

6:15 pm WORK SESSION on Land Use Element of the Proposed Master Plan

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

**7:00 P.M. CITY COUNCIL CHAMBERS AUGUST 19, 2004
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

AGENDA

I. APPROVAL OF MINUTES

Meeting of October 16, 2003
Meeting of October 23, 2003
Meeting of November 20, 2003
Meeting of May 27, 2004
Meeting of July 15, 2004
Meeting of August 5, 2004

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

III. OLD BUSINESS

A. The application of **Joli Ann Foucher, Owner**, for property located at **566 Greenland Road** where Final Subdivision approval is requested to subdivide one lot into two lots with the following: Lot 1 having a lot area of 1.8 ± acres and 100 feet of continuous street frontage off Greenland Road and Lot 2 having a lot area of 1.4 ± acres and 80' of continuous street frontage off Greenland 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 property is shown on Assessor Plan 258 as Lot 1 and lies within a Single Residence B district. **(This matter was tabled at the July 15, 2004 Planning Board Meeting)**

B. The application of **MacLeod Enterprises, Inc., Owner**, for property located at **1390 Lafayette Road** where Final Subdivision Approval is requested to subdivide one lot into two lots with the following: Lot A having a lot area of 108,256 ± s.f. and continuous street frontage off Lafayette Road and Lot B having a lot area of 221,743 ± 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. **(This matter was tabled at the July 15, 2004 Planning Board Meeting)**

IV. PUBLIC HEARINGS

A. The application of **Debora Panebianco, Applicant, William Ashley, Owner**, for property located at **308 Oriental Gardens** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the placement of a 13'4" by 56' mobile home

within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 215 as Lot 907 and lies within an Office Research district.

C. The application of **April Weeks, Owner**, for property located at **115 Pinehurst Road** where Preliminary and Final Subdivision approval is requested to subdivide one lot into two lots with the following: Lot 1 having 71,035 \pm s.f. and 130.98 feet of continuous street frontage off Pinehurst Road and Lot 2 having 13,049 \pm s.f. and 100 feet of continuous street frontage off Pinehurst Road, and lying in a zone where a minimum lot area of 7,500 s.f. and 100' of continuous street frontage is required. Said property is shown on Assessor Plan 221 as Lot 75 and lies within a General Residence A district.

D. The application of **Michael R. Clark, Owner**, for property located at **325 Little Harbor Road** where Preliminary and Final Subdivision approval is requested to subdivide one lot into two lots with the following: Lot 1 having 175,550 \pm s.f. and 154.43 feet of continuous street frontage on Little Harbor Road and Lot 2 having 287,292 \pm s.f. and 151.38 feet of continuous street frontage on Little Harbor Road, and lying in a zone where a minimum lot area of 1 acre and 150' of continuous street frontage is required. Said property is shown on Assessor Plan 204 as Lot 5 and lies within a Single Residence A district.

E. The application of **Eric & Martha Stone, Owners, and Sierra Construction, Applicant**, for property located at **1039 Islington Street**, wherein site plan approval is requested to construct two 3-story buildings as follows: 1) a commercial building totaling 11,520 \pm s.f. and 2) a 10-unit residential building totaling 13,320 \pm s.f., with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 171 as Lot 14, and lies within a Business district.

F. The application of **SGB & RGB Ventures, LLC, Owners**, for property located at **1800 Woodbury Avenue**, wherein site plan approval is requested to construct a 1-story 2,292 \pm s.f. brick building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 239 as Lot 7-3 and lies within a General Business district.

G. The application of **Parrott Avenue Place, Inc., Owner**, for property located at **127 Parrott Avenue**, wherein site plan approval is requested to construct a 30' x 18', 540 \pm s.f., 2-story addition, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 115 as Lot 3 and lies within a Mixed Residential district and Historic District A district.

H. The application of **MacLeod Enterprises, Inc., Owner**, for property located at **1390 Lafayette Road**, wherein site plan approval is requested to demolish and remove 48,500 \pm s.f. of existing buildings and 12,700 \pm s.f. of existing pavement, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 252 as Lot 8 and lies within a General Business district.

V. AMENDED SITE PLAN REVIEW

A. 225 Borthwick Avenue, Liberty Mutual.

VI. ELECTION OF OFFICERS

Election of Vice-Chairman to serve for remainder of year.

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.

