

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

7:00 P.M.

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

APRIL 21, 2005

AGENDA

I. APPROVAL OF MINUTES

1. Minutes from the March 17, 2005 Planning Board Meeting;
2. Minutes from the March 24, 2005 Planning Board Meeting;

II. PUBLIC HEARINGS

A. The application of **Engel Family Trust, Robert Engel, Trustee, 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. (This application was tabled at the March 17, 2005 Planning Board Meeting)

B. The application of **Engel Family Trust, Robert Engel, Trustee, Owner, and API of New Hampshire, Applicant**, for property located at **50 Campus Drive** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to allow a 12,032 ± s.f. addition to an existing warehouse within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 267 as Lot 23 and lies within an Industrial district.

C. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 500 of the Pease Development Authority Subdivision Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of **General Services Administration, New England Region, Applicant**, for property located at **254 Corporate Drive** wherein Preliminary and Final Subdivision approval is requested with the following: Lot 0000 having an area of 30.18 ± acres and with continuous street frontage off Corporate Drive; and the remaining land area being decreased by 30.18 ± acres and constituting a portion of the Tradeport; and, lying in a zone where a minimum lot area of 5.0 acres and 200' of continuous street frontage is required. Said properties are located in an Airport Business Commercial district and are shown on Assessor Plan 315, as Lot 0004. (Plat plans are on file in the Planning Department Office and are identified as #02-01-05).

D. The application of **Philip J. and Marie E. Beaupre, Owners**, for property located at **297 Peverly Hill Road**, wherein an Amendment to a previously approved subdivision is requested to move a driveway from the northerly side of the lot to the southerly side of the lot, said proposed driveway to be located off of Peverly Hill Road. Said property is shown on Assessor Plan 255 as Lot 7 and lies within a Single Residence B district.

E. The application of **Michael Power, Owner**, for property located at **105 Saratoga Way** and **Thomas and Lisa Conrad, Owners**, for property located **off Saratoga Way**, wherein Preliminary and Final Subdivision approval (Lot Line Change) is requested between two lots having the following: Lot 36-1 as shown on Assessor Plan 212 increasing in area from 3,939 ± s.f. to 4,349 ± s.f. and with continuous street frontage off Saratoga Way and Lot 37 as shown on Assessor Plan 212 decreasing in area from 43,888 ± s.f. to 43,479 ± s.f. and with continuous street frontage off Saratoga Way, and lying in a zone where a minimum lot area of 5,000 s.f. and 80' of continuous street frontage is required. Said properties are located in a General Residence B district and are shown on Assessor Plan 212 as Lots 36-1 and 37. (Plat plan is on file in the Planning Department Office and is identified as Plan #03-01-05).

F. The application of **Eugene and Beatrice Short, Owners**, for property located at **175 Gosport Road** and **Karl E. Hahn, Owner**, for property located at **340 Odiorne Point Road**, wherein Preliminary and Final Subdivision approval (Lot Line Change) is requested between two lots having the following: Lot 1 as shown on Assessor Plan 224 decreasing in area from 198,459 ± s.f. to 183,537 ± s.f. and with an existing access easement from Gosport Road and Lot 10-018 as shown on Assessor Plan 224 increasing in area from 59,206 ± s.f. to 74,128 ± s.f. and with continuous street frontage off Odiorne Point Road, and lying in a zone where a minimum lot area of 1 acre (43,560 s.f.) is required. Said properties are located in a Single Residence A district and are shown on Assessor Plan 224 as Lots 1 and 10-018. (Plat plan is on file in the Planning Department Office and is identified as Plan #04-01-05).

G. The application of **2859 Lafayette Road Ventures, LLC, Owner**, for property located at **2859 Lafayette Road** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to allow the addition of four bays to an existing car wash with associated accessways and parking within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 286 as Lots 19 and 20 and lies within a General Business district.

H. The application of **Harborcorp, LLC, Owner**, for property located off **Deer and Russell Streets** and **Boston & Maine Corp., Owner**, for property located off **Green and Vaughn Streets**, wherein Preliminary and Final Subdivision approval (Lot Line Change) is requested between three lots having the following: 1) Lot 28 as shown on Assessor Plan 118 increasing in area from 44,955 ± s.f. to 47,082 ± s.f. and with continuous street frontage off of Deer and Russell Streets; 2) Lot 12 as shown on Assessor Plan 124 increasing in area from 11,986 ± s.f. to 16,008 ± s.f. and with continuous street frontage on Russell and Green Streets; and 3) Lot 13 as shown on Assessor Plan 124 decreasing in area from 23,343 ± s.f. to 17,194 ± s.f. and with continuous street frontage on Green and Vaughn Streets. The minimum lot size in this area is 1,000 s.f. with no continuous street frontage requirements. Said properties are shown on Assessor Plan 18 as Lot 28 and Assessor Plan 124 as Lots 12 & 13 and lies within a General Business B and Historic District A districts

III. CITY COUNCIL REFERRALS/REQUESTS

1. Request to place temporary signage at Leary Field for the 2005 baseball season;

IV. OLD BUSINESS

1. Request for One Year Extension for Conditional Use Approval granted on April 15, 2004 from Mark Giovannetone for property located **Off Lang Road**;

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 Linda D. and Ralph A. DiBernardo, dated March 2, 2005, regarding Islington Woods;
- 2) City of Portsmouth Brochure announcing the next household hazardous waste collection day on May 7, 2005 from 8:00 a.m. to 12:00 p.m. at the Peverly Road Department of Public Works;
- 3) NH Supreme Court Decision, Harrington v. Town of Warner (April 4, 2005), regarding a use variance;