

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

**7:00 P.M.**

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

**JUNE 20, 2002**

**AGENDA**

**I. APPROVAL OF MINUTES**

April 18, 2002; April 25, 2002; May 16, 2002; and, May 30, 2002

**II. OLD BUSINESS**

A. **City Council Referral** – Letter from **Robert and Nackey Scagliotti** requesting permanent use of a portion of a paper street right-of-way for **Livermore Street** and, more specifically, the application for a Driveway Permit for a 14.5' (width) by 37' (length) driveway to be located on the easterly half of the Livermore Street right-of-way on land owned by the Scagliottis. Said property is shown on Assessor Plan 109 as Lot 21 and lies within General Residence B and Historic A districts. **(This referral was tabled at the Board's May 16, 2002, meeting to this meeting.)**

B. 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. **(This application was tabled from the Board's May 16, 2002, meeting to this meeting.)**

C. The application of the **Eleanor Hodgdon Revocable Trust**, owner and applicant, for property located at **430 Lafayette Road** wherein Preliminary and Final Subdivision Approval is requested whereby two lots would be created from an existing lot. Proposed Lot A would have a lot area of 15,002 s.f. with adequate continuous street frontage off Lafayette Road and would contain an existing 1 ½ story wood frame structure and detached garage. Proposed Lot B would have a lot area of 16,325 s.f. with adequate continuous street frontage off Greenleaf Avenue. Said property is shown on Assessor Plan 231 as Lot 4 and lies within a Single Residence B district. **(This application was tabled from the Board's May 16, 2002, meeting to this meeting.)**

**III. PUBLIC HEARINGS**

A. The application of the **City of Portsmouth** for property located on **Peirce Island**, more specifically, the sewer treatment plant, wherein site plan approval is requested for upgrades to the treatment plant to meet Federal permit requirements with associated site improvements. Said upgrades will consist of an addition to the existing structure and modifications to existing tanks and piping including the installation of two underground storage tanks. The entrance to the new addition will be widened. Said property is shown on Assessor Plan 208 as Lot 1 and lies within a Municipal district.

B. The application of the **City of Portsmouth** for property located at **1 Clough Drive**, more specifically, the Little Harbor School, wherein site plan approval is requested for the installation of an underground sewer pumping facility with an above-ground control panel with associated site improvements. Said property is shown on Assessor Plan 206 as Lot 20 and lies within a Municipal district.

C. 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 7.2-02. **(This application was tabled at the Board's May 16, 2002, meeting to this meeting.)** The plan now shows a 10' access easement running from Lot 10-001 for the benefit of the property located at 1179 Sagamore Avenue.

D. The application of **Portsmouth Associates, LLC, owner, and UR of Portsmouth, N.H., Inc., applicant**, for property located at **1465 Woodbury Avenue** 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 6,400 s.f. building for restaurant use with associated site improvements to be located within an Inland Wetlands Protection District. The existing School House Restaurant will be relocated. Said property is shown on Assessor Plan 216 as Lot 3 and lies within a General Business district.

E. The application of **Portsmouth Associates, LLC, owner**, for property located at **1465 Woodbury Avenue** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the relocation of the 1853 School House restaurant building with associated site improvements within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 216 as Lot 3 and lies within a General Business district. **(The Planning Department is asking that this application be tabled to the Board's July 18, 2002, meeting.)**

F. The application of **ONB Realty Corporation, owner, and Chittenden Bank, applicant**, for property located at **1555 Lafayette Road** wherein site plan approval is requested for the following: 1) the construction of a one and one-half story 32.15' x 65' (2,990 s.f. footprint) building with drive through to be used as a bank building; 2) the construction of a 35.33' x 44' canopy for the bank drive through, 3) the construction of a 5.5' x 18' canopy on the southerly side of the bank building; and, 4) the construction of a one-story 8,500 s.f. building for use as office space with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 251 as Lot 125 and lies within a Mixed/Residential/Business district.

G. The application of the **Philip Singer Revocable Trust, owner, and CHI Engineering Services, Inc., applicant**, for property located at **430 West Road** wherein site plan approval is requested for proposed site work associated with the use of the existing building as 10,000 s.f. of professional offices and 26,150 s.f. of manufacturing/warehouse space. Such site work includes providing additional parking, the rehabilitation of the existing detention/infiltration pond, the addition of handicap accessible ramps, the addition of loading areas, improvements to existing utilities and additional landscaping. Said property is shown on Assessor Plan 267 as Lot 28 and lies within a General Business district.

H. The application of **Millenium Borthwick, LLC** for property located off **Borthwick Avenue** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(A) and (B) of the *Zoning Ordinance* for the parking associated with the construction of two 50,400 s.f. three-story buildings to be located within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 259 as Lot 14A and lies within an Industrial district.

I. The application of **Micronics Realty Trust, owner, and Barry Hibble, applicant**, for property located at **200 West Road** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the construction, within an Inland Wetlands Protection District, of a 44' x 100' one-story addition to an existing steel structure. Said property is shown on Assessor Plan 267 as Lot 22 and lies within an Industrial district.

J. The application of **John Ahlgren, Peter Happny and Guilford Transportation (Boston & Maine Railroad)** for property located off **Langdon, McDonough and Brewster Streets** wherein a resubdivision of certain lots is being requested whereby certain property would be transferred from Guilford Transportation to Ahlgren and Happny. Proposed Lot 48 owned by John Ahlgren and others would have a lot area of 23,208 s.f. Proposed Lot 61 owned by Peter Happny would have a lot area of 12,359 s.f. Said property is shown on Assessor Plan 138 as Lots 48 and 61 and lies within a Mixed/Residential/Business district. Plat plans are recorded in the Planning Department office as 11.1-02.

#### **IV. CITY COUNCIL REFERRALS/REQUESTS**

A. Request of New England Glory LLC to the City of Portsmouth for a quitclaim deed to clarify a certain corner boundary

#### **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:**

1000 Market Street Corporation, Trustee of 976 Realty Trust and Portoff LLC v. City