

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

7:00 P.M.

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

MARCH 20, 2003

AGENDA

I. APPROVAL OF MINUTES

A. February 20, 2003, meeting

II. PUBLIC MEETINGS/HEARINGS

A. A public meeting on the **City Council Referral** regarding the request from RPL Properties, LLC to change the name of **Ledgewood Drive**, a private street, to **Winway Place**. Public comment is invited.

B. A public meeting on a proposed amendment to the City's **Subdivision Rules and Regulations** regarding the requirement to submit in a digital format final plans presented for recording. Copies of the amendment are available at the office of the Planning Department. Public comment is invited.

C. A public meeting on the **City Council Referral** regarding the request to rezone property off **McDonough Street** (the former shoe factory and an abutting parcel) from a Mixed Residential Business district to an Apartment district. Said property is shown on Assessor Plan 144 as Lots 47 and 48.

D. The application of **Michael Brigham** for property located at **487 Cutts Avenue** wherein Preliminary Subdivision Approval is requested for the creation of six lots from an existing lot. The lots will range in size from 15,394 s.f. ± to 30,326 s.f. ± with frontage off Michael Succi Drive and Chase Drive. Included in this proposal are the following transfers of land: 5,126 s.f. ± of lot area from 487 Cutts Avenue to property located at 465 Cutts Avenue; 3,718 s.f. of lot area from 487 Cutts Avenue to property located at 355 Chase Drive; and, 1,827 s.f. of lot area from 355 Chase Drive to property located at 487 Cutts Avenue. Said property is shown on Assessor Plan 210 as Lots 26, 27 and 30 and lies within a Single Residence B district. Plat plans are recorded in the Planning Department as 18.2.02. **(This item was tabled at the Board's February 20, 2003, meeting to this meeting.)**

E. The application of **Mark Ayotte** for property located at **1 and 9 Garden Street** wherein Preliminary and Final Approval is requested for a lot line relocation that would allow the transfer of some 7,772 s.f. ± of lot area from 9 Garden Street to 1 Garden Street and would result in the following: Property located at 1 Garden Street would have a lot area of 19,776 s.f. ± and property located at 9 Garden Street would have a lot area of 15,681 s.f. ±. Said property is shown on Assessor Plan 174 as Lots 10 and 11 and lies within a General Residence A district. Plat plans are recorded in the Planning Department as 03.1-03.

F. The application of **Paul and Liane Gigis, the Richards Avenue Group, LLC and the SMHC Resource Group, Inc.**, for property located at **293 and 301 and 303 Richards Avenue** wherein Final Approval is requested for a lot line relocation that would allow the transfer of some 705 s.f. \pm of lot area from 301 and 303 Richards Avenue to 293 Richard Avenue that would result in the property located at 293 Richards Avenue having a lot area of 4,903 s.f. \pm and the property located at 301 and 303 Richards Avenue having a lot area of 7,500 s.f. \pm . Said property is shown on Assessor Plan 130 as Lots 55 and 56 and lies within a General Residence A district. Plat plans are recorded in the Planning Department as 01.2-03.

G. The application of **Sharan Gross** for property located at **201 Cate Street** wherein site plan approval is requested for the construction of a two-story 30' x 46' \pm building with a footprint area of 1,476 s.f. \pm with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 163 as Lot 32 and lies within a General Residence A district.

H. The application of **Portsmouth Toyota** for property located **off Lafayette Road** wherein site plan approval is requested for the creation of a gravel parking area on an existing vacant lot for parking trucks under 33,000 lbs., gross vehicle weight, with associated site improvements. Said property is shown on Assessor Plan 297 as Lot 2 and lies within General Business and Industrial districts.

III. NEW BUSINESS

- A. **Borthwick Avenue.** Request of **Millenium Borthwick** for a one year extension of a Conditional Use Permit.
- B. **Borthwick Avenue.** Request of **Millenium Borthwick** for a one year extension of site plan approval.

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.