

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

7:00 P.M.

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

JULY 20, 2006

AGENDA

I. APPROVAL OF MINUTES

- A. Approval of Minutes from the April 20, 2006 Planning Board Meeting;
- B. Approval of Minutes from the April 27, 2006 Planning Board Meeting;

II. PUBLIC HEARINGS

- A. A public hearing is convened to consider the request of The Housing Partnership for an access easement on Bedford Way. The purpose of this hearing is to solicit public comment on this request. Relevant materials are available for public inspection in the Planning Department. Said properties are shown on Assessor Plan 212 as Lot 120-A which lies within a Municipal District and Lot 118 which lies within a General Residence B District.
- B. Public hearing is convened to consider the request of The Housing Partnership for an amendment to Section 10-1503 of the City's Zoning Ordinance relating to Planned Unit Developments (PUD). The purpose of this hearing is to solicit public comment on this request. Relevant materials are available for public inspection in the Planning Department.
- C. 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 June 15, 2006 Planning Board Meeting.)
- D. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, and **Brora, LLC, Owner**, for property located **off Dunlin Way**, wherein Preliminary and Final Subdivision approval (Lot Line Revision) is requested between two lots having the following: Lot 1-8B as shown on Assessor Plan 216 increasing in area from 196,918 s.f. (4.52 acres) to 247,954 s.f. (5.69 acres) and with continuous street frontage on Commerce Way and Portsmouth Boulevard and Lot 11 as shown on Assessor Plan 213 decreasing from 290,076 s.f. (6.66 acres) to 239,040 s.f. (5.49 acres) and with continuous street frontage on Portsmouth Boulevard and Dunlin Way. Said lots lie in a zone where a minimum lot area of 3 acres is required. Said properties are shown on Assessor Plan 213 as lot 11 and Assessor Plan 216 as lot 1-8B and lie within an Office Research District;
- E. The application of **Micronics Realty Trust, Owner**, for property located at **200 West Road**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to construct a 75' x 94' addition to an existing building, re-striping of the paved parking area and the addition of a 14' access drive within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 267 as Lot 22 and lies within an Industrial District;

III. NEW BUSINESS

- A. Request for new street name for new subdivision located off Falkland Way, as previously shown on Assessor Map 212 as Lot 123.

- B. Subdivision Request for property located at 23-25 Concord Way, Map 212, Lot 13.

IV. OLD BUSINESS

- A. Planning Board appointment to the Historic District Commission;
- B. Request to purchase “Unnamed Lane” abutting Pleasant Street;

V. AMENDED SITE PLAN REVIEW

- A. Property Located at 154 – 158 Fleet Street – addition of Grease Trap.
- B. Property Located at 2460 Lafayette Road (Walmart) – elimination of sidewalks;
- C. Property Located at 1800 Woodbury Avenue – Per Conservation Commission request, elimination of two parking spaces;

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: