

6:00 pm – 7:00 pm WORK SESSION regarding The Housing Partnership's request for an Amendment to Section 10-1503 of the City's Zoning Ordinance Relating to Residential Planned Unit Developments (PUD) and request for an access easement for property located on Bedford Way;

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

7:00 P.M.

**CITY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE
JUNE 15, 2006**

AGENDA

I. PUBLIC HEARINGS

A. The application of **Stephen Kelm, Owner**, for property located at **46 State Street, March Twenty Two, LLC, Owner**, for property located at **58 State Street**, and **Jason N. and Barbara L. Theodore, Owners**, for property located at 449 Court Street, wherein Preliminary and Final Subdivision approval (Lot Line Revision) is requested between two lots having the following: Lot 11 as shown on Assessor Plan 105 decreasing in area from 4,303 s.f. to 2,733 s.f. and decreasing in continuous street frontage off of State Street from 60.51' to 38.10' and Lot 12 as shown on Assessor Plan 105 increasing in area from 1,810 s.f. to 3,380 s.f. and increasing in continuous street frontage off of State Street from 26.00' to 48.41'. Said lots lie in a zone where a minimum lot area of 1,000 s.f. and no continuous street frontage is required. Said properties are shown on Assessor Plan 105 as Lots 6, 11 & 12 and lie within a Central Business B and Historic District A District. (This application was tabled at the May 18, 2006 Planning Board Meeting.)

B. The application of **Strawbery Banke, Inc., Owner**, for property located at **17 Hancock Street**, wherein Preliminary and Final Subdivision approval is requested to subdivide one lot into two with the following: Proposed Lot 000 having 6,245 ± s.f. and 100' of street frontage on Hancock Street and Proposed Lot 001 having 4,116 ± s.f. and 83.49' of street frontage on Hancock Street and 43.57' of street frontage on Washington Street, and lying in a zone where a minimum lot area of 7,500 s.f. and 100' of street frontage is required. Said property is shown on Assessor Plan 103 as Lot 88 and lies within a Mixed Residential Office and Historic District A. (This application was tabled at the May 18, 2006 Planning Board Meeting.)

C. The application of **Strawbery Banke, Inc., Owner**, for property located **off Marcy Street**, wherein amended site review approval is requested to relocate the entrance to the existing parking lot, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 104 as Lot 7 and lies within a Mixed Residential Office District and Historic District A.

D. The application of **Joseph D. & Joyce W. Ciancarelli, Trustees, Owners**, for property located at **45 Gardner Street** and **Steven Webb & Karen Butz-Webb, Owners**, for property located at **51 Gardner Street** wherein Final Subdivision approval (Lot Line Revision) is requested between two lots having the following: Lot 21 as shown on Assessor Plan 103 increasing in area from 1,107 ± s.f. to 1,203 ± s.f. and increasing continuous street frontage off of Gardner Street from 31.42' to 37.27' and Lot 22 as shown on Assessor Plan 103 decreasing in area from 1,442 ± s.f. and decreasing continuous street frontage off of Gardner Street from 40' to 34.15', and lying in a zone where a minimum lot area of 5,000 s.f. and 80' of continuous street frontage is required. Said properties shown on Assessor Plan 103 as Lots 21 & 22 and lie within a General Residence B District and Historic District A.

E. The application of **Jonathan W. Sobel Revocable Trust, Owner**, for property located at **49 Sheafe Street** and **John C. Russo, Owner**, for property located at **99 Daniel Street**, wherein Preliminary and Final Subdivision approval (Lot Line Revision) is requested between two lots having the following: Lot 21 as shown on Assessor Map 107 increasing in size from 5,157 s.f. to 5,388 s.f. and Lot 6 as shown on Assessor Map 107 decreasing in size from 1,927 s.f. to 1,696 s.f.. Said lots lie in a zone where a minimum lot area of 1,000 s.f. and no continuous street frontage is required. Said properties are shown on Assessor Plan 107 as Lots 6 & 21 and lie within a Central Business B District and Historic District A.

F. The application of **Robert J. Chaffee and Barbara A. Trimble, Owners**, for property located at **32 Miller Avenue**, wherein Preliminary and Final Subdivision approval is requested to subdivide one lot into two with the following: Proposed Lot 1 having 22,357± s.f. and 151' of continuous street frontage on Miller Avenue and 127' of continuous street frontage on Merrimac Street and Proposed Lot 2 having 10,370± s.f. and 100' of continuous street frontage on Merrimac 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 property is shown on Assessor Plan 136 as Lot 18 and lies within a Mixed Residential Office District and Historic District A.

G. The application of **Harold J. Henry, Owner**, for property located at **235-245 Islington Street**, wherein amended site review approval is requested to increase the size of the proposed 3-story free standing building to 20' x 40', with related paving, utilities, landscaping, drainage and associated site improvements. This application was previously approved on February 17, 2005 for a 20' x 38' 3-story free standing building and a one-year extension was granted on September 15, 2005. Said property is shown on Assessor Plan 138 as Lot 45 and lies within the Central Business district and Historic District A.

H. The application of **Searay Realty Trust, Owner and Jack Kimball, Applicant**, for property located at **445 Route One By-Pass**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to demolish and rebuild an existing garage and add a 10" concrete curb in the garage bay area within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 234 as Lot 3 and lies within an Office Research District.

I. The application of **Portsmouth Farms, LLC, Owner, and Starbucks Coffee Company, Applicant**, for property located at **1855 Woodbury Avenue** wherein Site Review approval is requested to construct a 1,815± s.f. 1-story building with a drive through facility after the demolition of an existing structure, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 215 as Lot 11 and lies within a General Business District.

J. The application of **Frank Perrone and John Giacalone, Owners** for property located off **Falkland Place** and the **City of Portsmouth, Owners** for property located off **Ranger Way** and City property identified as "**Alley #1 and Alley #2**", wherein Site Review approval is requested to construct one 44' x 30', 2 ½ story, 1,320± s.f. 2-unit. townhouse and one 88' x 30', 2 ½ story, 2,640± s.f. 4-unit townhouse, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 212 as Lots 26-1 and 27 and lie within General Residential B and Mixed Residential Business Districts.

K. The application of **Mark H. Wentworth Home for Chronic Invalids, Owner**, for property located at **346 Pleasant Street**, wherein Site Review approval is requested to renovate and upgrade the existing facility by adding four additions as follows: 1) a 190 s.f. addition on the Melcher Street side; 2) a 560 s.f. addition on the Melcher Street side; 3) a 225 s.f. addition on the Melcher Street side; and 4) a 215 s.f. addition on the Wentworth Street side, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 109 as Lots 6-10 and 16 and lie within a General Residence B and Historic District A Districts.

II. CITY COUNCIL REFERRALS/REQUESTS

A. Motion for Rehearing filed by Attorney Douglas Macdonald regarding Driveway Permit Application for property located at 62 Deer Street. (Referred from the March 20, 2006 City Council Meeting. Planning Board voted to recommend a denial of the request for a driveway permit on April 27, 2006);

III. OLD BUSINESS

A. Planning Board appointment to the Historic District Commission;

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.