

ACTION SHEET

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

7:00 P.M.

JULY 17, 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 Justin Finn, Alternate

MEMBERS EXCUSED: Jay Leduc, Alternate

ALSO PRESENT: Rick Taintor, Planning Director

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6:00 pm WORK SESSION – Bicycle and Pedestrian Plan

A power point presentation was given by Laurie Pessah, of Toole Design Group, the City's Consultant, followed by questions from the Planning Board.

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I. PUBLIC HEARING – BICYCLE AND PEDESTRIAN PLAN

A. Proposed City of Portsmouth Bicycle and Pedestrian Master Plan.

Voted to **postpone** the public hearing to the August 21, 2014 Planning Board Meeting.

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II. DETERMINATIONS OF COMPLETENESS

A. Site Plan Review

1. 402 State Street – Voted to approve
2. 175 International Drive – does not apply (follows PDA Zoning Ordinance)

B. Subdivision Review

1. 200 Spaulding Turnpike – Voted to approve.

The council has moved forward and supported the expansion of CBZ to the north end and down Islington Street. Beginning process in Sept. with public design charrette the end of Sept. or October.

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III. PUBLIC HEARINGS – OLD BUSINESS

A. The amended application of **2422 Lafayette Road Associates, LLC**, for property located at **2454 Lafayette Road (Southgate Plaza)**, requesting Amended Site Plan Approval to demolish 21,022 ± s.f. of existing retail space, add 11,000 ± s.f. footprint of new retail space to the existing retail/restaurant strip building, add a rain garden at the rear of the site, to replace the previously approved porous pavement in the rear of the site with a gravel pad for a garden center, and make related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 273, Lot 3 and lies within the Gateway District. (This application was postponed at the June 19, 2014 Planning Board meeting.)

Voted to **postpone** the application for Amended Site Plan Approval to the August 21, 2014 Planning Board meeting.

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B The application of **New England Marine & Industrial, Inc., Owner, and Subaru of New England, Inc., Applicant**, for property located at **200 Spaulding Turnpike**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to construct a car dealership which includes a 19,150 ± s.f. building and various vehicle display areas totaling 32,000 ± s.f., with 119,451 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 237 as Lot 56 and lies within the General Business (GB) and Single Residence B (SRB) Districts. (This application was postponed at the May 15, 2014 Planning Board Meeting.)

Voted to **postpone** the application for Conditional Use Permit Approval to the November 20, 2014 Planning Board meeting.

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IV. PUBLIC HEARINGS – NEW BUSINESS

A. The application of **New England Marine & Industrial, Inc., Owner, and Subaru of New England, Inc., Applicant**, for property located at **200 Spaulding Turnpike**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed Lot 1 having an area of 517,987 sq. ft. (11.8913 acres), 1264.38 feet of continuous frontage on Spaulding Turnpike and 183.40 feet of continuous frontage on Echo Avenue; and
2. Proposed Lot 2 having an area of 410,236 sq. ft. (9.4177 acres), 381.97 feet of continuous frontage on Spaulding Turnpike and 307.95 feet of continuous frontage on Farm Lane.

Said property is shown on Assessors Map 237 as Lot 56 and is located in the General Business (GB) district which requires a minimum lot size of 43,560 sq. ft. and 200 ft. of continuous street frontage, and the Single Residence B (SRB) district which requires a minimum lot size of 15,000 s.f. and 100 ft. of continuous street frontage.

Voted to **postpone** the application for Preliminary and Final Subdivision Approval to the November 20, 2014 Planning Board meeting.
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B. The application of **402 State St. LLC, Owner, and Blue Water Construction, Applicant**, for property located at **402 State Street**, requesting Site Plan Approval to convert a 3-story mixed-use (office-residential) building into 3 dwelling units, demolish existing building components with a total footprint of 689 s.f., and construct additions with a total footprint of 196 s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 116 as Lot 12 and lies within Character District 4-L (CD4-L), the Downtown Overlay District (DOD) and the Historic District.

A. Voted to determine that the application for Site Plan Approval was complete according to the Site Plan Review Regulations and accepted the application for consideration.

B. Voted to waive Section 2.5.4(1)(c) of the Site Plan Review Regulations, requiring GIS to be referenced to the coordinate system New Hampshire State Plan NAD 83 (1996).

C. Voted to **grant** Site Plan Approval as presented.

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C. The application of **The City of Portsmouth, Applicant**, for property located at **175 International Drive** (Hobbs Hill), to construct a 600,000 gallon, 140 ± foot tall, composite elevated water storage tank, with a 60 ± foot diameter steel tank and 30 ± foot diameter concrete pedestal to replace an existing multi-leg water tank, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 313 as Lot 15 and lies within the Airport Business and Commercial District.

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

1. The applicant shall revise the plan to show silt sock instead of silt fence.

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D. The application of **HCA Health Services of NH, Owner**, for property located at **333 Borthwick Avenue**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to construct an at-grade 50' x 50' concrete helipad to be located within the Emergency Room parking lot, with 9,070 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 240 as Lot 2-1 and lies within the Office Research (OR) District.

Voted to **grant** a Conditional Use Permit with the following stipulation:

1. The applicant shall follow best management practices for phragmites control as recommended by the Department of Environmental Services.

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E. The application of **Kristina Logan, Owner**, for property located at **220 South Street**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to remove an existing storage shed and construct a 15' x 30' artist studio, with 225 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 111 as Lot 1 and lies within the Single Residence B (SRB) District.

Voted to **grant** a Conditional Use Permit, as presented, with the following stipulation:

- 1. An area of plantings shall be added to the southwest corner of the property to offset the impact of the new impervious surface in the buffer.

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F. The application of **James and Leah Berry, Owners**, for property located at **162 Mill Pond Way, Unit #4**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to construct a 310 s.f. patio, plant perennials in an area of 195 s.f. and trim 7 limbs from 2 existing trees, with 505 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 140 as Lot 21-4 and lies within the General Residence A (GRA) District.

Voted to **grant** a Conditional Use Permit, as presented

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G. The application of **Matthew and Katherine Manchen, Owners**, for property located at **416 Ocean Road**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to construct an 8' x 12' woodshed supported by deck blocks, with 96 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 293 as Lot 12 and lies within the Single Residence A (SRA) District.

Voted to **grant** a Conditional Use Permit with the following stipulation:

- 1. Crushed stone shall be placed on the ground, underneath the structure.

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H. The application of **Edgewood Manor, Inc., Owners, and Edgewood Centre, Applicant**, for property located at **928 South Street**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer for remediation of work done on the shoulder of an existing parking lot, including the construction of a treatment swale for stormwater management of run-off, with 1,595 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 221 as Lot 872 and lies within the Single Residence B (SRB) District.

Voted to **grant** a Conditional Use Permit with the following stipulation:

- 1. The applicant shall revise the plan to show silt sock instead of silt fence.

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V. CITY COUNCIL REFERRALS/REQUESTS

A. Proposed amendment to the Zoning Ordinance to require conference centers, convention centers and event centers to provide one off-street parking space per 2 persons of rated capacity. (This item was referred to the Planning Board by the City Council at its January 13, 2014 meeting, and postponed indefinitely at the April 3, 2014 Planning Board Meeting.)

Voted to **postpone** to the August 21, 2014 Planning Board Meeting.

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B. Request to consider a process for architectural design review outside the Historic District.
(This matter was postponed at the April 3, 2014 Planning Board meeting.)

Voted to recommend to the City Council **against** a process for architectural design review outside the Historic District.

C. Proposal to rezone land on the Route 1 Bypass, Cate Street and Bartlett Street to Character District 4 (CD4).

Voted to schedule a public hearing at the August 21, 2014 Planning Board meeting.

VI. OTHER BUSINESS

A. Request for a one year extension of Site Plan Approval for property located at 173-175 Market Street, granted on August 15, 2013.

Voted to **grant** a one-year extension of Site Plan approval>

VII. PLANNING DIRECTOR’S REPORT

A. Status of Conditionally Approved Applications for Site Plan Approval

B. Status of Conditionally Approved Applications for Subdivision Approval

C. Expansion of Character Based Zoning: North End and Islington Street corridor -
The City Council has moved forward and supported the expansion of CBZ to the North end and down Islington Street. They will begin the process in September with a public design charrette.

VII. ADJOURNMENT

A motion to adjourn at 9:30 pm was made and seconded and passed unanimously.

Respectfully submitted,

Jane M. Shouse
Acting Secretary for the Planning Board