimously.

.....

Respectfully submitted,

Jane M. Shouse
Acting Secretary for the Planning Board