

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

7:00 PM

APRIL 19, 2007

AGENDA

I. APPROVAL OF MINUTES

- A. Approval of Minutes from the March 1, 2007 Planning Board Work Session;
- B. Approval of Minutes from the March 15, 2007 Planning Board Meeting;

II. PUBLIC HEARINGS

A. The application of **Harborcorp, LLC, Harborside Inn, Inc., Harborside Associates, and City of Portsmouth, Owners**, for properties located **off Deer Street, Green Street, Russell Street, Market Street, and Maplewood Avenue** wherein Preliminary and Final Subdivision approval (Lot Line Revisions) is requested to allow for the following: 1) the consolidation of Harborcorp, LLC lots 12, 21 and 28 into one lot consisting of 2.37 acres with conforming area, street access and frontage and including approximately 17,607 s.f. of land to be conveyed from the City to this lot (collectively these lots comprise the existing surface parking lot in the area bounded by Russell, Deer, Green Streets and Maplewood Avenue) and the City owned land is currently part of the Russell and Green Street right-of-ways and these two right-of-ways will be reconfigured as part of this application and subsequent development project; 2) Harborside Associates, Lot 1-1C (existing hotel and condominium lot) is conveying approximately 434 s.f. of land to the City for use within the proposed relocated Russell Street right-of-way; 3) Harborside Inn, Inc. Lot 1-1A with an area of approximately 2,640 s.f. is being conveyed to the City for use within the proposed relocated Russell Street right-of-way; and, 4) a conveyance from the City of a portion of the Russell and Market Streets right-of-ways totaling approximately 5,260 s.f. to Map 119, Lot 4 for the proposed realignment of the intersection of Russell and Market Streets. All resulting lots are in conformance with the Zoning Ordinances and Subdivision Rules Regulations. Said lots are shown on Assessor Plan 118 as Lot 28, Assessor Plan 119 as Lots 1-1A, 1-1C and 4, Assessor Plan 124 as Lot 12 and Assessor Plan 125 as Lot 21 and such other land of the City as shown on the subdivision/lot line revision plan and lying within the Central Business A (CBA) and the Central Business B District (CBB), the Downtown Overlay District (DOD) and the Historic District A.

B. The application of **The Estate of Emerson McCourt, Owner, Heather Parker, Applicant**, for property located **off Mill Pond Way**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to construct a single family residence, within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 143 as Lot 9 and lies within a General Residence A District;

C. The application of **The Estate of Emerson McCourt, Owner**, for property located **off Mill Pond Way**, wherein Preliminary and Final Subdivision approval is requested to subdivide one lot into two lots with the following: Proposed Lot 1 having 20,095 \pm s.f. and 102' \pm of street frontage on Mill Pond Way and Proposed Lot 2 having 13,529 \pm s.f. and 0' of street frontage and lying in a zone where a minimum lot area of 7,500 s.f. and 100' of street frontage is required. The purpose of this subdivision is to deed to the City of Portsmouth Proposed Lot 2 to be used as a public park. Said property is shown on Assessor Plan 143 as Lot 9 and lies within a General Residence A District;

D. The application of the **Foundation for Seacoast Health, Owner**, for property located at **100 Campus Drive**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to construct playing fields and ball courts to accommodate softball/baseball, soccer, tennis and basketball activities, within an Inland Wetlands Protection District. Said property is shown on Assessor Map 266 as Lot 4 and lies within an Industrial District;

E. 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 March 15, 2007 Planning Board Meeting)

F. The application of **Steven and Christie Scott, Owners**, for property located at **293 Dennett Street**, **Danny Medeiros, Owner**, for property located at **287 Dennett Street**, and **Walter and Patricia Holt, Owners**, for property located **off Dennett Street**, wherein Final Subdivision Approval is requested to subdivide Map 142, Lot 15 and combine it with Map 142, Lots 1 & 2, as follows: Map 142, Lot 1 increasing in area from 7,313 s.f. to 14,436 s.f. and with 59.85' of continuous street frontage on Dennett Street (unchanged) and Map 142, Lot 2 increasing in area from 3,655 s.f. to 10,778 s.f. and with 28.04' of continuous street frontage on Dennett Street (unchanged), and lying in a zone where a minimum lot area of 7,500 s.f. and 100' of street frontage is required. Said lots are shown on Assessor Plan 142 as Lots 1, 2 and 15 and lie within a General Residence A District;

G. The application of **68 State Street, LLC, Owner**, for property located at **68 State Street** and **March Twenty-Two, LLC, Owner**, for property located at **58 State Street**, wherein Preliminary and Final Subdivision approval (Lot Line Revision) is requested between two lots having the following: Lot 12 as shown on Map 105 decreasing in area from 3,380 ± s.f. to 3,304 ± s.f. and street frontage on State Street decreasing from 48.41±' to 46.71±' and Lot 13 as shown on Map 105 increasing in area from 7,759 ± s.f. to 7,835 ± s.f. and street frontage on State Street increasing from 55.19±' to 56.89±', and lying in a zone where a minimum lot area of 1,000 s.f. and no street frontage is required. Said lots are shown on Assessor Plan 105 as Lots 12 and 13 and lie within a Central Business B (CBB) District and Historic District A;

H. The application of **Richard and Linda Harding, Owners**, for property located at **1808 Islington Street**, wherein Preliminary and Final Subdivision approval is requested to subdivide one lot into two lots with the following: Proposed Lot 1 having 20,548 ± s.f. and 100' of street frontage on Islington Street and Proposed Lot 2 having 61,803 ± s.f. and 124.17' of street frontage on Islington Street, and lying in a zone where a minimum lot area of 15,000 s.f. and 100' of street frontage is required. Said property is shown on Assessor Plan 241 as Lot 15 and lies within a Single Residence B (SRB) District;

I. The application of **Millenium Borthwick, LLC, Owner**, for property located at **155 Borthwick Avenue**, wherein Site Review approval is requested to convert 72,232 s.f. from business office space to medical office space, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 259 as Lot 14-1 and lies within the Industrial District;

J. The Planning Board is conducting a Public Hearing in order to solicit public comment on a proposed amendment to the Planning Board's *Administrative Procedures, Rezoning Review Checklist and Informational Matrix for Zoning Referrals*. This amendment is primarily for the purpose of converting the existing document to an electronic format and to reconfigure the Informational Matrix section. Copies of this proposed document are available for public inspection in the Planning Department Office at the Municipal Complex.

III. CITY COUNCIL REFERRALS/REQUESTS

- A. Request from Borthwick Forrest, LLC, for proposed Zoning Amendments of 37 acres of land frequently called “Islington Woods” located off of Islington Street;
- B. Request from Icon Realty, LLC, for proposed Zoning Amendments for a parcel of commercial land formerly known generally as “Woodbury Gardens”;
- C. Request from Perry Silverstein, Owner, for property located at 10 Commercial Alley, for an easement/license for a building addition;

IV. AMENDED SITE PLAN REVIEW

- A. **Tidewatch Condominium Association, Owners**, by their counsel, Thomas R. Watson, for property located at **579 Sagamore Avenue**, for amended Site Review Approval to reconfigure the driveways of five units previously constructed, being Units 34, 35 and 36 in Building XIII and Units 37 and 38 in Building XIV;

V. OTHER BUSINESS

- A. Request from **Avanti Development, Owner**, for a one year extension of Site Review Approval relative to property located **off Falkland Place**, which was granted on June 22, 2006;

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 610-7270 one week prior to the meeting.

Informational:

- 1. Notice from Art-Speak regarding Informational Session on Portsmouth’s New Public Art Ordinance for Friday, May 11th at 9:00 – Noon at the Portsmouth Public Library;
- 2. Site Review Regulations, as amended on March 15, 2007;
- 3. Letter to Planning Board Members from Mary C. Horrigan, dated March 19, 2007;