

6:00 pm – 7:00 pm WORK SESSION - Table 10 – Dimensional Requirements of the Zoning Ordinance. Change to maximum building height within the Central Business A (CBA) District from a 50 foot maximum to a 40 foot maximum;

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

7:00 P.M.

**CITY COUNCIL CHAMBERS DECEMBER 21, 2006
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the November 16, 2006 Planning Board Meeting;

II. PUBLIC HEARINGS

A. A Public Meeting to solicit public comment on a proposed amendment to the City's 1995 *Zoning Ordinance* to add a new section to this *Ordinance* titled Nonresidential Planned Unit Development (PUD-NR). As proposed, this section applies to tracts of land that either are located in an Industrial district and abut an Office Research district or are located in an Office Research district and abut an Industrial district.

B. The application of **Millennium Borthwick, LLC, Owner**, for property located at **155 Borthwick Avenue** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to add 13,000 s.f. of porous pavement (8,000 s.f. of new and 5,000 s.f. replacement of traditional pavement) within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 259 as Lot 14-1 and lies within an Industrial District;

C. The application of **SBG & RGB Ventures, LLC, Owner**, for property located at **1800 Woodbury Avenue** wherein an amendment to a Conditional Use Permit Application is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to relocate a dumpster and add two parking spaces, totaling a net removal of 6 additional s.f. of impervious surface within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 239 as Lot 7-3 and lies within a General Business District;

D. The application of **Guthrie R. Swartz and Elizabeth Swartz Revocable Trust, Owners**, for property located at **33 Johnson Court**, **Sean and Lina Tracey, Owners**, for property located at **24 Johnson Court**, **James Sparrel and K. Towler, Owners**, for property located at **125 South Street**, and the **City of Portsmouth, Owner**, for property located at **1 Junkins Avenue**, wherein Preliminary Subdivision approval is requested to allow for the re-subdivision/lot line relocation of various properties located off of South Street, Johnson Court and Junkins Avenue. Wherein property is conveyed to existing lots with the following effect: Assessor Plan 102, Lot 47 increasing in area from 7,266 s.f. to 8,537 s.f.; Assessor Plan 110, Lot 12 decreasing in area from 29,730 s.f. to 23,827 s.f.; Assessor Plan 110, Lot 9 increasing in area from 10,863 s.f. to 13,786 s.f.; and Assessor Plan 110, Lot 1 increasing in area slightly over 8 acres by 1,708 s.f. Also proposed in this conveyance is a view easement to the benefit of Assessor Plan 102, Lot 47. Said properties are shown on Assessor Plan 110 as Lot 12; Assessor Plan 102 as Lot 47; Assessor Plan 110 as Lot 9 and Assessor Plan 110 as Lot 1 and lie within a General Residence B District, a Municipal District and the Historic District B.

E. The application of **Michael Travis, Owner**, for property located at **66 Benson Street**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to remodel an existing 2-family structure and construct a 3 car garage, including pavement, within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 233 as Lot 73 and lies within a Single Resident B District;

F. The application of **Sagamore Landing Trust, Owner**, for property located at **241 Walker Bungalow Road**, wherein an amendment to Site Review approval which was received on June 17, 1993 from the Portsmouth Planning Board is requested to amend language regarding dockage. Said property is shown on Assessor Plan 202 as Lot 13 and lies within a Single Residence B District;

G. The application of **EAB Realty Management, Inc., Owner**, for property located at **1618 Islington Street**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to remove a shed and barn and construct a new garage with associated driveway within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 241 as Lot 10 and lies within a Single Residence B District;

III. 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.