

6:30 PM CAPITAL IMPROVEMENT PLAN - PUBLIC INFORMATION MEETING

**REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

7:00 PM

NOVEMBER 19, 2015

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the October 15, 2015 Planning Board Meeting;

II. DETERMINATIONS OF COMPLETENESS

A. Subdivisions:

1. The application of **Robert W. and Constance M. Bushman, Trustees, Owners**, for property located at **34 Marne Avenue and 43 Verdun Avenue**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested.
2. The application of **John L. Ahlgren and Bessie Palmisciano, Owners**, for property located on **Langdon Street**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into four lots.
3. The application of **Wayne Semprini, Owner**, for property located at **1 Fairview Drive**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots

III. 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 955 Sagamore Realty Trust, Owner**, for property located at **955 Sagamore Avenue**, requesting Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot #1 having an area of 63,100 ± s.f. (1.45 acres) and 141.82' of continuous street frontage on Sagamore Avenue and 171.49' of continuous frontage on Sagamore Grove; and
2. Proposed lot #2 having an area of 24,000 ± s.f. (.5510 acres) and 123.13' of continuous street frontage on Sagamore Grove.

Said property is shown on Assessors Map 201 as Lot 1 and is located in the Waterfront Business (WB) district which requires a minimum lot size of 20,000 s.f. and 100' of continuous street frontage. (This application was postponed at the October 15, 2015 Planning Board Meeting.)

B. The application of **Hillcrest at Portsmouth, LLC, Owner**, for property located at **3201 Lafayette Road**, requesting Site Plan approval to replace up to 80 manufactured homes over the next 10 years, to create a 20' x 20' yard waste compost site, and to create 5 new pad sites for future homes, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 291 as Lot 7 and lies within the Gateway (GW) District, Garden Apartment/Mobile Home (GA/MH) District and Rural (R) District. (This application was postponed at the October 15, 2015 Planning Board Meeting.)

IV. 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 **Rye Port Properties, Owner, Charter Foods North, LLC, Applicant**, for property located at 2319 Lafayette Road (formerly 2299 Lafayette Road), requesting amended Conditional Use Permit Approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to construct a 6" pvc sewer service from an existing sewer line at the rear of the site to the new Taco Bell building, with 3,015 ± of impact to the wetland buffer. Said property is shown on Assessor Map 272 as Lot 10 and lies within the Gateway (G) District.

B. The application of **Roger D. Greeley, Owner**, for property located at **71 Cliff Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to remove an existing 6' x 20' sunporch and construct a 14' x 20' addition at the back of the house; to construct a 6' x 12' addition adjacent to the rear addition; to remove an existing 7' x 12' porch and construct a 6' x 8' deck off the south side of the house; and, to remove an entryway and construct a 7' x 9'6" mudroom on the front of the house, with 400 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 223 as Lot 10 and lies within the Single Residence B (SRB) District.

C. The application of **Robert W. and Constance M. Bushman, Trustees, Owners**, for property located at **34 Marne Avenue and 43 Verdun Avenue**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots as follows:

- a. Map 222 Lot 33 decreasing in area from 17,448 ± s.f. to 7,461 ± s.f. with 101.04' of continuous street frontage along Marne Avenue.
- b. Map 222 Lot 34 increasing in area from 9,097 ± s.f. to 19,084 ± s.f. with 216.61' of continuous street frontage along Verdun Avenue.

Said lots lie within a General Residence A (GRA) District which requires a minimum lot size of 7,500 s.f. and 100' of continuous street frontage.

D. The application of **John L. Ahlgren and Bessie Palmisciano, Owners**, for property located on **Langdon Street**, requesting Preliminary and 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 5,301 s.f. and 68.50' of street frontage.
- c. Proposed Lot 3 consisting of 4,965 s.f. and 43.23' of street frontage.
- d. Proposed Lot 4 consisting of 7,920 s.f. and 40.94' of street frontage.

Said lot is shown on Assessor Map 138 as Lot 48 and 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.

- E. The application of **Wayne Semprini, Owner**, for property located at **1 Fairview Drive**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:
- a. Proposed lot #1 having an area of 15,388 ± s.f. (0.3533 acres) and 79.97' of continuous street frontage on Fairview Drive; and
 - b. Proposed lot #2 having an area of 14,052 ± s.f. (0.3226) and 134' of continuous street frontage on Woodbury Avenue and 57' of continuous street frontage on Fairview Drive.
- Said property is shown on Assessor Map 219 as Lot 26 and is located in the Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100' of continuous street frontage.

V. CITY COUNCIL REFERRALS

- A. The renaming of Ledgewood Drive in accordance with the specification of E-911. (This matter was postponed at the September 17, 2015 Planning Board Meeting.)

VI. OTHER BUSINESS

- A. Proposed amendments to the Zoning Ordinance, Article 8 – Supplemental Use Standards, inserting new Manufacturing Housing Park Dimensional Standards, and making minor conforming revisions to other sections of the Zoning Ordinance; and proposed repeal of the City Ordinances Chapter 13 – Mobile Home Ordinance, in its entirety.
- B. Proposed amendments to the Zoning Ordinance, Article 10 – Environmental Protection Standards, (1) establishing a new Wetland Protection Plan option for certain uses, (2) permitting activities within a wetland buffer that are consistent with an approved Wetland Protection Plan, and (3) inserting a new definition for “impervious surface.”

VII. PLANNING DIRECTOR’S REPORT

VIII. ADJOURNMENT

NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

If you wish to attend a Planning Board meeting and need assistance, please contact the Human Resources Office at 610-7270 one week prior to the meeting.