

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

7:00 P.M.

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

JUNE 16, 2005

AGENDA

I. APPROVAL OF MINUTES

Minutes from the May 19, 2005 Planning Board Meeting;

II. PUBLIC HEARINGS

A. 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) (This application was tabled at the May 19, 2005 Planning Board Meeting)

B. 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. (This application was tabled at the May 19, 2005 Planning Board Meeting)

C. The application of **Wal-Mart Real Estate Business Trust and Joker's Realty One, LLC, Owners, Wal-Mart Stores, Inc., Applicant**, for property located at **2460 Lafayette Road**, wherein site plan approval is requested for the expansion of an existing 124,852 ± s.f. Wal-Mart Store to a 190,800 ± s.f. Wal-Mart Supercenter, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 285 as Lots 16-1 & 2 and lies within a General Business district. (This application was tabled at the May 19, 2005 Planning Board Meeting)

D. 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 **Seacoast Newspapers, Inc., Applicant**, for property located at **111 New Hampshire Avenue**, wherein Preliminary and Final Subdivision approval is requested with the following: Lot 3 having an area of 10 ± acres (435,600 ± s.f.) and with 1,167' ± of continuous street frontage off New Hampshire Avenue; and the remaining land area being decreased by 10 ± acres and constituting a portion of the Tradeport; and consisting of two different zones, one being a Business Commercial district where a minimum lot area of 5.0 acres and 200' of continuous street frontage is required and one being an Industrial district where a minimum lot area of 10 acres and 200' of continuous street frontage is required. Said properties are shown on Assessor Plan 306, as Lot 0003. (Plat plans are on file in the Planning Department Office and are identified as #08-01-05).

E. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 400 of the Pease Development Authority Site Review Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of **Seacoast Newspapers, Inc., Applicant**, for property located at **111 New Hampshire Avenue**, wherein site plan approval is requested for the construction of a 55,839 \pm s.f. footprint, 2-story office and newspaper production facility with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 306 as Lot 3 and lies within the Business Commercial district and the Industrial District.

F. The application of **Richard Boutin, Owner**, for property located at **200 and 278 Sherburne Road** where Preliminary and Final Subdivision approval (Lot Line Change) is requested between two lots having the following: Lot 2 as shown on Assessor Plan 261 decreasing in area from 50,121 \pm s.f. to 17,304 \pm s.f. and with 104' \pm of continuous street frontage off Sherburne Road and Lot 76 as shown on Assessor Plan 261 increasing in area from 61,822 \pm s.f. to 94,641 \pm s.f. and with 143' \pm of continuous street frontage off Sherburne 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 properties are located in a Single Residence B district and are shown on Assessor Plan 261 as Lots 2 and 76. (Plat plan is on file in the Planning Department Office and is identified as Plan #09-01-05).

G. The application of **Smith, Minch and Frost Properties, Owner**, for property located at **159 State Street** and **Rand K. and Samantha R. Peck, James and Katherine Quick, Christopher Cloitre, Aaron J. and Jill A. Gructer, Jonathan A. and Lisa Daniels and Robert Kosciusko and Carrie Benn, Owners**, for property located at **147 State Street** where Preliminary and Final Subdivision approval (Lot Line Relocation) is requested between two lots having the following: Lot 46-3 as shown on Assessor Plan 107 increasing in area from 5,099 \pm s.f. to 5,624 \pm s.f. and Lot 46-4 as shown on Assessor Plan 107 decreasing in area from 5,287 \pm s.f. to 4,761 \pm s.f., and lying in a zone where a minimum lot area of 1,000 s.f. is required and no minimum street frontage is required. Said properties are located in a Central Business B and Historic A districts and are shown on Assessor Plan 107 as Lots 46-3 and 46-4. (Plat plan is on file in the Planning Department Office and is identified as Plan #10-01-05)

H. The application of **Adam H. and Frances Price, Owners**, for property located at **127 Martha Terrace** and **Adam H. Price and the Fritz Family Revocable Living Trust, Owners**, for property located off **Patricia Drive** where Preliminary and Final Subdivision approval is requested between two lots having the following: Lot 7 as shown on Assessor Plan 283 increasing in area from 15,247 \pm s.f. (.35 acres) to 90,804 \pm s.f. (2.08 acres) and having 90' of continuous street frontage off of Martha Terrace and Lot 11 as shown on Assessor Plan 283 decreasing in area from 213,105 \pm s.f. (4.89 acres) to 137,549 \pm s.f. (3.15 acres) with 284' of continuous street frontage off of Patricia Drive, and lying in a zone where a minimum lot area of 1 acre is required and 150' of continuous street frontage is required. Said properties are located in a Single Residence A district and are shown on Assessor Plan 283 as Lots 7 and 11. (Plat plan is on file in the Planning Department Office and is identified as Plan #11-01-05).

I. The application of **Emerson and Ruth McCourt, Owners**, for property located at **61 Mill Pond Way and adjacent lot** where Preliminary and Final Subdivision approval is requested between two lots having the following: Lot 10 as shown on Assessor Plan 143 increasing in area from 12,513 \pm s.f. to 18,492 \pm s.f. and having 124' of continuous street frontage off of Mill Pond Way and Lot 9 as shown on Assessor Plan 143 decreasing in area from 39,603 \pm s.f. to 33,624 \pm s.f. with 151' of continuous street frontage off of Mill Pond Way, and lying in a zone where a minimum lot area of 7,500 s.f. is required and 100' of continuous street frontage is required. Said properties are located in a General Residence A district and are shown on Assessor Plan 143 as Lots 9 and 10. (Plat plan is on file in the Planning Department Office and is identified as Plan #12-01-05).

III. CITY COUNCIL REFERRALS/REQUESTS

1. Request to review archeological matters and historic sites in the City;
2. Request to Re-consider the Conveyance of Land on Falkland Place and Ranger Way to Avanti Development;
3. Request from Kenneth & Deborah Smith for a license for land use beside and in back of their property located at 298 Myrtle Avenue;

IV. NEW BUSINESS

- A. Zoning Map Review

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:

- 1) Letter dated June 8, 2005 from Linda Harvey to ;