

6:00 P.M. to 7:30 p.m. – work session with the Board of Adjustment, the Historic District Commission and the Master Plan Consultant

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

**7:30 P.M. CITY COUNCIL CHAMBERS AUGUST 21, 2003
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

AGENDA

I. 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 July 17, 2003, meeting to this meeting.)**

B. 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. **(This application was tabled at the Board's July 17, 2003, meeting to this meeting.)**

II. APPROVAL OF MINUTES

A. July 17, 2003, meeting

III. PUBLIC HEARINGS

A. The application of the **John S. Evans and Margaret L. Evans Trust** for property located at **826 South Street and 1 Lookout Lane** wherein Preliminary and Final Approval is requested for a lot line relocation whereby 1,296 s.f. \pm of lot area would be conveyed from property located at 826 South Street to property located at 1 Lookout Lane resulting in the following: Property located at 826 South Street would have a lot area of 33,955 s.f. \pm and property located at 1 Lookout Lane would have a lot area of 22,872 s.f. \pm . Said property is shown on Assessor Plan 132 as Lot 2 and Assessor Plan 221 as Lot 86 and lies within a General Residence A zone. Plat plans are recorded in the Planning Department office as 04.3-00. (This application was tabled at the Board's May 18, 2000, meeting to a time indefinite.)

B. The application of **Richard P. Fusegni, DSP Shopping Center, LLC and Endicott Hotels** for property located at **1574 and 1600 Woodbury Avenue** wherein Preliminary and Final Approval is requested for a lot line relocation which would result in the following: 1574 Woodbury Avenue would have a lot area of one acre \pm and 1600 Woodbury Avenue would have a lot area of 15.94 acres \pm . Said property is shown on Assessor Plan 238 as Lots 16 and 17 and lies within a General Business district. Plat plans are recorded in the Planning Department office as 19.3-99. (Planning Board approvals for this request were granted on September 2, 1999 and August 16, 2001; however, the mylars for the lot line relocation were not recorded within a year of the approvals.)

C. The application of **Edmund L. Price** for property located at **111 Newcastle Avenue** wherein Final Subdivision Approval is requested to create two lots from an existing lot. Proposed Lot 101/52-00 would have a lot area of 8,533 s.f. ± with street frontage off Newcastle Avenue and would contain the existing duplex and accessory structures. Proposed Lot 101/52-01 would have a lot area of 6,898 s.f. ± and adequate continuous street frontage off Marcy Street. Said property is shown on Assessor Plan 101 as Lot 53 and lies within a General Residence B district. Plat plans are recorded in the Planning Department Office as 13.2-02. (Preliminary Subdivision Approval was granted on September 19, 2002.)

D. The application of **Michael Brigham** for property located at **487 Cutts Avenue** wherein site plan approval is requested for the creation of a seven lot subdivision ranging in lot size from 15,078 s.f. ± to 25,612 s.f. ± 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 with related paving, utilities, landscaping, drainage and associated site improvements. The existing buildings will be removed. Said property is shown on Assessor Plan 210 as Lot 26 and lies within a Single Residence B district.

E. The application of **Michael Brigham** for property located at **487 Cutts Avenue** wherein Final Subdivision Approval is requested for the creation of a seven lot subdivision ranging in lot size from 15,078 s.f. ± to 25,612 s.f. ± 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.

IV. CITY COUNCIL REFERRALS/REQUESTS

- A. Request of the NH Army National Guard to place an illuminated sign on City property off Market Street
- B. Request to purchase City-owned property off Barberry Lane
- C. Request for re-conveyance of property

V. NEW BUSINESS

- A. Master Plan Planning Process

VII. 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:

Letter from The Town of Newington re: Master Plan

Letter from the NH Division of Historical Resources re: The Pearl Street Church