

ACTION SHEET

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

7:00 P.M.

NOVEMBER 17, 2016

MEMBERS PRESENT: John Ricci, Chairman; Elizabeth Moreau, Vice Chairman; Rebecca Perkins, City Council Representative; Nancy Colbert-Puff, Deputy City Manager; David Moore, Assistant City Manager; Jay Leduc; Dexter Legg; and Jeffrey Kisiel, Alternate

ALSO PRESENT: Mr. Taintor, Planning Director; Jessa Berna, Planner I

MEMBERS ABSENT: Colby Gamester and Jody Record

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6:30 PM PUBLIC INFORMATION MEETING ON CAPITAL IMPROVEMENT PLAN

Presentation by Juliet Walker, Assistant Planning Director

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I. APPROVAL OF MINUTES

1. Approval of Minutes from the October 20, 2016 Planning Board Meeting.

Voted to **approve** minutes from the October 20, 2016 Planning Board Meeting.

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II. DETERMINATIONS OF COMPLETENESS

A. Subdivisions:

1. The application of **The City of Portsmouth, Owner**, for property located at **600 Peverly Hill Road**, and **Foundation for Seacoast Health, Owner**, for property located at **100 Campus Drive**, requesting Preliminary and Final Subdivision Approval (Lot Line Revision).

Voted to determine that the application is complete according to the Subdivision Rules and Regulations and to accept it for consideration.

2. The application of **Alden Watson Properties. LLC, Owner**, for property located at **56 Lois Street**, requesting Preliminary and Final Subdivision Approval.

Voted to determine that the application is complete according to the Subdivision Rules and Regulations and to accept it for consideration.

- 3. The application of **Jonathan Smith, Owner**, and **Sophie Lane, LLC, Applicant**, for property located at **1283 Woodbury Avenue**, requesting Preliminary and Final Subdivision Approval

Voted to determine that the application is complete according to the Subdivision Rules and Regulations and to accept it for consideration.

B. Site Plan Review

- 1. The application of **J&M Family Properties, LLC, Owner**, and **Dunkin’ Donuts, c/o JFS Management Co., LLC, Applicant**, for property located at **802 Lafayette Road**, requesting Amended Site Plan Approval.

Voted to determine that the application is complete according to the Site Review Regulations and to accept it for consideration.

- 2. The application of **Seacoast Trust, LLP, Owner**, and **Stonegate NH Construction, LLC, Applicant**, for property located at **150 Route 1 By-Pass**, requesting Site Plan Approval.

Voted to determine that the application is complete according to the Site Review Regulations and to accept it for consideration.

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III. PUBLIC HEARINGS – OLD BUSINESS

A. The application of **Seacoast Trust, LLP, Owner**, and **Stonegate NH Construction, LLC, Applicant**, for property located at **150 Route 1 By-Pass**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for the demolition of the existing building and the construction of a proposed 246’ x 85’ 3-story multi-family building with a footprint of 17,667 ± s.f. and gross floor area of 53,000 ± s.f., with 24,950 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 231 as Lot 58 and lies within the Single Residence B (SRB) District. (This application was continued from the October 20, 2016 Planning Board Meeting.)

Voted to **grant** Conditional Use Permit Approval as presented.

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IV. PUBLIC HEARINGS – NEW BUSINESS

A. The application of **Alissa C. Bournival Revocable Trust, Owner**, and **Bournival Jeep, Applicant**, for property located at **2355 Lafayette Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to construct an irregularly shaped 2,775 s.f. addition to the rear of the existing building, to be used as a six-bay detailing shop, with 2,600 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 272 as Lot 7 and lies within the Gateway (GW) District.

Voted to acknowledge the applicant’s request to **withdraw** the Conditional Use Permit application

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B. The application of **The City of Portsmouth, Owner**, for property located at **600 Peverly Hill Road**, and **Foundation for Seacoast Health, Owner**, for property located at **100 Campus Drive**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between four lots as follows:

- a. Map 254, Lot 8 increasing in area from 8.135 ± acres to 60.279 ± acres with 457.64' of continuous street frontage along Peverly Hill Road and 127.88' of continuous street frontage along Campus Drive.
- b. Map 266, Lot 4 decreasing in area from 96.416 ± acres to 37.062 ± acres with 382' of continuous street frontage along Banfield Road and 219.25' of continuous street frontage along Campus Drive.
- c. Map 266, Lot 5 increasing in area from 1.124 ± acres to 10.7539 ± acres with 692.46' of continuous street frontage along Banfield Road.
- d. Map 266, Lot 6 consisting of 2.419 ± acres, being eliminated.

Said lots lie within the Industrial (I) District which requires a minimum lot size of 2 acres and 200' of continuous street frontage.

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

- 1. Lot numbers as determined by the Assessor shall be added to the final plat.
- 2. Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.
- 3. GIS data shall be provided to the Department of Public Works in the form as required by the City.
- 4. The final plat and all deeds shall be recorded concurrently at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

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C. The application of **Chase B. Bailey and Kit Soave-Bailey, Owners**, for property located at **3 Curriers Cove**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to remove and relocate an existing pool, associated concrete, and retaining wall, including related miscellaneous improvements, with 1,770 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 204 as Lot 12 and lies within the Single Residence A (SRA) District.

Voted to **postpone** the Conditional Use Permit application to the December 15, 2017 Planning Board Meeting.

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D. The application of **Gideon Walker House Trust, Owner, and James Somes, Trustee**, for property located at **154 Maplewood Avenue**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland and tidal wetland buffer to rebuild an existing stone retaining wall, with 250 ± s.f. of impact to the tidal wetland and 1,125 ± s.f. of impact to the tidal wetland buffer. Said property is shown on Assessor Map 124 as Lot 7 and lies within the CD4-L1 and Historic District.

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

1. The applicant shall ensure that the saltmarsh grass is reestablished in areas where it is growing today on the inside and outside of the wall.

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E. The application of **J&M Family Properties, LLC, Owner, and Dunkin’ Donuts, c/o JFS Management Co., LLC, Applicant**, for property located at **802 Lafayette Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer for pavement and drainage improvements and onsite stormwater quality treatment, with 11,200 ± s.f. of impact to the tidal wetland buffer. Said property is shown on Assessor Map 244 as Lot 2 and lies within the Gateway (GW) District.

Voted to **postpone** the Conditional Use Permit application to the December 15, 2017 Planning Board Meeting.

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F. The application of **J&M Family Properties, LLC, Owner, and Dunkin’ Donuts, c/o JFS Management Co., LLC, Applicant**, for property located at **802 Lafayette Road**, requesting Amended Site Plan Approval to re-develop the parking lot for improved site and drive-thru circulation, revised parking layout, new trash enclosure, drainage improvements and stormwater management, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 244 as Lot 2 and lies within the Gateway (GW) District.

Voted to **postpone** Site Plan Review to the December 15, 2017 Planning Board meeting.

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G. The application of **Seacoast Trust, LLP, Owner, and Stonegate NH Construction, LLC, Applicant**, for property located at **150 Route 1 By-Pass**, requesting Site Plan Approval for the demolition of the existing building and the construction of a 246’ x 85’ 3-story multi-family building with a footprint of 17,667 ± s.f. and gross floor area of 53,000 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 231 as Lot 58 and lies within the Single Residence B (SRB) District.

Voted to **grant** Site Plan Review approval with the following stipulations:

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

1. The site plan set shall be amended as follows and shall be subject to review by the Planning Department:
 - a. Show the correct locations of sidewalks from the driveway to the side of the building facing the Route 1 Bypass.
 - b. Add erosion control on the south and west sides of the building as needed.
 - c. Add a detail showing the sizes of proposed drain manholes 2 and 3.
 - d. Remove all references to “silt fence” and show silt sock instead.
 - e. Add a structured design detail for tree wells that are over 4’ in height.
2. The site plan, landscape plan, and the easement deed shall be recorded concurrently by the City or as determined appropriate by the Planning Department.

Conditions Subsequent (to be completed prior to the release of site plan review security):

- 3. The sewer connection permit shall provide the size of the pump station and the size of the pumps, including the pumps that will be used for the elevator sump pump connection.
- 4. All the back-up detail for the completed drainage analysis shall be provided to DPW.
- 5. Although construction on Hillside Drive should not be necessary, if the sewer force main or gas line is determined to impact the roadway, the applicant shall be responsible for repairing the roadway to the satisfaction of DPW.

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H. The application of **Alden Watson Properties. LLC, Owner**, for property located at **56 Lois Street**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

- 1. Proposed lot #1 having an area of 42,189 ± s.f. (0.9685 acres) and 100.8’ of continuous street frontage on Lois Street;
- 2. Proposed lot #2 having an area of 124,660 ± s.f. (2,8618 acres) and 20’ of continuous street frontage on Lois Street (designated as not a buildable lot);

Said property is shown on Assessors Map 232 as Lot 8 and is located in the Single Residence B (SRB) District where the minimum lot area is 15,000 s.f. and minimum continuous street frontage is 100’.

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

- 1. Lot numbers as determined by the Assessor shall be added to the final plat.
- 2. Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.
- 3. GIS data shall be provided to the Department of Public Works in the form as required by the City.
- 4. The final plat shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

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I. The application of **Jonathan Smith, Owner**, and **Sophie Lane, LLC, Applicant**, for property located at **1283 Woodbury Avenue**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

- 1. Proposed lot #1 having an area of 15,274 ± s.f. (0.3506 acres) and 147’ of continuous street frontage on Woodbury Avenue;
- 2. Proposed lot #2 having an area of 15,142 ± s.f. (0.3476 acres) and 100’ of continuous street frontage on Granite Street.

Said property is shown on Assessors Map 217 as Lot 4 and is located in the Single Residence B (SRB) District where the minimum lot area is 15,000 s.f. and minimum continuous street frontage is 100’.

Voted to find that strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations and, therefore, waived compliance with the following sections of the Subdivision Rules and Regulations:

- 1. Section VI.2.B, requiring corner lots to have 110% of the minimum required continuous street frontage for the zoning district;
- 2. Section VI.9.A, requiring all utility distribution lines to be underground.

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

Conditions Precedent (to be completed prior to recording of the plan and sale of lots):

1. Lot numbers as determined by the Assessor shall be added to the final plat.
2. Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.
3. GIS data shall be provided to the Department of Public Works in the form as required by the City.
4. The final plat and the signal easement deed shall be recorded concurrently at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

Condition Subsequent (to be completed prior to release of the subdivision security):

5. The owner shall widen Granite Street to 24 feet and shall modify the sidewalk tip-down on the opposite side of the street, as shown on the Subdivision Site Plan.

Voted to recommend to the City Council that the City accept the traffic signal easement shown on the revised site plan.

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V. CITY COUNCIL REFERRALS

A. Consideration of rezoning options for 678 Maplewood Avenue and the adjacent vacant parcel to allow for the development of affordable housing. (This was postponed from the September 15, 2016 Planning Board Meeting).

Voted to **postpone indefinitely**.

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VI. OTHER BUSINESS

A. Request of 215 Commerce Way, LLC, Owner, for property located at 215 Commerce Way, and Moray, LLC, Owner, for property located at 235 Commerce Way, for a six month extension of Subdivision Approval which was granted by the Planning Board on August 20, 2015. A first six month extension was granted by the Planning Director on March 23, 2016 to expire on August 20, 2016.

Voted to **grant** a second six month extension of Subdivision Approval, which will now expire on March 20, 2017.

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VIII. ADJOURNMENT

A motion to adjourn at 9:09 pm was made and seconded and passed unanimously.

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Respectfully submitted,

Jane M. Shouse
Acting Secretary for the Planning Board