

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

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

7:00 PM

NOVEMBER 15, 2007

AGENDA

I. APPROVAL OF MINUTES

- A. Approval of Minutes from the September 20, 2007 Planning Board Meeting;
- B. Approval of Minutes from the October 4, 2007 Planning Board Meeting;
- C. Approval of Minutes from the October 18, 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: Monroe Street and Monroe Street Extension. *The Board action in this matter has been deemed to be legislative in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.*

B. 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 Final 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 66' to 62' 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. *The Board action in this matter has been deemed to be quasi judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.*

C. The application of **7 Islington Street, LLC, Owner**, for property located at **29 Tanner Street and 40 Bridge Street**, wherein Preliminary and Final Subdivision approval (Lot Line Revision) is requested between two lots having the following: Lot 49 as shown on Map 126 decreasing in area from 3,342 s.f. to 2,899 s.f. and street frontage on Tanner Street remaining at 49', lying in a zone where a minimum lot area of 7,500 s.f. and 100' of street frontage is required and Lot 52 as shown on Map 126 increasing in area from 7,111 s.f. to 7,554 s.f. and street frontage on Bridge Street remaining at 120', lying in a zone where a minimum lot area of 1,000 s.f. and no street frontage is required. Said lots are shown on Assessor Plan 126 as Lot 49 (Mixed Residential Office (MRO) District) and Lot 52 (Central Business B (CBB) District, the Downtown Overlay District (DOD), and the Historic District A. *The Board action in this matter has been deemed to be quasi judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.*

D. The application of **Saco Avenue Professional Building, Inc., Owner**, for property located at **125 Brewery Lane**, for a second additional one year extension of Site Review Approval which was granted by the Planning Board on November 17, 2005, to construct a 4-story, 64' x 240', 15,500 ± s.f., 48-unit residential building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 154 as Lot 2 and lies within a Business district. *The Board action in this matter has been deemed to be quasi judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.*

III. CITY COUNCIL REFERRALS/REQUESTS

A. Property located at 82-86 Congress Street – Request for Easement Agreement (copper clad awning over Chestnut Street entrance). *The Board action in this matter has been deemed to be legislative in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.*

IV. NEW BUSINESS

A. Appointment of CIP Sub-Committee. *The Board action in this matter has been deemed to be legislative in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.*

B. Request for a Work Session by Borthwick Forrest. *The Board action in this matter has been deemed to be legislative in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.*

V. AMENDED SITE PLAN REVIEW

A. Property owned by Raymond Ramsey, located off Kearsarge Way, for a minor Site Plan Amendment. *The Board action in this matter has been deemed to be quasi judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.*

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.