

**6:30 p.m. to 7:30 p.m. Work Session with Master Plan Consultant**

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

**7:30 P.M. CITY COUNCIL CHAMBERS APRIL 24, 2003  
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

**AGENDA**

**I. APPROVAL OF MINUTES**

- A. February 6, 2003
- B. March 20, 2003

**II. CITY COUNCIL REFERRALS/REQUESTS**

- A. Proposed Purchase of 497 Sherburne Road to reactivate the Harrison Well

**III. OLD BUSINESS**

- A. **City Council Referral** regarding the request from RPL Properties, LLC to change the name of **Ledgewood Drive**, a private street, to **Winway Place**. **(This request was tabled from the Board's March 20, 2003, meeting to this meeting.)**
- B. **City Council Referral** regarding the request to rezone property off **McDonough Street** (the former shoe factory from a Mixed Residential Business district to an Apartment district. Said property is shown on Assessor Plan 144 as Lot 47. **(This request was tabled from the Board's March 20, 2003, meeting to this meeting.)**
- C. 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, 722 s.f. ± of lot area from 1 Garden Street to 9 Garden Street and would result in the following: Property located at 1 Garden Street would have a lot area of 15,681 s.f. ± and property located at 9 Garden Street would have a lot area of 19,776 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. **(This application was tabled from the Board's March 20, 2003, meeting to this meeting.)**
- D. 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. **(This application was tabled from the Board's March 20, 2003, meeting to this meeting.)**

#### IV. PUBLIC HEARINGS

A. The application of **William E. Ashley, Trustee of Kelly Property Trust** for property located off **Woodbury Avenue** wherein a Conditional Use Permit is requested as allowed in Article X, Section 10-608(A) and (B) for the creation of additional lots to the existing mobile home park together with a proposed access road. The additional lots and access road will be located within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 215 as Lot 9 and lies within General Business and Office Research districts.

B. The application of **National Gypsum Company, owner, and Abington Group, applicant**, for property located off **Michael Succi Drive** wherein site plan approval is requested for the installation of a 40' high stack, five feet in diameter, on a concrete foundation together with the installation of a fan on a concrete foundation with associated site improvements. Said property is shown on Assessor Plan 211 as Lot 1 and lies within a Waterfront Industrial district.

C. The application of **Bellwood Associates Limited Partnership** for property located at **2300 Lafayette Road** (Water Country Fun Park) wherein site plan approval is requested for improvements to certain parking areas with associated site improvements. Said property is shown on Assessor Plan 273 as Lots 5 and 7 and Assessor Plan 267 as Lots 1-23, 1-24, 1-25, 1-26, and 1-27 and lies within General Business and Industrial districts.

D. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 400 of the Pease Development Authority Site Review Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of the **New Hampshire Community Technical College** for property located at **320 Corporate Drive** wherein site plan approval is requested for the renovation of approximately 5,000 s.f. of office area into a child care facility with associated site improvements. Said property is shown on Assessor Plan 315 as Lot 4 and lies within the Airport Business Commercial district.

E. The application of **Tyroch Realty Management, Inc.** for property located at **480 State Street** wherein site plan approval is requested for the construction of a two-story four unit residential structure with related paving, utilities, landscaping, drainage and associated site improvements. The existing motor vehicle repair station structure will be removed. Said property is shown on Assessor Plan 127 as Lot 14 and lies within Mixed Residential Office and Historic A districts.

#### 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.**