

**6:30 P.M. RECEPTION HONORING ARTHUR PARROTT, FORMER CHAIRMAN OF
THE PLANNING BOARD AND FAYE GOLDBERG, FORMER MEMBER OF THE
PLANNING BOARD AND HISTORIC DISTRICT COMMISSION**

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

**7:00 P.M. CITY COUNCIL CHAMBERS DECEMBER 20, 2001
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

AGENDA

I. APPROVAL OF MINUTES

A. October 18, 2001, meeting

II. OLD BUSINESS

A. The application of **Bernard and Agnes Maxam** for property located off **Coach Road** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to allow the construction of a 9,100 s.f. building for office and manufacturing use within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 297 as Lots 4-3 and 4-3A and lies within an Industrial district. Plans are recorded in the Planning Department as 10.3-01. **(This application was tabled at the Board's November 15, 2001, meeting to this meeting and should be retabled.)**

B. **New Franklin School** – report on back gate issue

III. PUBLIC HEARINGS

A. The application of the **City of Portsmouth**, owner, and **Exchange City**, applicant, for property located at **25 Granite Street (the Wentworth School)** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the construction of an addition to the existing gymnasium within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 217 as Lot 5 and lies within the Municipal district.

B A compliance hearing will be held on a site plan that was approved by the Planning Board on February 17, 2000, for **Brora LLC** for property located off **Commerce Way, Dovekie Way, Portsmouth Boulevard, Shearwater Drive and Market Street** for a consolidation and resubdivision plan and a traffic mitigation plan associated with future commercial development within Osprey Landing. Said property is shown on Assessor Plan 216 as Lots 1, 1-5 and 1-8B and Assessor Plan 217 as Lots 2-1838 through 2-1844 and 2-0300 and lies within the Office Research and Mariner's Village Overlay districts.

C. The application of **Thomas Vento, trustee of the Vento Grantor Trust of 1996**, for property located at **102 Marne Avenue** and **Mark R. Neubauer** for property located at **101 Marne Avenue** wherein Preliminary and Final Approval is requested for a lot line verification which shows the Vento lot as having a lot area of 18,293 s.f. and the Neubauer lot as having a lot area of 6,557 s.f. Said property is shown on Assessor Plan 222 as Lots 43 and 44 and lies within a General Residence A district.

D. The request of **Coventry Assets Ltd.** for property located at **755 Banfield Road** wherein an amendment to an approved site plan is requested. The changes involve the reduction of the building footprint from 25,276 s.f. to 22,440 s.f. and the relocation of the driveway entrance from Constitution Avenue to the place where the driveway now exists with associated site improvements. Said property is shown on Assessor Plan 274 as Lot 1D and lies within an Office Research district.

E. The application of **Aphrodite Georgopoulos Revocable Trust, owner, and 1900 Lafayette Road, LLC, applicant,** for property located at **1900 Lafayette Road** wherein site plan approval is requested for the construction of three (3), three-story office buildings with each building having a footprint of 5,504 s.f. with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 267 as Lot 8 and lies within an Office Research district. **(The Planning Board granted site plan approval at its September 21, 2000, meeting; however, the approval has since lapsed.)**

IV. CITY COUNCIL REFERRALS/REQUESTS

- A. Spinney Road water tank – color of
- B. Renaming of a limited portion of Winchester Street
- C. Ralph's Truck Sales – request to release easement
- D. Deer Street Associates – request for rezoning
- E. 46 Livermore Street – Request for permanent easement

V. NEW BUSINESS

- A. Request to use Pheasant Lane as a street name
- B. Request for conditional acceptance of Odiorne Point Road (Tucker's Cove, Phase III)
- C. Request for conditional acceptance of Wholey Way
- D. Presentation by Jane Porter on outdoor lighting pollution

VI. AMENDED SITE PLAN REVIEW

VII. 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 431-2006 ext. 270 one week prior to the meeting.

Informational:

- January 3, 2002, Public Hearing on Report by the Mayor's Blue Ribbon Committee on Arts and Culture