

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

7:00 P.M.

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

OCTOBER 20, 2005

AGENDA

I. APPROVAL OF MINUTES

1. Minutes from the September 15, 2005 Planning Board Meeting;

II. PUBLIC HEARINGS

A. The application of **The City of Portsmouth, Owner**, for property located **off Suzanne Drive, known as Maple Haven Park**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to allow improvements to the park, including the basketball court being re-located within the wetland buffer and the installation of new impervious walkway surface. These changes are proposed as part of an overall upgrade to Maple Haven Park. Said property is shown on Assessor Plan 292 as Lot 16 and Assessor Plan 284 as Lot 4 and lies within a Municipal/Natural Resource Protection district.

B. 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 Patrica Drive** where 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 213,106 \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 #11-02-05).

C. The application of **Portsmouth Farms, LLC, Owner**, and **Starbucks Coffee Company, Applicant**, for property located at **1855 Woodbury Avenue** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to allow the renovation of an existing building and the addition of a drive-thru window within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 215 as Lot 11 and lies within a General Business District.

D. The application of **A. Cicero and Ruth Lewis, Owners** and **Changing Places, LLC, Applicant**, for property located **off Falkland Way** where Preliminary Subdivision approval is requested for the creation of an eight lot subdivision ranging in lot size from 10,029 s.f. to 27,454 s.f. with all of the proposed lots having access off of a proposed extension of Crescent Way extending through to Saratoga Way. Said property is lying in a zone where a minimum lot size of 5,000 s.f. and 80' of continuous street frontage is required. Said property is located in a General Residence B district and is shown on Assessor Plan 212 as Lot 123. (Plat plan is on file in the Planning Department Office and is identified as Plan # 17-01-05);

E. The application of **Portsmouth Hospital Office Building Association (Jackson Grey Condominiums), Owner**, for property located at **330 Borthwick Avenue** and **Islington Woods, Owner**, for property located **off Borthwick Avenue** where Preliminary and Final Subdivision approval (Parking Lot Easement) is requested to allow a 22,738 \pm s.f. (0.52 acre) parking lot easement on the southeasterly portion of property shown on Assessor Plan 234 as Lot 52. Said properties are located in an Office Research district and are shown on Assessor Plan 240 as Lot 2-2 and Assessor Plan 234 as Lot 52. (Plat plan is on file in the Planning Department Office and is identified as Plan #18-01-05).

F. The application of **Saco Avenue Professional Building, Inc., Owner**, for property located at **125 Brewery Lane**, wherein site plan approval is requested to construct a 4-story, 64' x 240', 15,500 ± s.f., 48-unit residential building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 154 as Lot 2 and lies within a Business district.

G. The application of **Portsmouth Casey Home, Owner, and Heyland Development, Applicant**, for property located at **1950 Lafayette Road**, wherein site plan approval is requested to construct a 2 ½ story office building, with a 3,280 ± s.f. footprint and a 1 story 6,000 ± s.f. function hall, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 267 as Lot 7 and lies within an Office Research district.

H. The application of **Richard W. Edgerly, Owner**, for property located at **154 Fleet Street**, wherein site plan approval is requested to construct a 3,246 ± s.f. 4-story building with basement, after removal of the existing building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 117 as Lot 6 and lies within a Central Business B, Historic A and Downtown Overlay Districts.

I. The application of **Public Service Company of New Hampshire, Owner**, for property located at **400 Gosling Road** wherein site plan approval is requested to install 560 LF of 12" drain in the location of an existing drainage swale, slope modifications and installation of a retaining wall, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 214 as Lot 2 and lies within a Waterfront/Industrial district.

J. The application of **Michael J. Carr, Owner**, for property located at **195 West Road** wherein site plan approval is requested to construct a 19,400 ± s.f. single story 97' x 200' addition to an existing building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 267 as Lot 9 and lies within an Industrial district.

K. A public meeting is convened to consider an amendment to the Zoning Map to re-zone land located off Banfield Road and Constitution Avenue from Office Research to Industrial. Said property is shown on Assessor Plan 274 as Lots 1A, 1C, 1D and 2.

III. CITY COUNCIL REFERRALS/REQUESTS

1. Request to review archeological matters and historic sites in the City;
2. Request for Amendment to Zoning Ordinance to Permit Financial Institutions in the Office/Research Zone;
3. Request for the discontinuance of Falkland Way;
4. Request of Exchange City to Erect a sign at 25 Granite Street;

IV. NEW BUSINESS

- A. Revisions to Planning Board Rules & Regulations;

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) Decision from the NH Supreme Court, case entitled Chester Road and Gun Club, Inc. v. Town of Chester, decided September 2, 2005.
- 2) Registration form for "Reading Site Plans for Water Quality Protection" Workshop on November 19, 2005;