

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

7:00 P.M.

**CITY COUNCIL CHAMBERS NOVEMBER 21, 2002
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

AGENDA

I. OLD BUSINESS

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. **(This application was tabled at the Board's October 17, 2002, meeting to this meeting.)**

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. **(This application was tabled at the Board's October 17, 2002, meeting to this meeting.)**

II. APPROVAL OF MINUTES

A. October 17, 2002, meeting

II. PUBLIC HEARINGS

A. The application of the **City of Portsmouth, owner and the Portsmouth Housing Authority, applicant**, for property located at **5 Junkins Avenue** (the 1895 building at the Municipal Complex) wherein site plan approval is requested for the renovation of the old Cottage Hospital into twenty units \pm of senior housing with associated site improvements. Said property is shown on Assessor Plan 110 as Lot 1 and lies within the Municipal and Historic A districts.

B. The application of **John Iafolla Co., Inc., owner, and Richard W. Sylvester, applicant**, for property located **off Banfield Road** 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 one-story 260' x 100' (26,000 s.f.) building to be used for warehouse/storage space with associated parking and truck loading zones within the City's 100' Inland Wetland Protection District. Said property is shown on Assessor Plan 254 as Lots 2 and 3 (lots to be combined) and lies within an Industrial district.

C. The application of **325 State Street, LLC**, owner and applicant, for property located off **Porter Street** wherein Preliminary and Final Subdivision Approval is requested for the creation of eleven lots from two existing lots. The proposed lots would range in size from 1,263 s.f. \pm to 1,671 s.f. \pm . Said property is shown on Assessor Plan 117 as Lots 46 and 38-2 and lies within the Central Business B and Historic A districts.

D. The application of **Vincent Zingariello**, owner and applicant, for property located at **135 Thaxter Road** wherein Preliminary Subdivision Approval is requested for the creation of two lots from an existing lot wherein both proposed lots would have 5,000 s.f. \pm in area and 50' of continuous street frontage in a

district where at least 10,000 s.f. of area and at least 100' of continuous frontage is required for each lot. Said property is shown on Assessor Plan 166 as Lot 15 and lies within a Single Residence B district.

E. The application of **Aggregate Industries, Inc.** for property located off **Banfield Road** wherein site plan approval is requested for the construction of a 54' high storage silo with associated site improvements. Said property is shown on Assessor Plan 254 as Lot 4 and lies within an Industrial district.

F. The application of **Aranosian Oil Company, Inc.** for property located at **766 Lafayette Road** wherein site plan approval is requested for the replacement of an existing 800 s.f. canopy with a 2,490 s.f. ± (48' x 52') canopy and the construction of a small traffic island upon which will be sited a proposed goal post sign with associated site improvements. Said property is shown on Assessor Plan 244 as Lot 6 and lies within a General Business district.

G. The application of **JMK Realty, LLC** for property located at **700 Peverly Hill Road** wherein site plan approval is requested for expanded paving with related drainage and associated site improvements. Said property is shown on Assessor Plan 252 as Lot 2-10 and lies within an Industrial district.

H. The request of **Jay Gingrich** for property located at **915 Sagamore Avenue** to amend a previously approved site plan involving the construction of a 24' x 72' one-story addition to an existing building. The applicant would like to amend the proposed parking and sidewalk plan. Said property is shown on Assessor Plan 223 as Lot 31 and lies within a Waterfront Business district.

III. CITY COUNCIL REFERRALS/REQUESTS

A. **566 Greenland Road** – request to erect a fence on City-owned property

IV. NEW BUSINESS

- A. Presentation of City street map
- B. **1900 Lafayette Road** – request to extend site plan approval
- C. **775 Banfield Road** – request to extend site plan approval
- D. **25 Granite Street** – request to extend Conditional Use Permit approval
- E. Appointment of **Capital Improvement Plan** subcommittee

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:

- Manning of the Salvation Army kettles
- Reception for the Portsmouth Arts and Culture Agency Board of Directors
- Public Hearing notice re: realignment of the inland coastal boundary
- Notice of Decision in Charles Allard et al vs. City of Portsmouth Zoning Board