

6:00 – 7:00 pm – WORK SESSION on Non-Residential PUD

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

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

7:00 PM

JULY 19, 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 June 7, 2007 Planning Board Meeting;
3. Approval of Minutes from the June 21, 2007 Planning Board Meeting;
4. Approval of Minutes from the June 28, 2007 Planning Board Meeting;

II. PUBLIC HEARINGS

A. 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 June 21, 2007 Planning Board Meeting)

B. A public hearing is convened to consider the request of Icon Realty, LLC, the owner of a parcel of commercial land formerly known as “Woodbury Gardens” at the corner of Woodbury Avenue and Market Street, shown on Map 217 Lot 1, for two proposed zoning amendments to the City’s 1995 Zoning Ordinance, as amended. The first amendment proposes to delete the small Mixed Residential Business (MRB) zone from Icon’s property and change the zoning to General Business (GB). The second amendment proposes to rezone two lots on Granite Street, shown on Map 217 as Lots 3 and 4, from Single Residence B (SRB) to General Business (GB). The purpose of this hearing is to solicit public comment on this request. Relevant materials are available for public inspection in the Planning Department;

C. The application of **Michael and Leanne Edwards, Owners**, for property located at **64 Brackett Road** and **Eugene and Kimberly LaCroce, Owners**, for property located at **68 Brackett Road**, wherein Preliminary Subdivision approval (Lot Line Revision) is requested between two lots having the following: Lot 22 as shown on Map 206 decreasing in area from 6,738 s.f. to 6,338 s.f. and street frontage on Brackett Road decreasing from 62’ to 58’ and Lot 21 as shown on Map 206 increasing in area from 5,849 s.f. to 6,249 s.f. and street frontage on Brackett Road increasing from 56’ to 60’, and lying in a zone where a minimum lot area of 15,000 s.f. and 100’ of street frontage is required. The intent of this application is to convey a 4’ x 100’ strip of land situate between the two lots from Lot 22 to Lot 21. Said lots are shown on Assessor Plan 206 as Lots 21 and 22 and lie within a Single Residence B District;

D. The application of **David F. Mahoney Marital Qtip Trust, Owner**, and **Granite State Minerals, Applicant**, for property located at **227 Market Street**, wherein in Site Review approval is requested to relocate an existing 24' x 58' scale building and to install a second scale, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 119 as Lot 6 and lies within the Waterfront Industrial (WI) District;

E. The application of **Parade Office, LLC, Owner**, for property located at **195 Hanover Street** (aka Parade Mall) wherein Site Review approval is requested to construct four buildings and an underground parking garage, consisting of the following: 1) a 52,138 ± s.f. (10,900 ± s.f. footprint) 5-story building, consisting of retail and 28 residential units; 2) a 98,303 ± s.f. (25,800 ± s.f. footprint) 5-story building, consisting of retail, restaurant and a hotel; 3) a 128,267 ± s.f. (45,600 ± s.f. footprint) 4-story building, consisting of retail, restaurant and office space; 4) a 95,490 ± s.f. (24,600 ± s.f. footprint) 4-story building, consisting of retail, restaurant and office space; and 5) a 135,859 ± s.f. underground parking garage, after demolition of the existing building, all with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the Central Business B (CBB) District, the Historic District A and the Downtown Overlay District (DOD);

F. The application of **C. Frederick Lowell and Alfred J. McElaney, Owners**, for property located at **62 Deer Street**, and **The Hill Condominium Association, Owners**, for property located off **Deer Street**, wherein Site Review approval is requested for the installation of a trench drain to facilitate site drainage, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 118 as Lots 26 and 27 and lies within the Central Business B (CBB) District, the Historic District A and the Downtown Overlay District (DOD);

G. The application of **85 Heritage Avenue Holdings, LLC, Owner**, and **Mike MacDonald, Applicant**, for property located at **85 Heritage Avenue**, wherein Site Review approval is requested to modify the existing building by increasing the gross floor area from 7,200 s.f. to 9,000 s.f. by adding a second floor to the northern half of the interior of the building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 285 as Lot 5 and lies within the Industrial District;

H. The application of **Bellwood Associates Limited Partnership, Owner**, for property located at **2300 Lafayette Road**, wherein Site Review approval is requested for the installation of a new water park slide and pool, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 273 as Lot 5 and lies within the General Business and Industrial District;

I. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 500 of the Pease Development Authority Subdivision Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of **177 Corporate, LLC, Applicant**, for property located at **177 Corporate Drive**, wherein Preliminary and Final Subdivision approval is requested with the following: Proposed Lot 1 having an area of 5.001± acres (217,859 ± s.f.) and 648' of continuous street frontage off Corporate Drive; and the remaining land area being decreased by 5.001 ± acres and constituting a portion of the Tradeport. Said lot lies within a Business/Commercial District where a minimum lot area of 5.0 acres and 200' of continuous street frontage is required. Said property is shown on Assessor Plan 314, as Lot 0001. (Plat plans are on file in the Planning Department Office and are identified as #08-01-07).

J. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 400 of the Pease Development Authority Site Review Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of **177 Corporate Drive, LLC, Applicant**, for property located at **177 Corporate Drive**, wherein site review approval is requested for the construction of a 10,400 ± s.f. 1+ story building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 314 as Lot 0001 and lies within a Business/Commercial District;

III. NEW BUSINESS

A. Request for One Year Extension of Preliminary Subdivision approval granted on July 20, 2006 for property located at 235 Commerce Way;

IV. OLD BUSINESS

A. Proposed amendment to the City's 1995 Zoning Ordinance, as amended, as it relates to the following section: Nonresidential Planned Unit Development (NR-PUD) which would function as an overlay in the Office Research (OR) and Industrial (I) Districts;

B. 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. Relevant materials are available for public inspection in the Planning Department;

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: