

6:00 TO 7:30 P.M. WORK SESSION WITH THE ECONOMIC DEVELOPMENT COMMISSION, THE DOWNTOWN BUSINESS ASSOCIATION AND THE MASTER PLAN CONSULTANT

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

**7:30 P.M. CITY COUNCIL CHAMBERS OCTOBER 16, 2003
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

AGENDA

I. OLD BUSINESS

A. 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. **(This application was tabled to this meeting from the Board's September 18, 2003, meeting.)**

B. The application of **Griffin Family Corporation**, property owner, and **Astoria Griffin Park, LLC**, applicant, for property located at **200 Griffin Road** wherein site plan approval is requested for the construction of a one-story, 41,020 s.f. ± building for medical/professional office tenants with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 263 as Lot 1-4 and lies within an Industrial district. **(This application was tabled at the Board's September 18, 2003, meeting to this meeting.)**

C. Public comment is invited at this public meeting regarding a proposed amendment to **Article III, Section 10-301(A)(7) of the Zoning Ordinance** relative to a 100' setback on the Dennett Street side of the North Mill Pond. The proposed ordinance is on file in the Planning Department and may be reviewed in the Planning Department office during normal business hours from Monday through Friday from 8:30 a.m. to 5:00 p.m.

II. APPROVAL OF MINUTES

A. September 18, 2003

III. PUBLIC HEARINGS

A. Public comment is invited on the request to change the name of **Pearl Street to Martin Luther King, Jr. Way**. The actual request is on file in the Planning Department and may be viewed during normal business hours from Monday through Friday from 8:30 a.m. to 5:00 p.m.

B. The application of **Siegel Limited Partnership and Ocean Castle Limited Partnership, property owners, and Lang and Long Meadow Development, LLC, applicant**, for property located off **Lang Road** wherein site plan approval is requested for the construction of four (3) story free-standing buildings with 24 units each and one (3) story free-standing building with 21 units with each floor having a footprint of 14,000 s.f. ± (for a total footprint of 210,000 s.f. ±) with each building having one parking level and the construction of a 4,400 s.f. ± one-story building for use as a club house with related paving, utilities, landscaping, drainage and associated site improvements. Access is proposed from Lang and Longmeadow Roads. Said property is shown on Assessor Plan 291 as Lot 1-1 and lies within a Garden Apartment/Mobile Home district.

C. The application of **Liberty Mutual Insurance Company** for property located at **225 Borthwick Avenue** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for repairs to and renovations of the site's utility system within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 240 as Lot 1 and lies within an Office Research district.

D. The application of **Clifton L. Wentworth** for property located at **216 and 246 Jones Avenue** wherein Preliminary and Final Approval is requested for a lot line relocation whereby 2,714 s.f. ± of lot area would be conveyed from property located at 216 Jones Avenue to property located at 246 Jones Avenue resulting in the following: Property located at 246 Jones Avenue would have a lot area of 10,496 s.f. ± and property located at 216 Jones Avenue would have a lot area of 8.2091 acres ±. Said property is located in a Single Residence B district and are shown on Assessor Plan 221 as Lots 6 and 7. **(This application will be re-advertised. The Public Hearing will be held at the November 20, 2003, meeting.)**

E. The application of **Brian Whitworth** for property located at **86 Islington Street** wherein site plan approval is requested for the construction of the following in conjunction with the conversion of an existing eleven room rooming house to 6 one bedroom condominium units: a 42" x 42" handicap lift, a 7' x 22' ± three-story rear addition and three decks with new stairs and stair tower with associated site improvements. An existing 13' x 6' addition will be removed. Said property is shown on Assessor Plan 126 as Lot 25 and lies within Central Business B and Historic A districts.

IV. NEW BUSINESS

A. Request for a one year extension of site plan approval granted for property located at **915 Sagamore Avenue**

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.

Informational:

- Revised site plan for Temple Israel Cemetery off Banfield Road
- Letter of Deficiency from NHDES re: property off West Road