

**ACTION SHEET**

**PLANNING BOARD MEETING  
PORTSMOUTH, NEW HAMPSHIRE**

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

**7:00 P.M.**

**JULY 19, 2007**

**MEMBERS PRESENT:**

John Ricci, Chairman; Jerry Hejtmanek, Vice-Chairman; M. Christine Dwyer, City Council Representative; Donald Coker; Raymond Will; Anthony Coviello; Paige Roberts; Cindy Hayden, Deputy City Manager; Richard A. Hopley, Building Inspector; Timothy Fortier, Alternate and MaryLiz Geffert, Alternate;

**MEMBERS EXCUSED:**

**ALSO PRESENT:**

David M. Holden, Planning Director; and,  
Lucy E. Tillman, Planner I  
Peter Britz, Environmental Planner

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**I. APPROVAL OF MINUTES**

1. Approval of Minutes from the May 10, 2007 Planning Board Work Session – Unanimously approved.
2. Approval of Minutes from the June 7, 2007 Planning Board Meeting – Unanimously approved.
3. Approval of Minutes from the June 21, 2007 Planning Board Meeting – Unanimously approved.
4. Approval of Minutes from the June 28, 2007 Planning Board Meeting – Unanimously approved.

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**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)

Voted to **postpone** this matter in order to schedule a joint work session with the Conservation Commission.

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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;

Voted to recommend to the City Council that they not move forward with this request at this time.

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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;

Voted to **approve** Preliminary Subdivision Approval with the following stipulations:

1. That the Board of Adjustment shall approve the creation of a non-conforming lot at 64 Brackett Road;
2. Following the satisfactory conclusion of the above condition, that the applicants submit an application to the Planning Board for Final Subdivision Approval;
3. That this application shall be accompanied by Plat Plan that meets the Board’s requirements for a Final Plat (see Subdivision Rules and Regulations);
4. That boundary monuments shall be placed in accord with DPW requirements; and,
5. The submission, to Department of Public Works of electronic data, suitable for updating the City’s Assessing Records.

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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;

Voted **postpone** to the reconvened meeting on Thursday, July 26, 2007.

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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);

Voted to **postpone** to the reconvened meeting on Thursday, July 26, 2007.

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**III. ADJOURNMENT**

A motion to adjourn and reconvene next Thursday, July 26, 2007, was made at 11:00 pm and seconded and passed unanimously.

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Respectfully submitted,

Jane M. Shouse  
Acting Secretary for the Planning Board