

6:30 – 7:30 pm Work Session – Borthwick Forrest

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

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

**7:30 PM**

**SEPTEMBER 20, 2007**

**AGENDA**

**I. APPROVAL OF MINUTES**

A. Approval of Minutes from the August 16, 2007 Planning Board Meeting;

**II. PUBLIC HEARINGS**

A. The amended application of **Harborcorp, LLC, and City of Portsmouth, Owners**, for properties located **off Deer Street, Green Street, Russell Street, and Maplewood Avenue** to delete the stipulation of approval on August 16, 2007 whereby Preliminary and Final Subdivision approval was granted 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.

B. The Planning Board is conducting a Public Hearing in order to solicit public comment on a proposed Prime Wetlands Designation list. A copy of the Prime Wetland Analysis Report prepared by West Environmental, Inc., is available for public inspection in the Planning Department Office at the Municipal Complex.

C. 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 **Two International Group, LLC, Applicant**, for property located at **75 New Hampshire Avenue**, wherein Preliminary and Final Subdivision approval is requested to create three lots from an existing lot area of 2,500 s.f. consisting of the remainder of the undivided Pease Development Authority property with the following: Proposed Lot 1 having an area of 5.833 acres and street frontage off of International Drive; Lot 2 having an area of 5.132 acres and street frontage off of International Drive; and Lot 4 having an area of 8.750 acres and street frontage off of New Hampshire Avenue. Said lots lie within the Airport, Business & Commercial District where a minimum lot area of 5.0 acres is required. Said property is shown on Assessor Plan 306, as Lots 0001, 0002 and 0004. (Plat plans are on file in the Planning Department Office and are identified as #10-01-07).

D. 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 **Two International Group, LLC, Applicant**, for property located at **75 New Hampshire Avenue**, wherein site review approval is requested for the construction of a 29,900 ± s.f. 3-story office building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 306 as Lot 004 and lies within the Airport, Business and Commercial District;

E. The application of **EAB Realty Management, Inc., Owner**, of property located at **1628 Islington Street and 1674 Islington Street** wherein Preliminary and Final Subdivision (Lot Line Revision) approval is requested between two lots having the following: Lot 12 shown on Map 241 decreasing in area from 90,136 s.f. to 86,097 s.f. and street frontage on Islington Street decreasing from 184.35 s.f. to 145.20 s.f. and Lot 11 shown on Map 241 increasing in area from 46,101 s.f. to 50,140 s.f. and street frontage on Islington Street increasing from 78.15 s.f. to 117.30 s.f., and lying in a zone where a minimum lot area of 15,000 and 100' of street frontage is required. Said lots are shown on Assessor Plan 241 as Lots 11 and 12 and lie within a Single Residence B District;

F. The application of **68 State Street, LLC, Owner**, for property located at **68 State Street**, wherein Site Review approval is requested to construct a 7,370 ± s.f. 4/5 story mixed use condominium building, after demolition of the existing building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 105 as Lot 13 and lies within the Central Business B (CBB) District and the Historic District A;

G. The application of **Public Service Company of New Hampshire, Owner**, for property located at **400 Gosling Road**, wherein Site Review approval is requested to construct a 1 ½ story (5,260 s.f. footprint) warehouse building, after demolition of two existing warehouse buildings, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 214 as Lot 1 and lies within the Waterfront Industrial District;

H. 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 **Emerson Process Management, Applicant**, for property located at **130 International Drive**, wherein site review approval is requested to expand an existing parking lot by adding 43 parking spaces, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 306 as Lot 006 and lies within the Industrial District;

### **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;
- C. Letter and Petition from the Frank Jones Farm Neighborhood Group opposing the rezoning of areas of the neighborhood for commercial development (no action required – to be placed on file);
- D. Sheraton/Westin Easement and License Plan;

### **IV. AMENDED SITE PLAN REVIEW**

- A. Amended application of 85 Heritage Avenue Holdings, LLC, Owner and Mike MacDonald, Applicant, for property located at 85 Heritage Avenue, to remove an external staircase;

### **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.**