

6:00 pm – 7:00 pm SITE WALK 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. (Meet in Hanscom Park, located in the triangle formed by Kearsarge Way, Falkland Place and Ranger Way).

7:00 – 7:30 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**

**7:30 P.M. CITY COUNCIL CHAMBERS AUGUST 17, 2006
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the May 18, 2006 Planning Board Meeting;
2. Approval of Minutes from the July 20, 2006 Planning Board Meeting;

II. PUBLIC HEARINGS

A. The application of **The State of New Hampshire, Owner, and The State of New Hampshire Liquor Commission, Applicant**, for property located at **605 Route 1 By-Pass (the Traffic Circle)** wherein Site Review approval is requested to construct a 25’6” x 44’ one-story addition to be used for public rest rooms, a mechanical room and a storage room, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 235 as Lot 1 and lies within a General Business District.

B. The application of **Stephen J. Brulotte, Owner**, for property located at 398 Cutts Avenue, and **Stephen A. Brown, Owner**, for property located at 450 Cutts Avenue, wherein Preliminary and Final Subdivision approval (Lot Line Revision) is requested between two lots having the following: Lot 008 as shown on Assessor Plan 210 increasing in area from 18,690 ± s.f. to 20,278 ± s.f. and with 127.71’ of continuous street frontage on Cutts Avenue and Lot 009 as shown on Assessor Plan 210 decreasing from 19,050 ± s.f. to 17,462 ± s.f. and with 110’ of continuous street frontage on Cutts Avenue. Said lots lie in a district where a minimum lot area of 15,000 s.f. and 100’ of continuous street frontage is required. Said properties are shown on Assessor Plan 210 as lots 008 and 009 and lie within a Single Residence B District.

C. The application of **March Twenty Two, LLC, Owner**, for property located at **58 State Street**, and **Barbara Theodore, Owner**, for property located at **449 Court Street**, wherein Site Review approval is requested to construct a 3,210 ± s.f. mixed use building on Lot 12 with an access and utility easement extending across Lot 6, with related paving, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Plan 105 as Lots 6 & 12 and lie within the Central Business B District and the Historic District A.

D. The application of **Micronics Realty Trust, Owner**, for property located at **200 West Road**, wherein Site Review approval is requested to construct a 75' x 94' one-story addition with accessdrive and additional parking, with related paving, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Plan 267 as Lot 22 and lies within an Industrial District.

III. CITY COUNCIL REFERRALS/REQUESTS

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

IV. AMENDED SITE PLAN REVIEW

A. Property Located at 154 – 158 Fleet Street – addition of Grease Trap;

B. Property Located at 225 Heritage Avenue, Smuttynose Brewing Company – revised grading;

V. NEW BUSINESS

A. Scheduling of a Prime Wetland Worksession with Conservation Commission members and Mark West of West Environmental Srevices;

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:

1. New Hampshire Supreme Court Case entitled Robert L. Garrison v. Town of Henniker, issued August 2, 2006, with cover Memorandum from Robert P. Sullivan, City Attorney;