

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

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

**7:00 PM**

**AUGUST 16, 2007**

**AGENDA**

**I. APPROVAL OF MINUTES**

1. Approval of Minutes from the July 19, 2007 Planning Board Meeting;
2. Approval of Minutes from the July 26, 2007 Planning Board Meeting;

**II. PUBLIC HEARINGS**

A. The application of **Dilorenzo Real Estate, LLC, Owner**, for property located at **35-43 Bow Street**, and **City of Portsmouth, Owners**, for property located **off Ceres Street**, wherein Preliminary and Final Subdivision approval (Lot Line Revisions) is requested between two lots having the following: 1) Lot 49 as shown on Map 106 increasing in area from 2,756 s.f. to 2,932 s.f. and 2) Lot 46 as shown on Map 106 decreasing in size from 5,316 s.f. to 5,140 s.f. The intent of this application is to convey a portion of Lot 49 to Lot 46, consisting of 147 s.f. and to convey a portion of Lot 46 to Lot 49, consisting of 323 s.f. Said lots are shown on Assessor Plan 106 as Lots 46 and 49 and lie within the Central Business A District (CBA), the Downtown Overlay District (DOD) and the Historic District A;

B. The application of **Harborcorp, LLC, and City of Portsmouth, Owners**, for properties located **off Deer Street, Green Street, Russell Street, and Maplewood Avenue** wherein Preliminary and Final Subdivision approval is requested to reconfigure three existing lots into two proposed lots, as follows: 1) Eliminate lot line between lot 12 as shown on Assessor Plan 124 and as Lot 28 as shown on Assessor Plan 118; 2) Eliminate lot line between Lot 28 as shown on Assessor Plan 118 and Lot 21 as shown on Assessor Plan 125; 3) Subdivide the aforementioned lots into two proposed lots, with proposed lot 1 consisting of 38,084 s.f. and proposed lot 2 consisting of 65,011 s.f. Said lots are shown on Assessor Plan 118 as Lot 28, 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 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.

**III. CITY COUNCIL REFERRALS/REQUESTS**

- A. Request for report back regarding property located at 5 Adams Avenue and Van Buren Avenue;
- B. Request for report back regarding street acceptance of Wholey Way;

**IV. OLD BUSINESS**

A. 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.**