

6:30 – 7:30 pm NON-MEETING WITH COUNCIL

REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

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

7:30 PM

OCTOBER 18, 2007

AGENDA

I. APPROVAL OF MINUTES

A. Minutes from the September 6, 2007 Planning Board Meeting;

II. PUBLIC HEARINGS

A. The Planning Board is conducting a Public Meeting in conjunction with the City's Emergency Operations Center in order to solicit public comment for consideration of changing duplicate street names of the following streets: Market Street and Market Street Extension;

B. The Planning Board is conducting a Public Hearing to consider preliminary approval for a Residential Density Incentive Planned Unit Development (RDI-PUD) for application of **Richard Bonhomme Realty, LLC, Owner**, and **The Housing Partnership, Applicant**, for property located off **Kearsarge Way and Bedford Way**, consisting of five buildings, totaling 30 affordable residential units, with a proposed private driveway connecting through to Kearsarge Way. Said property is shown on Assessor Plan 212 as Lots 118, 119, and 122 and lie within a General Residence B District;

C. The application of **NiSource, Inc., Owner** (of easement), for property located at **333 Borthwick Avenue**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to install a pipeline pressure reducing station and security upgrades, within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 240 as Lot 2-1 and lies within an Office Research District;

D. The application of **Portsmouth Regional Hospital, Owner**, for property located at **333 Borthwick Avenue**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to install landscaping, ornamental walls and sidewalk, totaling 660 s.f. of impervious area, within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 240 as Lot 2-1 and lies within an Office Research District;

E. The request of **Fleet Street Properties, LLC, Owner**, for property located at **154 Fleet Street**, for a second additional one year extension of Site Review Approval which was granted by the Planning Board on October 20, 2005, to construct a 3,246 ± s.f. 4-story building with basement, after removal of the existing building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 117 as Lot 6 and lies within a Central Business B, Historic A and Downtown Overlay Districts.

III. CITY COUNCIL REFERRALS/REQUESTS

- A. Proposed renovations to the property located at 2 Ceres Street;

IV. NEW BUSINESS

- A. Request of Parade Office, LLC, to name private right-of-way “Portwalk Place”;

V. AMENDED SITE PLAN REVIEW

- A. Albacore Way, Atlantic Point Builders – Minor Site Plan Amendment

VI. 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 610-7270 one week prior to the meeting.