

**6:00 pm Work Session**

- 1) **Regulation of Amusement Parks/Outdoor Recreation;**
- 2) **Nonresidential Planned Unit Development (PUD) which would function as an overlay in the Office Research (OR) and Industrial (I) Districts; and**
- 3) **Zoning Ordinance Re-Write.**

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

**7:00 P.M.**

**CITY COUNCIL CHAMBERS                      FEBRUARY 15, 2007  
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

**AGENDA**

**I.        APPROVAL OF MINUTES**

- A.        Approval of Minutes from the January 4, 2007 Planning Board Meeting;
- B.        Approval of Minutes from the January 18, 2007 Planning Board Meeting;
- C.        Approval of Minutes from the January 20, 2007 Planning Board Meeting;

**II.       PUBLIC HEARINGS**

A.        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 Final 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.

B.        The application of **Meadowbrook Motor Inc, Owner, and Key Auto Group, Inc., Applicant**, for property located off **U.S. Route One By-Pass (Traffic Circle)**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to develop the site to include a hotel, a retail building, three restaurants, and a convenience store/gas station, within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 234 as Lot 51 and lies within a General Business District; (This application was tabled at the January 19, 2007 Planning Board Meeting)

C.        The application of **Chad & Laura Morin, LLC, Owners**, for property located at **36 Market Street**, wherein Site Review approval is requested to create two additional residential units and to construct miscellaneous additions to include a new third floor addition at the rear of the building, a stair enclosure, a three story elevator and a lobby structure at the rear of the building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 117 as Lot 29 and lies within the Central Business B District, the Overlay District and the Historic District A.

D. The application of **Perry and Kristin Silverstein, Owners**, for property located at **10 Commercial Alley, 19-25 Market Street and off Penhallow Street**, wherein Site Review approval is requested to construct a 3-story (plus loft) mixed use 1,400 s.f. addition, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 106 as Lots 9, 10, and 12 and lies within the Central Business B District, the Overlay District and the Historic District A. (This application was tabled at the January 2, 2007 Technical Advisory Committee Meeting)

**III. CITY COUNCIL REFERRALS/REQUESTS**

- A. Request to replace the “Community Campus” signs at 100 Campus Drive with a large sign listing each of the agencies;
- B. Request for a report back approving the acquisition of the Maxam parcel and execution of the Conservation Easement Deed;
- C. Regulating Formula Businesses in the Historic District;
- D. Sign for Little Harbour School at the corner of South Street and Clough Drive;

**IV. OLD BUSINESS**

- A. Prime Wetlands Up-Date;

**V. 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 610-7270 one week prior to the meeting.**