

ACTION SHEET
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

7:00 P.M.

DECEMBER 15, 2016

MEMBERS PRESENT: John Ricci, Chairman; Elizabeth Moreau, Vice Chairman; Nancy Colbert-Puff, Deputy City Manager; David Moore, Assistant City Manager; Colby Gamester; Jay Leduc; Dexter Legg; Jody Record; and Jeffrey Kisiel, Alternate

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

MEMBERS ABSENT: Rebecca Perkins, City Council Representative;

.....
I. APPROVAL OF MINUTES

1. Approval of Minutes from the November 17, 2016 Planning Board Meeting;
-

II. DETERMINATIONS OF COMPLETENESS

A. Subdivisions:

1. The application of **Linda-Marie and William L. Jones, Owners**, for property located at **400 Middle Road**, and **Seacoast Trust, LLP, Owner**, for property located at **150 Route 1 By-Pass**, requesting Preliminary and Final Subdivision (Lot Line Revision).

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 **Carol I. Cooper, Owner, and Lorax Sustainable Development, LLC, Applicant**, for property located at **996 Maplewood Avenue**, requesting Site Plan Approval.

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

.....

III. PUBLIC HEARINGS – OLD BUSINESS

A. 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 **grant** Conditional Use Permit Approval with the following stipulations:

1. That erosion control measures shall be put in place to protect the adjacent wetland areas from runoff from the project and stockpile areas.
2. The silt fence shall be extended along the abutters property.
3. The applicant shall provide a detail showing how the stormwater coming off the roof of the new enclosed porch will be treated.

.....

B. 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 to the **April 20, 2017** Planning Board Meeting.

.....

C. 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 to the **April 20, 2017** Planning Board Meeting.

.....

IV. PUBLIC HEARINGS – NEW BUSINESS

A. The application of **Deer Street Associates, Owner**, for property located at **165 Deer Street and 181 Hill Street** requesting design review of proposals to construct three mixed-use buildings fronting on Deer Street and a fourth mixed-use building fronting on a future public street off Bridge Street to be created in association with the City’s new parking garage. Said properties are shown on Assessor Map 125 as Lot17 and Assessor Map 138 as Lot 62 and all lots lie within the CD5 District and the Downtown Overlay District (DOD) and two of the proposed buildings lie within the Historic District.

Voted to **postpone** the public hearing until the January 19, 2017 Planning Board meeting to allow the Board to conduct a Work Session on this application on January 12, 2017.

.....
B. The application of **Linda-Marie and William L. Jones, Owners**, for property located at **400 Middle Road**, and **Seacoast Trust, LLP, Owner**, for property located at **150 Route 1 By-Pass**, requesting Preliminary and Final Subdivision (Lot Line Revision) approval between two lots as follows:

- a. Map 231, Lot 57 increasing in area from 8,898 ± s.f. (.20 acres) to 9,355 ± s.f. (.21 acres) with 132’ of continuous street frontage along Middle Road.
- b. Map 231, Lot 58 decreasing in area from 130,658 ± s.f. (2.9994 acres) to 130,201 ± s.f. (2.99 acres) with 132’ of continuous street frontage along Middle Road and 709’ of continuous street frontage along Route 1 By-Pass.

Said lots lie within the Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100’ of continuous street frontage.

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

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

- 1. Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.
- 2. GIS data shall be provided to the Department of Public Works in the form as required by the City.
- 3. 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.

.....
C. The application of the **Henderson Family Trust, Owner, Hayes H. and Carla C. Henderson, Trustees**, for property located at **205 Odiorne Point Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to adjust the grade of the existing lawn, to replace a granite curbing retaining wall and to move a fire pit area, with 6,960 ± s.f. of impact to the inland wetland buffer. Said property is shown on Assessor Map 224 as Lot 10-29 and lies within the Single Residence A (SRA) District.

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

- 1. A detail shall be added to the plan showing the permeable patio and the silt sock;

- 2. All plantings shall be labeled on the plan and approved by Peter Britz prior to installation.

.....

D. The application of **Carol I. Cooper, Owner, and Lorax Sustainable Development, LLC, Applicant**, for property located at **996 Maplewood Avenue**, requesting Site Plan Approval for the construction of three single family homes on a single lot with one shared driveway, each home and garage having a footprint of 1,696 ± s.f., with related paving, lighting, utilities, land-scaping, drainage and associated site improvements. Said property is shown on Assessor Map 219 as Lot 4 and lies within the Single Residence B (SRB) District.

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

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

- 1. The following notes shall be added to the Site Plan (Sheet C-2) and the Landscape Plan (Sheet C-5):
 - “1. The Site Plan and the Landscape Plan shall be recorded in the Rockingham County Registry of Deeds.
 - 2. All improvements shown on this Site Plan shall be constructed and maintained in accordance with the Plan by the property owner and all future property owners. No changes shall be made to this Site Plan without the express approval of the Portsmouth Planning Director.”
 - 2. The Landscape Plan (Sheet C-5) shall include the following additional notes:
 - “3. The property owner and all future property owners shall be responsible for the maintenance, repair and replacement of all required screening and landscape materials.
 - 4. All required plant materials shall be tended and maintained in a healthy growing condition, replaced when necessary, and kept free of refuse and debris. All required fences and walls shall be maintained in good repair.
 - 5. The property owner shall be responsible to remove and replace dead or diseased plant materials immediately with the same type, size and quantity of plant materials as originally installed, unless alternative plantings are requested, justified and approved by the Planning Board or Planning Director.”
 - 3. The Conservation Easement area shall be extended to include the entire 100-foot buffer area.
 - 4. The Conservation Easement shall incorporate the maintenance of the rain gardens and shall address the impact of the rain gardens on the easement area.
 - 5. The Conservation Easement and Easement Plan shall be submitted to the Planning and Legal Departments for review and approval.
 - 6. The applicant shall make a payment in the amount of \$10,000 to the City toward the cost of creating a drainage system off Diamond Drive in compensation for the additional stormwater volume that will flow from the site into the pond.
 - 7. The Site Plan, Landscape Plan and Conservation Easement shall be recorded at the Registry of Deeds by the City or as determined appropriate by the Planning Department.
 - 8. Prior to construction, the 100’ buffer shall be staked every 25’ and maintained throughout the course of construction.
-

V. CITY COUNCIL REFERRALS

A. Proposed acceptance of a permanent easement between Porpoise Way and Portsmouth Boulevard for the purpose of constructing an emergency access road for the Atlantic Heights neighborhood.

Voted to recommend that the City Council accept the permanent easement.

.....

VIII. ADJOURNMENT

A motion to adjourn at 9:39 pm was made and seconded and passed unanimously.

.....

Respectfully submitted,

Jane M. Shouse
Acting Secretary for the Planning Board