

ACTION SHEET

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

7:30 P.M.

AUGUST 18, 2016

MEMBERS PRESENT: John Ricci, Chairman; Elizabeth Moreau, Vice Chairman; Nancy Colbert-Puff, Deputy City Manager; David Moore, Assistant City Manager; William Gladhill; Colby Gamester; and Dexter Legg

ALSO PRESENT: Mr. Taintor, Planning Director;

MEMBERS ABSENT: Rebecca Perkins, City Council Representative; Jay Leduc; and Jody Record, Alternate

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6:00 pm A Non-Meeting with Counsel was held.

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6:30 pm A Work Session on Proposed Zoning Ordinance Amendments was held

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I. APPROVAL OF MINUTES

A. Approval of Minutes from the July 21, 2016 Planning Board Meeting – Unanimously approved.

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II. PUBLIC HEARING – ZONING AMENDMENTS

A. Proposed amendments to the Zoning Ordinance, Articles 2, 3, 4, 5, 6, 8, 10, 11, 12 and 15, relating to variances, nonconforming buildings and structures, accessory dwelling units, building coverage and yards, residential bulk control and building heights, Historic District exemptions and design guidelines, wetlands protection, off-street parking setbacks, digital signs, and definitions. The proposed amendments are available for review in the Planning Department during normal City Hall business hours, and are also posted on the Planning Department website, planportsmouth.com.

Voted to keep the public hearing open and **postpone** to the September 15, 2016 Planning Board Meeting.

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III. PUBLIC HEARINGS – OLD BUSINESS

A. The application of **599 Lafayette, LLC, Owner**, for property located at **599 Lafayette Road**, requesting Site Plan Approval for the construction of a 772 s.f. 1-story drive-thru Aroma Joe’s coffee shop, revision of the existing parking and circulation layout, and relocation of dumpsters, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 229 as Lot 8 and lies within the Gateway (GW) District. (This application was continued from the July 21, 2016 Planning Board Meeting.)

Voted to **postpone** to the September 15 2016 Planning Board Meeting.

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IV. PUBLIC HEARINGS – NEW BUSINESS

A. The application of **Robert J. and Susan L. Nalewajk, Owners**, for property located at **350 Little Harbour Road (previously 50 Martine Cottage Road)**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within an inland wetland and inland wetland buffer for the demolition of a residential structure, detached garage and barn, and the construction of a proposed 4,600 ± s.f. (footprint) residential structure with 3,682 ±s.f. of deck and porches, a 416 ± s.f. portico, a 1,117 ± s.f. detached 2-bay garage, and a new septic system and stormwater structures, with 28 ± s.f. of impact to the inland wetland and 19,927 ± s.f. of impact to the wetland buffer (7,800 ± temporary disturbance and 12,127 ± permanent disturbance). Said property is shown on Assessor Map 202 as Lot 16 and lies within the Rural (R) District.

Voted to **grant** Conditional Use Permit with the following stipulations:

1. The stone and brick rubble pile shall be removed.
2. The construction access to the site shall be entirely on the southerly access way.

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V. CITY COUNCIL REFERRALS/REQUESTS

*The Board’s action in these matters has been deemed to be legislative in nature.
If any person believes that 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. Proposed acceptance of a permanent easement from the Portsmouth Housing Authority for construction of a sidewalk and multi-use path on Gosling Road.

Voted to **recommend** that the City Council approve the acquisition of the easement as proposed.

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B. Proposed acquisition of approximately 50 acres of land from the Foundation for Seacoast Health for expanding the Recycling Center, creating a multi-field recreation complex, and ensuring protection of valuable wetland and open space.

Voted to **recommend** that the City approve the acquisition of the land from the Foundation for Seacoast Health as proposed.

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VI. OTHER BUSINESS

A. Request from Kim Rogers, GL Rogers and Company, for property located at 165 Deer Street and 181 Hanover Street, requesting a second six-month extension of Subdivision Approval which was granted by the Planning Board on August 20, 2015, and which was granted a first six-month extension by the Planning Director on February 25, 2016.

Voted to **grant** a second six-month extension of Subdivision Approval for property located at 165 Deer Street and 181 Hanover Street, to expire on February 20, 2017.

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B. Request from Kim Rogers, GL Rogers and Company, for property located at 165 Deer Street and the corner of the Right-of-Way at Bridge Street and Deer Street, requesting a second six-month extension of Subdivision Approval which was granted by the Planning Board on August 20, 2015, and which was granted a first six-month extension by the Planning Director on February 25, 2016.

Voted to **grant** a second six-month extension of Subdivision Approval for property located at 165 Deer Street and the corner of the right-of-way at Bridge Street and Deer Street, to expire on February 20, 2017.

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C. Consideration of amendments to the Subdivision Rules and Regulations and the Site Plan Review Regulations to require preapplication review for certain major developments and to require that all mylars be pre-approved by the Registry of Deeds before being delivered to the Planning Department for recording.

Voted to **postpone** to the September 15, 2016 Planning Board meeting.

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VII. ADJOURNMENT

A motion to adjourn at 9:15 pm was made and seconded and passed unanimously.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary for the Planning Board