

**REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE
CITY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
AGENDA**

7:00 P.M.

MAY 15, 2003

I. CITY COUNCIL REFERRALS/REQUESTS

A. Sagamore Creek Property

II. OLD BUSINESS

A. 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. **(This Agenda item was tabled at the Board's March 20, 2003, meeting.)**

III. PUBLIC HEARINGS

A. A public meeting on a proposed amendment to the City's *Subdivision Rules and Regulations* regarding the installation of utilities. Copies of the amendment are available at the office of the Planning Department. Public comment is invited.

B. The application of **Kenneth R. and Catherine A. Adair** for property located at **320 F. W. Hartford Drive** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to allow the construction of a single-family home with an attached garage and deck within an Inland Wetlands Protection district. Said property is shown on Assessor Plan 270 as Lot 20 and lies within a Single Residence B district.

C. The application of **William E. O'Malley, Jr.** for property located **off Woodbury Avenue and 86/88 Morning Street** wherein Preliminary and Final Approval is requested for a lot line relocation that would allow the transfer of some 1,882 s.f. ± of lot area from property located at 86/88 Morning Street to a vacant lot off Woodbury Avenue and would result in the following: The vacant lot located off Woodbury Avenue would have a lot area of 17,080 s.f. ± and property located at 86/88 Morning Street would have a lot area of 8,551 s.f. ±. Said property is shown on Assessor Plan 163 as Lots 22 and 24 and lies within a General Residence A district. Plat plans are recorded in the Planning Department Office as 5.1-03.

D. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 500 of the Pease Development Authority Subdivision Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of **Two International Group** for property located **off Manchester Square and New Hampshire Avenue** wherein Preliminary and Final Approval is requested for the creation of a 4.96 acre ± lot. Said property is shown on Assessor Plan 302 as Lots 7, 8, 9 and 10 and lies within the Airport Business Commercial district. Plat plans are recorded in the Planning Department Office as 6.1-03.

E. 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 **Two International Group** for property located **at Manchester Square** wherein site plan approval is requested for the creation of a retail center including the construction of an 80' x 75' irregularly shaped two-story building with a 5,324 s.f. footprint and a 280' x 60' irregularly shaped two-story building with a 19,800 s.f. footprint with related paving, utilities, landscaping, drainage and associated site improvements. The proposal includes the demolition of the former gas station and two existing free-standing structures. Said property is shown on Assessor Plan 302 as Lots 4, 7, 8, 9 and 10 and lies within an Airport Business Commercial district.

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.