

NOTE: The Planning Board will convene for a Work Session on the Master Plan from 6:30-7:00 p.m. in the Planning Department Conference Room

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

7:00 P.M.

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

MAY 20, 2004

AGENDA

I. APPROVAL OF MINUTES

Meeting of April 15, 2004

II. PUBLIC HEARINGS

A. The application of **Parade Office, LLC**, for property located at **195 Hanover Street** wherein Final Subdivision Approval is requested to subdivide one lot into three lots with the following: Lot 1 having a lot area of 28,515 \pm s.f. and continuous street frontage off High Street and Hanover Street; Lot 2 having a lot area of 9,266 \pm s.f. and continuous street frontage off Hanover Street; and Lot 3 having a lot area of 175,470 \pm 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.

B. The application of **MacLeod Enterprises, Inc.**, for property located at **1390 Lafayette Road** where Preliminary and Final Subdivision Approval is requested to subdivide one lot into two lots with the following: Lot A having a lot area of 108,256 \pm s.f. and continuous street frontage off Lafayette Road and Lot B having a lot area of 221,743 \pm s.f. and continuous street frontage off Lafayette Road and Peverly Hill Road, and lying in a zone where a minimum lot area of 43,560 s.f. and 200' of continuous street frontage is required. Said property is shown on Assessor Plan 252 as Lot 8 and lies within a General Business district.

C. The application of **Liberty Mutual Group**, 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 the paving of an existing packed gravel service driveway and installation of an electrical conduit 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 **Liberty Mutual Group**, for property located at **225 Borthwick Avenue**, wherein site plan approval is requested to construct a building addition, installation of electric conduit, relocation of existing emergency generators, and installation of a screen fence, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 240 as Lot 01 and lies within an Office Research district.

E. The application of **SGB & RGB Ventures, LLC**, for property located at **1800 Woodbury Avenue** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to remove 3,191 \pm s.f. of asphalt pavement and construct a 2,292 \pm s.f. building and add 899 \pm s.f. of landscaped area within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 239 as Lot 7-3 and lies within a General Business district.

F. The application of **Bayfield Development Company, Inc.**, for property located at **58 State Street**, wherein site plan approval is requested to construct a 3-story L-shaped addition totaling 1,297 ± s.f., with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 105 as Lot 12 and lies within the Central Business B district.

G. The application of **Aranosian Oil Company, Owner and Aranco Oil Company, Applicant**, for property located at **1166 Greenland Road**, wherein site plan approval is requested to construct a 3,588 s.f. convenience store, a 24' x 36' car wash and covered fueling islands for passenger vehicles and trucks, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 279 as Lots 1 & 2 and lies within an Industrial district.

III. CITY COUNCIL REFERRALS/REQUESTS

A. Request from Susan Dewhirst and Mark Nichols, on behalf of the United Way of the Greater Seacoast, requesting permission to install signs at the entrances to the City;

B. Council Referral – Request to Rezone Property Identified as the Portsmouth Business Center

C. Request to Purchase City-Owned Property Located off Barberry Lane

IV. PUBLIC MEETINGS

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). **(This matter was tabled at the April 15, 2004 Planning Board Meeting)**

B. Request from City Council for a report regarding the feasibility of placing a Memorial honoring Martin Luther King at the site located between Dutton Avenue and Scott Avenue, bound by Wright Avenue and the approach to the Memorial Bridge.

VII. OLD BUSINESS

A. 86 Islington Street – Site Plan Revision

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:

- 1) Supreme Court Decision, Cherry v. Town of Hampton Falls, dated April 16, 2004;
- 2) Supreme Court Decision, Town of Lyndeborough v. Boisvert Properties, dated April 21, 2004;
- 3) Letter from NHDES regarding John Gregg, Mechanic Street, dated March 11, 2004;
- 4) Letter from NHDES regarding Oak Street Development, 207 International Drive, dated March 17, 2004;