

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

**7:00 P.M.**

**CITY COUNCIL CHAMBERS                      FEBRUARY 16, 2006  
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

**AGENDA**

**I. PUBLIC HEARINGS**

A. The application of **Cicero A. and Ruth Lewis, Owners, and Changing Places, LLC, Applicant**, for property located **off Falkland Way** wherein site review approval is requested for the creation of 24 new town home units on a proposed 8 lot subdivision, with all of the proposed lots having access off of a proposed extension of Crescent Way extending through to Saratoga Way, with related paving, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Plan 212 as Lot 123 and lies within a General Residence B District; (This application was tabled at the January 19, 2006 Planning Board Meeting)

**II. CITY COUNCIL REFERRALS/REQUESTS**

A. Request to purchase "Unnamed Lane" abutting Pleasant Street;

**III. OLD BUSINESS**

A. Report back from DPW on current standard for monuments;

B. Project of potential regional interest;

<p><b>THE FOLLOWING ITEMS WILL BE HEARD AT THE RECONVENED MEETING SCHEDULED FOR WEDNESDAY, FEBRUARY 22, 2006 TO BE HELD IN CITY COUNCIL CHAMBERS AT CITY HALL:</b></p>
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**I. PUBLIC HEARINGS**

B. The application of **Wenberry Associates, LLC, Owner**, for property located at **15 Congress Street** and the **City of Portsmouth, Owner**, for property located at **44 High Street** wherein Preliminary and Final Subdivision approval (Lot Line Relocation) is requested to allow for the conveyance of a certain parcel of land from Wenberry Associates, LLC to the City of Portsmouth. Said properties are shown on Assessor Plan 117 as Lot 12 and Lot 16 and lie within a Central Business B, Historic District A and Downtown Overlay Districts.

C. The Portsmouth Planning Board is conducting a public hearing to take public comment on proposed amendments to the City's 1995 Zoning Ordinance, as amended. The amendments include changes to the following sections: 1) Article I, Section 10-102, Definitions, by adding certain definitions; 2) Article II, Section 10-209, Table 5, Uses in Industrial Districts, by adding a new use category; 3) Article III, Section 10-305 (A) Industrial, Table 11 Dimensional Requirements, by changing dimensional requirements; and 4) Article IV, Section 400, Supplementary Regulations, by adding a new Section 10-405 Standards for Drive-Through Facilities. Copies of the proposed amendments are on file in the Planning Department Office and available for public inspection.

D. The application of **Cicero A. and Ruth Lewis, Owners** and **Changing Places, LLC, Applicant**, for property located **off Falkland Way** wherein Final 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 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 demolition of the existing building and the construction of a 1,815 ± s.f. building with 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.

F. The application of **Thomas J. Flatley, Owner and Home Depot, Applicant**, for property located at 500 Spaulding Turnpike wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to allow the demolition of the existing building, the construction of a 145,193 ± s.f. retail store and a 19,200 ± s.f. pad building and corresponding parking within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 238 as Lot 20 and lies within a General Business District.

G. The application of **Portsmouth Hospital Office Building Association (Jackson Grey Condominiums), Owner**, for property located at **330 Borthwick Avenue** and **Islington Woods, LLC, Owner**, for property located **off Borthwick Avenue** where Preliminary and Final Subdivision approval (Lot Line Relocation & Lot Line Elimination) is requested between three lots to allow the following: Lot 2-2 as shown on Map 240 increasing in area from 4.093 ± acres to 4.973 ± acres; Lot 7-4A as shown on Map 234 increasing in area from 6.488 ± acres to 9.085 ± acres; and Lot 52 as shown on Map 234 decreasing in area from 3.477 ± acres to 0 acres. Said properties are located in an Office Research district where a minimum lot area of 3 acres is required and are shown on Assessor Plan 240 as Lot 2-2 and Assessor Plan 234 as Lot 52 and Lot 7-4A. (Plat plan is on file in the Planning Department Office and is identified as Plan #02-01-06).

H. The application of **K & S Energy, Inc., Owner**, for property located at **1400 Lafayette Road**, wherein site plan approval is requested to construct a one-story 9' 8" x 43' 8" building addition, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 252 as Lot 7 and lies within a General Business district.

I. The Portsmouth Planning Board is conducting a public hearing to take public comment on proposed amendments to the City's Site Review Rules and Regulations as amended. The amendments change the section entitled Applicant's Responsibilities, #2, as well as the Site Review Application form. Copies of the proposed amendments and application forms are on file in the Planning Department Office and available for public inspection.

J. The Portsmouth Planning Board is conducting a public hearing to take public comment on proposed amendments to the City's Subdivision Rules and Regulations as amended. The amendments change Section III, entitled Procedure for Subdivision, as well as the Subdivision and Lot Line Revision Applications forms. Copies of the proposed amendments and application forms are on file in the Planning Department Office and available for public inspection.

## **II. AMENDED SITE PLAN APPROVAL**

A. 100 Portsmouth Boulevard – Homewood Suites Hotel;

## **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 610-7274 one week prior to the meeting.**