

6:30 – 7:15 pm Work Session in City Council Chambers regarding Request for Amendment to Zoning Ordinance to Permit Financial Institutions in the Office Research Zone.

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

7:15 P.M.

**CITY COUNCIL CHAMBERS DECEMBER 15, 2005
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

AGENDA

I. APPROVAL OF MINUTES

A. Approval of Minutes from the November 17, 2005 Planning Board Meeting;

II. PUBLIC HEARINGS

A. The application of **T-Beyer Realty, LLC, Owner**, for property located at **141 Banfield Road** wherein an amendment to Conditional Use Approval received on November 21, 2002 is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to allow parking on an existing area of pavement and revisions to the drainage swale within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 254 as Lot 3 and lies within an Industrial District.

B. The application of **Irving W. Spinney, Revocable Trust, Janice L. Karkos, Trustee, Owner and Dawn M. & Arthur R. Tobin, III, Applicants**, for property located **off Middle Road** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to allow the construction of a two story residential building to be built on an existing concrete foundation within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 232 as Lot 122 and lies within a Single Residence B District.

C. The application of **Frank J. A. and Irja Cilluffo and Four Seas Partners, Owners** for property located at **179 & 181 Pleasant Street**, wherein Preliminary and Final Subdivision Approval (Lot Line Change) is requested between two lots having the following: Lot 15 increasing in area from 32,395 s.f. (.743 acres) to 40,204 s.f. (.923 acres) and with continuous street frontage off of Pleasant Street and Lot 16-1 decreasing in area from 15,787 s.f. (.362 acres) to 7,977 s.f. (.183 acres) with continuous street frontage off Pleasant Street; and, lying in a zone where a minimum lot area of 7,500 s.f. and 100' of continuous street frontage is required. Said properties are shown on Assessor Plan 108, as Lots 15 and 16-1 and lie within the Mixed Residential Office District.

D. 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. (This application was tabled at the November 17, 2005 Planning Board Meeting)

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 ± 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). (This application was tabled at the November 17, 2005 Planning Board Meeting)

F. The application of **Dennett-Prospect Realty Investments, LLC, Owner**, for property located at **69-73 Prospect Street** wherein site review approval is requested for the renovation of an existing multi-family dwelling on Lot 28 to convert structure from 6 dwelling units to 4 dwelling units and the construction of a two dwelling unit structure on Lot 29, with related paving, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Plan 142 as Lots 28 & 29 and lie within a General Residence A District;

III. CITY COUNCIL REFERRALS/REQUESTS

- A. Request to review archeological matters and historic sites in the City;
- B. Request to purchase “Unnamed Lane” abutting Pleasant Street;

IV. NEW BUSINESS

- A. Revisions to Planning Board Rules & Regulations;
- B. Report back from DPW on current standard for monuments;

V. OLD BUSINESS

- A. Request for Amendment to zoning Ordinance to re-zone land at Banfield Road and Constitution Avenue from Office Research to Industrial;

VI. 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: