

**REGULAR MEETING  
PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE  
CITY COUNCIL CHAMBERS  
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

**7:00 P.M.**

**APRIL 18, 2002**

**AGENDA**

**ANTICIPATED “NON MEETING” WITH COUNSEL IN CONFERENCE ROOM A**

**I. APPROVAL OF MINUTES**

A. Meeting of March 21, 2002

**II. PUBLIC HEARINGS**

A. The application of **Raymond Ramsey**, owner, for property located off **Kearsarge Way** wherein an amendment to a previously approved Conditional Use Permit involving the treatment of stormwater runoff associated with the proposed construction of a 100 room hotel is requested. The amendment involves compliance with requests of the New Hampshire Wetlands Board for a Conservation Easement deed and planting plan. A gravel access road has also been introduced to delineate the limit of clearing. Said property is shown on Assessor Plan 218 as Lot 22 and lies within a General Business district.

B. The application of **Raymond Ramsey**, owner, for property located off **Kearsarge Way** wherein site plan approval is requested for the construction of a 63' x 231' four-story, 100 room hotel with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 218 as Lot 22 and lies within a General Business district. Said property was formerly shown on Assessor Plan 218 as Lots 22, 24, 25, 28, 29, 30, 32, 33, 34, 38 and 39.

C. Public comment and input is invited on a **City Council Referral** involving the request of **1950 LLC** to rezone a 27 acre parcel (to the rear of Ralph's Truck Sales) located off **Lang Road** from an Office Research designation to a Garden Apartment/Mobile Home designation. Said property is shown on Assessor Plan 291 as Lot 1-1.

D. The application of **Tucker's Cove, LLC**, owner, for property located off **Odiorne Point Road** wherein Preliminary and Final Approval is requested for a lot line relocation whereby Lot 23 would have a lot area of 58,095 s.f. ± and Lot 24 would have a lot area of 46,860 s.f. ±. Said property is shown on Assessor Plan 224 as Lots 10-003 and 10-004 and lies within a Single Residence A district. Plat plans are recorded in the Planning Department office as 6.1-02.

E. The application of **Tucker's Cove, LLC** for property located at **1177 and 1179 Sagamore Avenue** and off **Odiorne Point Road** wherein Preliminary Approval is requested for a lot line relocation whereby Lot 10-001 would have a lot area of 127,572 s.f. ±, property located at 1177 Sagamore Avenue would have a lot area of 32,737 s.f. ±, and property located at 1179 Sagamore Avenue would have a lot area of 17,890 s.f. ±. Said property is shown on Assessor Plan 224 as Lots 12, 13 and 10-001 and lies within a Single Residence A district. Plat plans are recorded in the Planning Department office as 7.1-02.

F. The application of **Gerald E. Eaton for Phyllis Martenson**, owner, for property located at **384 Lang Road** wherein Preliminary and Final Subdivision Approval is requested whereby an existing 10 acre lot ± would be subdivided into two lots with Lot A containing the existing two-story wood frame dwelling with garage and having a lot area of 1.135 acres ±; and, Lot B having a lot area of 9.471 acres ±. Said property is shown on Assessor Plan 289 as Lot 8 and lies within a Single Residence B district. Plat plans are recorded in the Planning Department Office as 8.1-02.

**THE FOLLOWING ITEMS WILL BE HEARD ON THURSDAY, APRIL 25, 2002 STARTING AT 7:00 P.M.**

G. The request of **David Hancock, Trustee of Pheasant Lane Realty Trust**, for property located off **Hoover Drive** wherein an amendment to an approved site plan for a planned unit development is requested to incorporate an amended drainage plan. Said property is shown on Assessor Plan 268 as Lot 97 and lies within a Single Residence B district. A work session on this matter with the appropriate members of the Technical Advisory Committee and the Planning Board will be held immediately prior to this Public Hearing being opened.

H. The application of the **Cedars of Portsmouth Condo Association** for property located at **2200 White Cedar Boulevard** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(A) of the *Zoning Ordinance* for improvements to an existing drainage system within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 272 as Lot 9-7 and lies within a Garden Apartment/Mobile Home district.

I. The application of **Sharan R. Gross Revocable Trust**, owner, and **Paul D. Gross and Sharan R. Gross**, applicants, for property located at **226 Cate Street** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the construction of a 30' x 50' two story structure to house a beauty parlor on the first floor and two apartments on the second floor with associated parking within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 163 as Lot 32 and lies within a General Residence A district.

J. The application of **Lafayette Partners of Michigan, LP**, owner, and **Margaritas Management Group**, applicant, for property located at **775 Lafayette Road** wherein site plan approval is requested for the construction of an 1,838 s.f. addition to the existing Margaritas Restaurant with associated site improvements. This request amends the previous request for three additions to the existing restaurant. Said property is shown on Assessor Plan 245 as Lot 1 and lies within a General Business district.

K. The application of the **Construction and General Laborer's Local Union 976 AFL-CIO**, owner, for property located at **155 West Road** wherein site plan approval is requested for the construction of two 900 s.f. one-story additions (for a total of 1,800 s.f.) to the rear of the existing building with associated site improvements. Said property is shown on Assessor Plan 252 as Lot 2-37 and lies within an Industrial district.

L. The application of **325 State Street, LLC**, owner, for property located off **Porter Street** wherein site plan approval is requested for the construction of a four-story building with an 8,926 s.f. ± footprint for the purpose of providing eleven attached condominium units with individual garages on the first floor with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 117 as Lots 38-2 and 46 (lots to be combined) and lies within the Central Business B and Historic A districts.

M. The application of **Vincent Colella and Kathleen Dowling**, property owners, and **Vincent Colella**, applicant for property located at **22 and 28 Deer Street** wherein site plan approval is requested for the construction of a proposed four-story addition (with a 2,325 s.f. ± footprint) to an existing building located at 28 Deer Street. Said property is shown on Assessor Plan 118 as Lots 13 and 14 (lots to be combined) and lies within the Central Business B and Historic A districts.

**III. OLD BUSINESS**

A. The application of the **City of Portsmouth Department of Public Works** for property located off **Islington Street** and **Andrew H. and Edward W. Sherburne** for property located at **1821 Islington Street** wherein Preliminary and Final Approval is requested for a lot line relocation whereby the property owned by the City of Portsmouth would increase in lot area to 5.69 acres, more or less and the property located at 1821 Islington Street would decrease in lot area to 4.48 acres, more or less. Said property is shown on Assessor Plan 241 as Lots 18 and 20 and lies within the Municipal and Single Residence B districts. Plat plans are recorded in the Planning Department Office as 05.1-02. **(This application was tabled from the Board's March 21, 2002, meeting to this meeting.)**

B. The application of the **Estate of Mary Yager** for property located at **2200 Lafayette Road** and **2236 Lafayette Road** wherein Preliminary Approval is requested for a lot line relocation which would result in the following: Property at 2200 Lafayette Road would have a lot area of 36,446 s.f. Property at 2236 Lafayette Road, being used as a Meineke Muffler facility, would have a lot area of 22,453 s.f. Said property is shown on Assessor Plan 267 as Lots 1 and 2 and lies within a General Business district. **(This application was tabled from the Board's March 21, 2002, meeting to this meeting.)**

**IV. CITY COUNCIL REFERRALS/REQUESTS**

A. Request to re-designate a paper street known as Franklin Avenue as a private way named Franklin Lane

**V. NEW BUSINESS**

A. 46 Livermore Street -- request for a driveway permit

B. 1950 Lafayette Road – request for a one year extension of site plan approval

**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:**