

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

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

**7:00 PM**

**JUNE 21, 2007**

**AGENDA**

**I. APPROVAL OF MINUTES**

1. Approval of Minutes from the May 10, 2007 Planning Board Work Session;
2. Approval of Minutes from the May 17, 2007 Planning Board Meeting;

**II. CITY COUNCIL REFERRALS/REQUESTS**

A. Proposed conveyance of interests in real estate (Riverwalk) between the City of Portsmouth and DiLorenzo Real Estate LLC;

**III. OTHER BUSINESS**

A. Prime Wetland Update with Mark West, of West Environmental Services;

**IV. PUBLIC HEARINGS**

A. A public hearing is convened to consider the request of Borthwick Forrest, LLC, for two proposed zoning amendments to the City's 1995 Zoning Ordinance, as amended, to facilitate the development of an Elderly Congregate Care Facility. Amendments would include adding a definition for Elderly Congregate Care Facility and a revision to the Table of Use section to permit Elderly Congregate Care Facilities by Special Exception. The purpose of this hearing is to solicit public comment on this request. Relevant materials are available for public inspection in the Planning Department;

B. 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; (This application was postponed at the May 17, 2007 Planning Board Meeting)

C. The application of **Key Auto Group, Inc., Owner**, for property located at **549 U.S. Route One By-Pass (Traffic Circle)**, wherein a Conditional Use Permit is requested as allowed in Article IV, Section 10-608(B) of the *Zoning Ordinance* to develop the site to include a new hotel, retail buildings, two 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 filed on April 30, 2007 and is intended to replace a previous application filed on December 28, 2006; (This application was postponed at the May 17, 2007 Planning Board Meeting)

D. The application of **Michael DeLaCruz, Owner** for property located at **75 Congress Street**, wherein Site Review approval is requested to convert 4th floor attic space to storage, office and residential, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 117 as Lot 5 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District A; (This application was postponed at the May 17, 2007 Planning Board Meeting)

E. The application of **7 Islington Street, LLC, Owner**, for property located at **7 Islington Street and 40 Bridge Street**, wherein Preliminary and Final Subdivision approval (Lot Line Revision) is requested between two lots having the following: Lot 51 as shown on Map 126 decreasing in area from 9,258 s.f. to 5,078 s.f. and street frontage on Islington Street remaining at 71' and Lot 52 as shown on Map 126 increasing in area from 2,931 s.f. to 7,111 s.f. and street frontage on Bridge Street increasing from 50' to 120', 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 126 as Lots 51 and 52 and lie within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District A;

F. The application of **Deborah Philips, Owner**, for property located at **92 Pleasant Street**, wherein Site Review approval is requested to construct a 9'6" x 15'6" one-story addition off of the existing one-story rear addition, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 107 as Lot 76 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District A.

G. The application of **The Foundation for Seacoast Health, Owner**, for property located at **100 Campus Drive**, wherein Site Review approval is requested to construct playing fields and ball courts to accommodate softball/baseball, soccer, tennis and basketball activities, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 266 as Lot 4 and lies within an Industrial District;

H. The application of **Pike Industries, Inc., Owner**, for property located at **650 Peverly Hill Road**, wherein Site Review approval is requested to demolish two existing asphalt plants and replace with one new 6,353 s.f., 66.5' high asphalt plant, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 254 as Lot 7 and lies within the Industrial (I) District;

I. The application of **Millennium Borthwick, LLC, Owner, and Fresenius Medical Care North American Dialysis Services, Applicant**, for property located at **155 Borthwick Avenue**, wherein Site Review approval is requested to install an 18.5' x 11' above grade concrete emergency generator pad, 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 (I) District;

J. The application of **82-86 Congress, LLC, Owner**, for property located at **82-86 Congress Street**, wherein Site Review approval is requested to add a 4,712 s.f. 3<sup>rd</sup> story to an existing building, renovate storefront and add mechanical equipment, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 117 as Lot 45 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District A;

**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 431-2006 ext. 270 one week prior to the meeting.**

**Informational:**