

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

7:30 P.M.

**CITY COUNCIL CHAMBERS November 20, 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 October 16, 2003, meeting.)**

II. PUBLIC HEARINGS

A. 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 246 Jones Avenue to property located at 216 Jones Avenue resulting in the following: Property located at 216 Jones Avenue would have a lot area of 10,496 s.f. ± and property located at 246 Jones Avenue would have a lot area of 8.2091 acres ±. Said properties are located in a Single Residence B district and are shown on Assessor Plan 221 as Lots 6 and 7. (This application was tabled at the Board's October 23, 2003 meeting to this meeting to allow for corrected legal notice.)

B. Public comment is invited at this public meeting regarding a proposed amendment to Article II, Section 10-208 Table 4 Uses in the Business District of the *Zoning Ordinance* relative to residential uses located within the Central Business A and Central Business B districts.

C. The application of Joseph C. Tucker and Edward W. Huminick, doing business as CIF, Incorporated for property located 66 Madison Street wherein Preliminary and Final Subdivision Approval is requested to subdivide two lots into three lots with the following: Lot 1 having a lot area of 14,087 s.f. and continuous street frontage off Lovell and Madison Streets; Lot 2 having a lot area of 13,060 s.f. and continuous street frontage off Madison Street; Lot 3 having an area of 14,039 s.f. and continuous street frontage off Lovell Street; and, lying in a zone where a minimum lot area of 3,500 s.f. and 70' of continuous street frontage is required. An existing structure located on lots 1 and 3 is proposed for removal. Said properties are located in an Apartment district and are shown on Assessor Plan 147 as Lots 001-001 and 001-000. (Plat plans are on file in the Planning Department Office and are identified as 13-01-03.)

D. The application of Robert H. and Selma M. Freedman and Sherry A. Burnett for properties located at 80 and 90 Sheffield Road wherein a Lot Line Verification is requested between two lots having the following: Lot 144 having a lot area of 9,592 s.f. and continuous street frontage off Sheffield Road; Lot 145 having a lot area of 9,727 s.f. and continuous street frontage off Sheffield Road; and, lying in a zone where a minimum lot area of 15,000 s.f. and 100' of continuous street frontage is required. Said properties are located in a Single Residence B district

and are shown on Assessor Plan 232 as Lots 144 and 145. (Plat plans are on file in the Planning Department Office and are identified as 14-01-03.)

E. The application of Great Islington Street, LLC for property located at 871 Islington Street wherein the approval of an amended plan 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.±). Said property is shown on Assessor Plan 165 as Lot 4 and lies within a Business district.

F. 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, applicant, for property located at 100 International Drive wherein site plan approval is requested for the construction of a 39,000 s.f. footprint, three story building, with basement, for office use with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 306 as Lot 2 and lies within the Pease Industrial district.

G. The application of Ocean National Bank for property located at 325 State Street wherein site plan approval is requested for the construction of the following after the demolition of the existing annex: a) a 30' x 34' freestanding drive thru teller; b) a redesign of the front entrance on State Street; c) a 22' x 50' 2 story addition to the rear; and, d) a one story 28'6"± x 17'11"± drive thru ATM, including a canopy, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 116 as Lots 1, 6 & 7, to be combined, and lies within the Central Business B and Historic A districts.

H. The application of HCA Health Services of New Hampshire for property located at 333 Borthwick Avenue wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(A) (B) of the *Zoning Ordinance* for the construction/expansion of an existing parking lot and sidewalk located within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 240 as Lot 2-1 and lies within an Office Research district.

IV. CITY COUNCIL REFERRALS/REQUESTS

A. Portsmouth Park Trust, The Druker Company: Offer of Land - Pine Island

V. NEW BUSINESS

A. Appoint CIP Subcommittee

VI. AMENDED SITE PLAN REVIEW

A. Strawberry Banke

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: