

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

7:00 P.M.

CITY COUNCIL CHAMBERS

**APRIL 27, 2006
Reconvened from
APRIL 20, 2006**

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

AGENDA

I. PUBLIC HEARINGS

L. The application of the **City of Portsmouth, Owner**, for property located **off Nathaniel Drive**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for buffer restoration and enhancement, to create a higher functioning buffer within an Inland Wetlands Protection District. No construction is proposed. Said property is shown on Assessor Plan 292as Lot 221 and lies within a Municipal District.

M. The application of **Martingale Wharf, LLC, Owner**, for property located at **99 Bow Street**, wherein site plan approval is requested to construct a 6/7 story 80' x 45' addition to the left side of an existing building and a 6 story 36' x 56' addition to the right side of an existing building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 106 as Lot 54 and lies within the Central Business A District, Historic A District and Downtown Overlay District.

N. The application of **Harbour Place Group, LLC, Owner**, for property located at **One Harbour Place** wherein Site Review approval is requested to convert the 5th floor of the existing building from business offices to 9 residential units, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 105, as Lot 2 and lies within a Central Business A, Historic A and Downtown Overlay Districts.

O. The application of **Ned and Bill Properties, LLC, Owner**, for property located at **621-627 Islington Street** wherein Site Review approval is requested to renovate the existing structure into six units, to be used as office, studio and four residential units, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 164 as Lot 6 and lies within a Business District.

P. The application of **Michael Iafolla, Owner**, for property located **off Lafayette Road**, wherein an amendment to Subdivision approval received on May 7, 1969 is requested to remove certain restrictions stated on the approved subdivision plan, or in the alternative to determine that said restrictions have lapsed. Said restrictions relate to prohibited uses upon the property, which at the time of the subdivision was located in a General Business Zone. Said property is shown on Assessor Plan 252 as Lot 1-7 and lies within an Office Research District.

II. CITY COUNCIL REFERRALS/REQUESTS

A. Request from The Housing Partnership for an access easement for property located on Bedford Way; (Referred from the March 3, 2006 City Council Meeting);

B. Letter from Attorney Douglas Macdonald regarding Driveway Permit Application for property located at 62 Deer Street. (Referred from the March 20, 2006 City Council Meeting);

C. Request From The Housing Partnership for an Amendment to Section 10-1503 of the City's Zoning Ordinance Relating to Residential Planned Unit Developments (PUD); (Referred from the March 20, 2006 City Council Meeting);

D. Request from HarborCorp, LLC (Sheraton) for four Proposed Zoning Amendments; (Referred from the March 20, 2006 City Council Meeting);

E. Request from Perry Silverstein for permission for a license for an outswing door onto Commercial Alley; (Referred from the April 3, 2006 City Council Meeting);

III. OTHER BUSINESS

A. Planning Board appointment to the Historic District Commission;

B. Letter to PDA requesting meeting with PDA staff and Jim Gove;

IV. 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: