

**REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE
CITY COUNCIL CHAMBERS**

7:00 P.M. JULY 17, 2003
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

AGENDA

I. APPROVAL OF MINUTES

A. June 19, 2003

II. NEW BUSINESS

A. **840 McGee Drive** – Request for Rehearing regarding Conditional Use Permit denial for an inground pool

III. OLD BUSINESS

A. 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. **(This Agenda item was tabled from the Board's June 19, 2003, meeting to this meeting.)**

B. 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. **(This application was tabled at the Board's June 19, 2003, meeting to this meeting.)**

IV. PUBLIC HEARINGS

A. 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 six apartments with associated site improvements. Said property is shown on Assessor Plan 142 as Lot 17 and lies within a Business district. The Planning Board, at its June 19, 2003, meeting granted site plan approval for the mixed use of office space, artisan space and *five* apartments when, in actuality, the proposal calls for *six* apartments. **This Public Hearing is being held to correct the record.** Public comment is invited on the additional unit.

B. The application of the **City of Portsmouth** for property located at **497 Sherburne Road** wherein Preliminary and Final Approval is requested for the creation of two lots from an existing lot. Proposed Lot 261-41-0 would have a lot area of 43,093 s.f. \pm and would contain the existing two-story wood frame house and wood frame barn. Proposed Lot 261-41-1 would have a lot area of 4.34 acres \pm and is shown as a vacant lot. Said property is shown on Assessor Plan 261 as Lot 41 and lies within a Single Residence B district. Plat plans are recorded in the Planning Department office as 08.1-03.

C. In conjunction with the application for property located at 497 Sherburne Road, two amendments are requested by the City for consideration by the Planning Board and for recommendation to the City Council. 1) **An amendment to the City's 1995 Zoning Map**, as amended, is proposed that would place proposed Lot 41-1 from Assessor Plan 261 into the Municipal Zoning District (note - no change in zoning districts is proposed to lot 41-0). 2) **An amendment to the 1995 City of Portsmouth, N.H. Zoning Ordinance**, as amended, is proposed to clarify the process by which properties are placed in the Municipal Zoning District. Copies of these proposed amendments are available for public inspection in the office of the Planning Department.

D. The application of the **Young Men's Christian Association (Seacoast Family Y)** for property located at **550 Peverly Hill Road** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the expansion of an existing parking lot within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 244 as Lots 10A and 10B and lies within Single Residence A, Single Residence B and Natural Resource Protection districts.

E. The application of **Rick and Charlotte Maffei** for property located at **258 Buckminster Way** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the replacement of a previously existing hot top driveway and the installation of two to three inches of crushed stone (14' x 50') along the side of the garage on top of a processed gravel base within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 282 as Lot 6-20 and lies within a Single Residence B district.

F. The application of **Michael Brigham** for property located at **487 Cutts Avenue** wherein Preliminary Subdivision Approval is requested for the creation of a seven lot subdivision ranging in lot size from 15,078 s.f. \pm to 25,612 s.f. \pm with five of the proposed lots having access off a proposed cul-de-sac off Cutts Avenue. One proposed lot will have access off Chase Drive and the remaining proposed lot will have access off Michael Succi Drive. Included in this request are proposed conveyances to and from the property of Kelly Boston located at 465 Cutts Avenue resulting in a proposed lot area of 10,799 s.f. for the Boston lot. Said property is shown on Assessor Plan 210 as Lots 26 and 27 and lies within a Single Residence B district.

G. The application of **William Davis** for property located at **485 Union Street, 495 Union Street, and 28 Willow Lane** wherein Preliminary and Final Approval is requested for the recreation of lot lines for three lots that have been consolidated as they are contiguous lots in common ownership. 485 Union Street would have a lot area of 3,113 s.f. \pm , 495 Union Street would have a lot area of 3,779 s.f. \pm and 28 Willow Lane would have a lot area of 5,930 s.f. Said property is shown on Assessor Plan 133 as Lots 19, 21 and 22 and lie within a General Residence A district.

A tabling request has been submitted for Public Hearing H. The application of **Aranosian Oil Company, Inc.** for property located at **1166 Greenland Road** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the demolition of an existing building and canopy and the construction of a 3,900 s.f. single-story building for use as a store, a 24' x 36' building for use as a car wash, refueling islands with canopies and new pavement within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 279 as Lots 1 and 2 and lies within an Industrial district.

I. The application of **Great Islington Street, LLC** for property located at **871 Islington Street** wherein site plan approval is requested for the conversion of an existing structure from office use to twelve dwelling units and artisan studio space with associated site improvements. The proposal calls for the removal of a section of the existing building (some 1,730 s.f. \pm to the rear). Said property is shown on Assessor Plan 165 as Lot 4 and lies within a Business district.

J. The application of **Old Tex Mex**, owner, and **Michael Brown**, applicant, for property located at **3510 Lafayette Road** wherein site plan approval is requested for the construction of a 60' x 72' addition to be used as storage space related to the conversion of the existing property to a business office and indoor storage space for a construction/restoration company with associated site improvements. The proposal also involves the enclosing of the existing patio. Said property is shown on Assessor Plan 297 as Lot 8 and lies within a Single Residence A district.

V. CITY COUNCIL REFERRALS/REQUESTS

A. Request of Tara and Ken Olson to erect a fence on City-owned property (off Cutts Ave)

VI. OTHER BUSINESS

A. Master Plan scheduling

VII. AMENDED SITE PLAN REVIEW

VIII. 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:

The Pearl Street Church