

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

7:00 P.M.

**CITY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

APRIL 15, 2004

AGENDA

I. APPROVAL OF MINUTES

Meeting of March 18, 2004

II. PUBLIC HEARINGS

A. The application of **Islington Woods, LLC** for a lot located **off Borthwick Avenue**, Assessor Plan 234 as Lot 7-4A, and owned by Islington Woods, LLC and for a lot located **off Barberrry Lane**, Assessor Plan 234 at Lot 1, and owned by **Northern Utilities, Incorporated** wherein Final Subdivision Approval is requested so as to subdivide two lots into three lots with the following: Proposed lot 7-4B with an area of 3.478 acres and continuous street frontage off Borthwick Avenue; Proposed Lot 7-4A with a lot area of 6.488 acres and continuous street frontage off Borthwick Avenue; and, Proposed Lot 1 decreasing in area from 5.226 acres to 3.624 acres and having access off Barberrry Lane and no continuous street frontage off Barberrry Lane; and, with all proposed lots lying in an Office Research district where a minimum lot area of 3 acres and 300 feet of continuous street frontage are required.

B. The application of **The RLD Revocable Trust & The AMD Revocable Trust** for property located at **3201 Lafayette Road** wherein site plan approval is requested for the construction of a 2,926 ± s.f. two-story office building, after removal of the existing office building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 291 as Lot 7 and lies within a General Business and Garden Apartment/Mobile Home districts.

C. The application of **Erie Scientific Company, Inc., owner, and C & L Construction Company, Inc., applicant**, for property located at **20 Post Road** wherein site plan approval is requested for increasing the size of an existing parking lot and constructing additional water detention areas, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 285 as Lot 9 and lies within an Industrial district.

D. The application of **Olde Port Development Group, LLC** for property located at **126 State Street** wherein site plan approval is requested to construct a 19' x 22.5' addition to the rear of the existing building and to add 1 ½ stories to an existing section of the building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 107 as Lot 57 and lies within a Central Business district.

E. The application of **The Estate of Anthony Giovannettone**, for property **located off Lang Road** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to allow the construction of a two-story 28' x 65' building upon a paved accessway within an Inland Wetlands Protection District Buffer Zone. Said property is shown on Assessor Plan 286 as Lot 22A and lies within a General Business district.

F. The application of **Parade Office, LLC**, for property located at **195 Hanover Street** wherein Preliminary Subdivision Approval is requested to subdivide one lot into three lots with the following: Lot 1 having a lot area of 28,515 s.f. and continuous street frontage off High Street and Hanover Street; Lot 2 having a lot area of 9,266 s.f. and continuous street frontage off Hanover Street; and Lot 3 having a lot area of 175,470 s.f. and continuous street frontage off Hanover Street, Maplewood Avenue and Deer Street; and lying in a zone where a minimum lot area of 1,000 s.f. and no continuous street frontage is required. Said property is shown on Assessor Plan 125 as Lot 1 and lies within a Central Business district.

III. CITY COUNCIL REFERRALS/REQUESTS

A. A public meeting is scheduled in order to solicit public comment on a proposal to construct an addition to an existing pier on property located at **67 Ridges Court**. The purpose of this meeting is to assist the Planning Board in preparing a recommendation to the City Council pursuant to RSA 482-A:3 (XIII).

IV. OLD BUSINESS

A. **126 Spring Street** - Request of Margo R. Villandry for an Extension of Conditional Use Approval, granted on June 19, 2003, extending approval to June 19, 2005.

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:

1. Letter from NHDES dated March 11, 2004, regarding John Gregg, Mechanic Street;
2. Letter from NHDES dated March 17, 2004 regarding Oak Street Development;