

6:00 P.M. -- MASTER PLAN PLANNING PROCESS WORK SESSION—CONF. RM. A

REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

7:00 P.M. CITY COUNCIL CHAMBERS OCTOBER 17, 2002
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

AGENDA

I. APPROVAL OF MINUTES

A. Meetings of July 18, 2002. August 15, 2002, and September 19, 2002

II. OLD BUSINESS

A. 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 September 19, 2002, meeting to this meeting.)**

B. The application of **Bluestone Properties, LLC**, applicant, for property located at **2236 Lafayette Road** wherein site plan approval is requested for the construction of a 4,828 s.f. ± one-story building proposed to be used as a restaurant/commercial/retail mix with related paving, utilities, landscaping, drainage and associated site improvements. An existing single-family residence and two auxiliary buildings (cabins) will be demolished. Said property is shown on Assessor Plan 267 as Lot 2 and lies within a General Business district. **(This application was tabled at the Board's September 19, 2002, meeting to this meeting.)**

III. PUBLIC HEARINGS

A. The application of **John D. Cahill**, owner, for property located at **2837 Lafayette Road** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for a portion of a proposed parking area and retaining wall with associated drainage structures to be located within the City's Inland Wetlands Protection District (100' wetland buffer). Said property is shown on Assessor Plan 286 as Lot 1 and lies within a General Business district.

B. The application of Heron Realty Trust, owner, and **Sean Correll**, applicant, for property located at **917 Greenland Road** wherein site plan approval is requested for the creation of a sixteen space parking lot for a proposed take out/eat in café with associated site improvements. Said property is shown on Assessor Plan 259 as Lot 7 and lies within a Single Residence B district.

C. The application of **Bold Beginnings, Inc.**, owner, for property located at **133 Islington Street** wherein site plan approval is requested for the construction of a three-story, 6,608 s.f. ± addition to an existing building for use as eight residential units with related paving, utilities, landscaping, drainage and associated site improvements. The existing 3,276 s.f. ± one-story function hall to the rear facade will be demolished as well as the rear deck and stairs. Eleven covered parking spaces are included in the proposal. Said property is shown on Assessor Plan 138 as Lot 15 and lies within Central Business B, Apartment and Historic A districts.

D. The application of **GPP Properties 1995-1, LLC** for property located at **100 Coakley Road** wherein site plan approval is requested for the construction of a 50' x 80' (4,000 s.f.) one-story addition to an existing building with related paving, utilities, landscaping, drainage and associated site improvements. The addition will be used for warehousing purposes. Said property is shown on Assessor Plan 234 as Lot 6 and lies within a General Business district.

IV. CITY COUNCIL REFERRALS/REQUESTS

A. Gift of Hyder land off Arthur Brady Drive

V. NEW BUSINESS

A. Election of Officers (Vice Chairman)

VI. 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:

- Municipal Law Lecture Series
- 2002 Fall Planning Conference