

NOTE: The Planning Board will convene for a Work Session from 6:30-7:15 to consider Mixed Uses in the Central Business A and Central Business B Districts.

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

**7:15 P.M. CITY COUNCIL CHAMBERS JANUARY 22, 2004
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

AGENDA

I. OTHER BUSINESS

A. Presentation of **Capital Improvement Program**

II. APPROVAL OF MINUTES

A. December 18, 2003

III. PUBLIC HEARINGS

A. The application of **Joseph C. Tucker and Edward W. Huminick, of CIF, Inc.** for property located at **66 Madison Street** wherein site plan approval is requested for the construction of 11 townhouses that are to be located on three proposed lots that are being re-subdivided from the existing two lots. Proposed lot 1 would contain two structures with each containing two townhouses with related paving, utilities, landscaping, drainage and associated site improvements. The project includes the demolition of the existing structure. Said property is shown on Assessor Plan 147 as Lots 001-001 and 001-000 (as reconfigured) and lies within an Apartment district.

B. The application of **Joseph C. Tucker and Edward W. Huminick, of CIF, Inc.** for property located at **66 Madison Street** wherein site plan approval is requested for the construction of 11 townhouses that are to be located on three proposed lots that are being re-subdivided from the existing two lots. Proposed lot 2 would contain one structure containing three townhouses with related paving, utilities, landscaping, drainage and associated site improvements. The project includes the demolition of the existing structure. Said property is shown on Assessor Plan 147 as Lots 001-001 and 001-000 (as reconfigured) and lies within an Apartment district.

C. The application of **Joseph C. Tucker and Edward W. Huminick, of CIF, Inc.** for property located at **66 Madison Street** wherein site plan approval is requested for the construction of 11 townhouses that are to be located on three proposed lots that are being re-subdivided from the existing two lots. Proposed lot 3 would contain two structures with each containing two townhouses with related paving, utilities, landscaping, drainage and associated site improvements. The project includes the demolition of the existing structure. Said property is shown on Assessor Plan 147 as Lots 001-001 and 001-000 (as reconfigured) and lies within an Apartment district.

D. The application of **Joseph C. Tucker and Edward W. Huminick, doing business as CIF, Incorporated** for property located **66 Madison Street** wherein 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.)

E. The application of **Karl and Gale Belilah** for properties located at **244 and 254 New Castle Avenue** wherein a Final Lot Line Change is requested between two lots having the following: Lot 38 increasing in area from 5,240 s.f. +/- to 6,393 s.f. +/- and with continuous street frontage off New Castle Avenue and Driftwood Lane; Lot 39 decreasing in area from 4,827 s.f. +/- to 3,674 s.f. +/- and with continuous street frontage off New Castle Avenue; 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 207 as Lots 38 and 39. (Plat plan is on file in the Planning Department Office and is identified as 19-03-03.)

F. The application of **Heron Realty Trust** for property located at **917 Greenland Avenue** wherein site plan approval is requested for the renovation of the former existing gas station/convenience store to professional offices, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 259 as Lot 7 and lies within a Single Residence B district.

IV. CITY COUNCIL REFERRALS/REQUESTS

A. Request from Paul R. Bacon to purchase city owned property located on Edmund Avenue.

V. NEW BUSINESS

A. Election of Officers

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:

- A. 579 Sagamore Avenue (Tidewatch Condominiums):
- Letter from David Forman dated December 22, 2003;
 - Letter from Nancy Conner Coxwell, President, Tidewatch BOD dated December 29, 2003;
 - Letter from David Holden to Nancy Conner Coxwell dated January 2, 2004;
- B. 400 Gosling Road, PSNH Schiller Plant:
- Letter from Town of Newington dated January 6, 2004;