

**ACTION SHEET**

**PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

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

**7:00 P.M.**

**JANUARY 15, 2015**

**MEMBERS PRESENT:** John Ricci, Chairman; Jack Thorsen, City Council Representative; David Allen, Deputy City Manager; Robert Marsilia, Building Inspector; William Gladhill; Colby Gamester, Elizabeth Moreau, Michael Barker, Jay Leduc, Alternate; and Justin Finn, Alternate

**MEMBERS EXCUSED:** n/a

**ALSO PRESENT:** Jessa Berna, Associate Planner

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**I. ELECTION OF OFFICERS**

John Ricci re-elected Chairman  
Elizabeth Moreau elected Vice-Chairman

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**II. APPROVAL OF MINUTES**

1. Approval of Minutes from the December 18, 2014 Planning Board Meeting – unanimously approved.

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**III. DETERMINATION OF COMPLETENESS**

A. Site Plan Review:

1. The application of **The Aphrodite Georgopoulos Revocable Trust of 1999, Owner, and Seacoast Trust, LLP, Applicant**, for property located at **1900 Lafayette Road**, requesting Site Plan approval to construct two medical office buildings.

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.

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IV. PUBLIC HEARINGS – OLD 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 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 July 17, 2014 Planning Board Meeting.)

Voted to **postpone** to the February 19, 2015 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 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. (This application was postponed at the July 17, 2014 Planning Board Meeting.)

Voted to **postpone** to the February 19, 2015 Planning Board Meeting.

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V. PUBLIC HEARINGS – NEW 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 **The Aphrodite Georgopoulos Revocable Trust of 1999, Owner, and Seacoast Trust, LLP, Applicant**, for property located at **1900 Lafayette Road**, requesting Site Plan approval to construct two medical office buildings: (1) a 2-story building with a footprint of 12,150 s.f. and gross floor area of 21,000 s.f. plus a 10’ x 60’ MRI coach, and a proposed 2,050 s.f. future MRI addition to the building; and (2) a 2-story building with a footprint of 10,000 s.f. and gross floor area of 20,000 s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 267 as Lot 8 and lies within the Office Research (OR) District.

1. Voted to **grant** a waiver from the Site Plan Review Regulations, Section 3.3.2(3), limiting driveways to one per lot.
2. Voted to **grant** site plan approval subject to the following stipulations:

Conditions Precedent (to be completed prior to the issuance of a building permit):

1. Remove the "See off-site improvement plans" notes from the off-site improvement plans (Sheets C-9, C-10 and C-11).
2. Separate Phase 1 and Phase 2 plan sheets shall be provided for Sheets C-2 (Site Plan), C-3 (Layout & Materials Plan), C-4 (Grading & Erosion Control Plan), and C-8 (Landscape Plan).
3. Sheets C-2, C-3 and C-8 shall be recorded at the Registry of Deeds by the City or as determined appropriate by the Planning Department.
4. The jute mesh shall be extended along the detention basin.

Conditions Subsequent (to be completed following the release of site plan security for the initial phase of the project)

5. The property owner shall submit copies of the periodic inspection reports for the StormTech system (as specified on Sheet C-18) to the Department of Public Works for its review.

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B. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, and **215 Commerce Way, LLC, Owner**, for property located at **215 Commerce Way**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots which are currently shown on Assessor Map 216 as Lots 1-8A and 1-8B and Assessor Map 213 as Lot 11. The applicant proposes to merge Map 216 Lot 1-8A and Lot 1-8B into Map 216 Lot 1-8A, and to revise the lot line between Map 216 Lot 1-8A and Map 213 as Lot 11 as follows:

- a. Map 216 Lot 1-8A (136,402 s.f.) merged with Map 216 Lot 1-8B (196,876 s.f.) increasing in area from a total of 333,366 s.f. to 384,402 s.f. with continuous street frontage on Portsmouth Boulevard and Commerce Way.
- b. Map 213 Lot 11 decreasing in area from 290,077 s.f. to 239,040 s.f. with continuous street frontage on Portsmouth Boulevard and Dunlin Way.

Said lots lie within an Office Research (OR) District which requires a minimum lot size of 3 acres and 300 ft. of continuous street frontage.

Voted to **postpone** to the February 19, 2015 Planning Board Meeting.

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C. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, and **215 Commerce Way, LLC, Owner**, for property located at **215 Commerce Way**, requesting Site Plan Approval for a proposed 4-story office building with a footprint of 28,125 ± s.f. and gross floor area of 112,500 ± s.f., and 640 parking spaces serving the proposed building and an adjacent existing office building (including a parking deck with 161 spaces below grade), with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 216 as Lots 1-8A and 1-8B and lies within the Office Research (OR) District.

Voted to **postpone** to the February 19, 2015 Planning Board Meeting.

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D. The request of **Paul E. Berton, Owner**, for property located at **482 Broad Street**, for Design Review under the Site Plan Review Regulations, for a proposed residential development consisting of four townhouse units with a total footprint of 7,124 ± s.f., with related parking, paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 221 as Lot 63 and lies within the General Residence A (GRA) district.

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

**VI. CITY COUNCIL REFERRALS/REQUESTS**

A. Proposed purchase of property at 113 Cottage Street (Assessors Map 174 Lot 16).

Voted to recommend that the City purchase the parcel at 113 Cottage Street.

**VII. OTHER BUSINESS**

A. Request by Strawberry Banke Museum to extend the operating dates of the Puddle Dock Pond skating rink through March 15, 2015.

Voted to extend the open dates of the rink to March 15<sup>th</sup> of this year only.

**VIII. PLANNING DIRECTOR’S REPORT**

1. Public presentation b y Jeff Speck on Thursday, January 22<sup>nd</sup> at 7:00 pm at the Seacoast Repertory Theatre, sponsored by PS21, followed by technical workshop for land use staff members on Friday, January 23<sup>rd</sup> at 11:00 am in City Council Chambers.
2. City Council Work session on February 9<sup>th</sup> at 6:30 pm to discuss short term rentals by homeowners and abandoned or derelict buildings.
3. Islington Street Charrette on February 20<sup>th</sup> – 23<sup>rd</sup> at the Frank Jones Center. Details will be finalized soon.

**IX. ADJOURNMENT**

A motion to adjourn at 8:10 pm was made and seconded and passed unanimously.

Respectfully submitted,

Jane M. Shouse  
Acting Secretary for the Planning Board

