

NOTE: The Planning Board will convene for a Work Session from 6:15-7:00 to consider the Master Plan and Land Use in Conference Room A

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

7:00 P.M.

**CITY COUNCIL CHAMBERS DECEMBER 16, 2004
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

AGENDA

I. OLD BUSINESS

A. The application of **Engel Family Trust, Owner, and API of New Hampshire, Applicant**, for property located at **50 Campus Drive**, wherein site plan approval is requested to construct a 108.4' x 111', 12,032 ± s.f. 1-story addition to an existing structure, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 267 as Lot 23 and lies within an Industrial district.

B. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, wherein site plan approval is requested to construct a 170' x 150' (irregular) 26,422 ± s.f. 3-story office building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 216 as Lot 1-8B and lies within the Office Research/Mariner's Village district.

II. PUBLIC HEARINGS

1. The application of the **City of Portsmouth, Owner**, for property located at **22 Deer Street**, wherein site plan approval is requested to construct a 16' x 23' addition to an existing building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 118 as Lot 12 and lies within a Municipal district and Historic District A.

2. 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 1.6304± acres and 89.54± feet of continuous street frontage off Greenland Road and Lot 2 having a lot area of 1.5093 ± acres and 89.53± feet 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.

3. The application of **Moray, LLC, Owner** for property located at **235 Commerce Way** and **Brora, LLC, Owner**, for property off **Portsmouth Boulevard** wherein Final Approval is requested for a lot line relocation whereby property located at 325 Commerce Way would have a lot area of 247,954 ± s.f. and 646.56' of street frontage and property located off Portsmouth Boulevard would have a lot area of 239,040 ± s.f. and 433.91' of street frontage, in a district where a minimum lot area of 3 acres and 300' of street frontage is required. Said properties are located in an Office Research/Mariner's Village district and are shown on Assessor Plan 213 as Lot 11 and Assessor Plan 216 as Lot 1-8B.

4. The application of **6-16 Congress, LLC, Owner** for property located at **6-16 Congress Street**, wherein site plan approval is requested to construct a 12,465 ± s.f. 4 & 5 story mixed use structure, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 117 as Lots 37, 38 & 39 and lies within the Central Business B district and Historic District A. (This application was tabled at the November 2, 2004 TAC meeting.)

5. The application of **Harold J. Henry, Owner**, for property located at **235-245 Islington Street**, wherein site plan approval is requested to construct a 20' x 38' 3-story free standing building, with a 760 ± s.f. footprint, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 138 as Lot 45 and lies within the Central Business B district and Historic District A.

6. The application of **Parade Office, LLC, Owner**, for property located at **195 Hanover Street**, wherein revised subdivision approval is requested to remove the sewer easement across Lot 3 shown on Plan D-32144 recorded at the Rockingham County Registry of Deed. Said property is shown on Assessor Plan 125 as Lot 1 and lies within a Central Business district and Historic District B.

7. Notice is hereby given that the Planning Board is proposing to amend its Site Review Regulations as these pertain to membership on the Board's Technical Advisory Committee. Copies of the proposed amendment are on file at the Planning Department.

III. CITY COUNCIL REFERRALS/REQUESTS

- A. Letters from Christ Episcopol Church and The Church of Jesus Christ of Latter-Day Saints
- B. Parking Impact Fee

VI. AMENDED SITE PLAN REVIEW

- 1) 72 Mirona Road, Mulberry Day Care – Guardrail placement

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: