

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

**7:00 P.M.**

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

**JULY 18, 2002**

**AGENDA**

**I. OLD BUSINESS**

A. 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. **(This application was tabled at the Board's June 20, 2002, meeting to this meeting.) (The Public Hearing was closed at the June 20<sup>th</sup> meeting.)**

B. 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. **(This application was tabled at the Board's June 20, 2002, meeting to this meeting.)**

C. City Council Referral - Request of **New England Glory LLC** to the City of Portsmouth for a quitclaim deed to clarify a certain corner boundary **(This referral was tabled at the Board's June 20, 2002, meeting to this meeting.)**

**II. PUBLIC HEARINGS**

A. The application of **Tucker's Cove, LLC** for property located at **1177 and 1179 Sagamore Avenue and off Odiorne Point Road** wherein Final Approval is requested for a lot line relocation whereby Lot 10-001 would have a lot area of 127,572 s.f.  $\pm$ , property located at 1177 Sagamore Avenue would have a lot area of 32,737 s.f.  $\pm$ , and property located at 1179 Sagamore Avenue would have a lot area of 17,890 s.f.  $\pm$ . The plan indicates a 10' access easement running from Lot 10-001 for the benefit of the property located at 1179 Sagamore Avenue. Said property is shown on Assessor Plan 224 as Lots 12, 13 and 10-001 and lies within Single Residence A and Mixed/Residential/Office districts. Plat plans are recorded in the Planning Department office as 7.3-02.

B. The application of **Liberty Mutual Insurance**, owner, for property located at **333 Borthwick 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 38.7' x 13.7' one-story addition to the existing four-story building together with the construction of a 38' x 12' concrete pad to support the proposed relocation of the existing trash compactor. Said property is shown on Assessor Plan 240 as Lot 1 and lies within an Office Research district.

C. The application of **HCA Health Services of NH Inc.**, owner, for property located at **330 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 installation of an ambulance entrance with associated drainage repair and the construction of a 795 s.f. "fill in" addition to be located within an Inland Wetlands Protection district. Said property is shown on Assessor Plan 240 as Lot 2-1 and lies within an Office Research district.

D. The application of **Jay Gingrich**, owner, for property located at **915 Sagamore Avenue** wherein site plan approval is requested for the construction of a 24' x 72' one-story addition to an existing building with associated site improvements. Said property is shown on Assessor Plan 223 as Lot 31 and lies within a Waterfront Business district.

E. The application of **Micronics Realty Trust**, owner, for property located at **200 West Road** wherein site plan approval is requested for the construction of a one-story 44' x 100' addition to an existing building with associated site improvements. Said property is shown on Assessor Plan 267 as Lot 22 and lies within an Industrial district.

F. The application of **Millenium Borthwick, LLC**, owner, for property located off **Borthwick Avenue** wherein site plan approval is requested for the construction of two (2) three-story buildings each having a footprint of 50,400 s.f. for a total of 100,800 s.f. with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 259 as Lot 14A and lies within an Industrial district.

### **III. NEW BUSINESS**

A. Request by **Michael Iafolla** for property located off **Regina Road** for a one year extension of a Conditional Use Permit granted on August 16, 2001

### **IV. 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:**

Letters from Ruth Nugent and Elizabeth Binnie and Joan Jones re: Scagliotti request