

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

**7:00 P.M.**

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

**JUNE 19, 2003**

**AGENDA**

**I. APPROVAL OF MINUTES**

- A. April 24, 2003, meeting
- B. May 15, 2003, meeting

**II. PUBLIC HEARINGS**

A. **Master Plan Neighborhood Informational Meeting** – Public comment and suggestions are invited for the Planning Board's consideration in its drafting of a new City Master Plan. As this is a regularly scheduled Planning Board meeting, one hour has been set aside for such input. If appropriate, this informational meeting could be continued at a later date.

B. The application of **Margo Villandry** for property located at **126 Spring Street** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the removal of an existing 10' x 12' addition and a 12' x 15' deck, the construction of a one-story 20' x 30' addition at the rear elevation and the construction of a 14' x 22' deck off the new addition within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 133 as Lot 16 and lies within a General Residence A district.

C. The application of **John and Mary Mitchell** for property located at **840 McGee Drive** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the installation of a 20' x 40'  $\pm$  in ground gunite swimming pool within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 219 as Lot 45-2 and lies within a Single Residence B district.

D. The request of **John Bosa** for property located at **248 Peverly Hill Road** for an amendment to a previously approved site plan, more specifically, the roadway plan. Said property is shown on Assessor Plan 243 as Lot 54 and lies within a Single Residence B district.

E. The application of **Arthur K. Day, Trustee of the Arthur K. Day Revocable Trust of 2003, owner, and Emily M. Battis, applicant**, for property located at 234 Sherburne Road wherein Preliminary and Final Approval is requested for the creation of two lots from an existing lot. Proposed Lot 1 would have a lot area of 16, 925 s.f.  $\pm$  and 115'  $\pm$  of continuous street frontage. The existing three-story wood frame house and garage would be sited on this lot. Proposed Lot 2 would have a lot area of 61,822 s.f.  $\pm$  and 143'  $\pm$  of continuous street frontage. Said property is shown on Assessor Plan 261 as Lot 1 and lies within a Single Residence B district. Plat plans are recorded as 7.1-03.

F. The application of **Gordon B. Sorli and Eleanor R. Sorli, owners, and the Portsmouth Gas Light Company, applicant**, for property located at 64 Market Street wherein site plan approval is requested for the construction of a second and third floor rear addition above the first floor of the existing building with associated site improvements. Said property is shown on Assessor Plan 117 as Lot 35 and lies within Central Business B and Historic A districts.

G. The application of **Thomas Battles** for property located at **948 Route 1 ByPass** wherein site plan approval is requested for the development of an existing three-story structure into a mixed use of office space, artisan space and five apartments with associated site improvements. Said property is shown on Assessor Plan 142 as Lot 17 and lies within a Business district.

H. The application of **Philbrick's Fresh Market, LLC** for property located at **775 Lafayette Road** wherein site plan approval is requested for the renovation of the former Stroudwater Bookstore at Lafayette Plaza into a grocery store with a restaurant (café) with both inside and outside seating with associated site improvements. The conversion will involve the construction of a 1,020 s.f.  $\pm$  addition. Said property is shown on Assessor Plan 245 as Lot 1 and lies within a General Business district.

I. The application of **Sharan R. Gross Revocable Trust, owner, and Paul D. Gross and Sharan R. Gross, applicants**, for property located at **201 Cate Street** 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 two-story 30' x 46'  $\pm$  with a footprint area of 1,476 s.f.  $\pm$  to house a beauty parlor on the first floor and two apartments on the second floor with associated parking within an Inland Wetlands Protection District. A previous approval expired on April 25, 2003. Said property is shown on Assessor Plan 163 as Lot 32 and lies within a General Residence A district.

### **III. NEW BUSINESS**

**A. Master Plan Planning Process** – Existing Conditions Report

### **IV. OLD BUSINESS**

**A. Property located off Langdon, McDonough and Brewster Streets**

Request of John L. Ahlgren for an extension of the Preliminary and Final Approval granted on June 20, 2002 for a Lot Line Relocation

### **V. AMENDED SITE PLAN REVIEW**

**A. 96-98 State Street (informational only)**

### **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.

