

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

**7:00 P.M.**

**CITY COUNCIL CHAMBERS  
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

**SEPTEMBER 20, 2001**

**AGENDA**

**I. OLD BUSINESS**

A. The application of the **City of Portsmouth** for property located **off Junkins Avenue** wherein site plan approval is requested for improvements to the parking lot located at the rear of the Municipal Complex with associated site improvements. Said property is shown on Assessor Plan 110 as Lot 1 and lies within the Municipal district. **(This application was tabled to this meeting from the Board's August 16, 2001, meeting.)**

B. The application of **Ervin Fazekas d/b/a Mr. Bubbles Car Wash** for property located at **1725 Woodbury Avenue** wherein site plan approval is requested for the addition of three landscape areas with associated site improvements. Said property is shown on Assessor Plan 215 as Lot 10 and lies within a General Business district. **(This application was tabled to this meeting from the Board's August 16, 2001, meeting.)**

C. The application of **R & L Enterprises** for property located **off Lang Road** wherein Preliminary and Final Approval is requested for a lot line verification of a 1.37 acre lot with some 290' of continuous street frontage. The 50' wide right-of way as shown on plan entitled, "Lot Line Revision for Erminio A. Ricci" dated October 19, 1981, recorded in the Rockingham County Registry of Deeds as D-10485 and as shown on plan entitled, "Subdivision of Land for R and L Enterprises" dated February 4, 1982, and recorded in the Rockingham County Registry of Deeds as C-10638 is not shown on the proposed lot line verification plan. Said property is shown on Assessor Plan 286 as Lot 22-A and lies within a General Business district. **(This application was tabled to this meeting from the Board's August 16, 2001, meeting.) (A withdrawal request has been received.)**

D. The application of **Anthony Giovannettone** for property located **off Lang 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 two-story 28' x 65' building upon a paved accessway within an Inland Wetlands Protection District Buffer Zone. Said property is shown on Assessor Plan 286 as Lot 22A and lies within a General Business district. **(This application was tabled to this meeting from the Board's August 16, 2001, meeting. The Public Hearing remains closed.)**

**II APPROVAL OF MINUTES**

A. June 28, 2001, July 19, 2001, and August 16, 2001, meetings

**III PUBLIC HEARINGS**

A. Public comment is invited on proposed amendments to the *Zoning Ordinance* involving impact fees. Copies of the proposed amendments are available for review in the office of the Planning Department.

B. The application of **Tucker's Cove Limited Liability** for property located **off Odiorne Point Road** wherein Preliminary and Final Approval is requested for lot line changes which would result in the following: Lot 10-001 would have a lot area of 123,846 s.f. ±; Lot 10-002 would have a lot area of 66,273 s.f. ±; Lot 10-003 would have a lot area of 51,124 s.f. ±; and, Lot 10-004 would have a lot area of 53,831 s.f. ±. All lots would have adequate continuous street frontage off Odiorne Point Road. Said property is shown on Assessor Plan 224 as Lots 10-001, 10-002, 10-003, and 10-004 and lies within a Single Residence A district. Plat plans are recorded in the Planning Department office as 15.1-01.

C. The application of **Peter and Donna Splaine** for property located at **299 Bartlett Street** and 303 Bartlett Street wherein Preliminary and Final Approval is requested for a lot line verification plan wherein the following would occur: 299 Bartlett Street would have a lot area of 8,160 s.f. ±; and, 303 Bartlett Street would have a lot area of 6,240 s.f. ±. Said property is shown on Assessor Plan 162 as Lots 13 and 14 and lies within a General Residence A district. Plat plans are recorded in the Planning Department office as 16.1-01.

D. The application of **Joseph Arnstein** for property located **off Foch Avenue** 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 single-family home within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 233 as Lot 144 and lies within a Single Residence B district. Plans are recorded in the Planning Department Office as 08.1-01.

E. 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.  
**(Withdrawn to 10/18/01)**

F. The application of the **Temple of Israel** for property located **off Banfield Road** wherein site plan approval is requested for the expansion of the Temple of Israel cemetery including the construction of a single lane driveway with associated site improvements. Said property is shown on Assessor Plan 256 as Lot 2-1 and lies within a Single Residence A district.

G. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 500 of the Pease Development Authority Subdivision Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of **The Kane Company** for property located at **30 New Hampshire Avenue** wherein Preliminary and Final Approval is requested for the creation of an 8.26 acre lot ± with adequate continuous street frontage off New Hampshire Avenue. Said property is shown on Assessor Plan 299 and lies within the Airport/Business/Commercial district.

H. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 400 of the Pease Development Authority Site Review Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of **The Kane Company** for property located at **30 New Hampshire Avenue**, the site of the existing Ingersoll Rand Facility, wherein site plan approval is requested for the construction of two 16,000 s.f. two-story additions (8,000 s.f. footprint) to be constructed in two phases with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 299 and lies within the Airport/Business/Commercial district.

I. The application of the **City of Portsmouth** for property located **off Spinney Road** wherein site plan approval is requested for the installation of a steel elevated one million gallon water tank on a concrete pedestal base with associated site improvements. Said property is shown on Assessor Plan 170 as Lot 3 and lies within a Single Residence B district.

#### **IV. NEW BUSINESS**

A. 2300 Lafayette Road – Request to extend site plan approval

#### **V. 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:**

- Rockingham Superior Court decision in Jasand, Inc. vs. City of Portsmouth
- Municipal Law Lecture Series
- Amended landscaping plan for 273 Corporate Drive