

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

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

7:00 PM

DECEMBER 20, 2007

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the November 15, 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: Sherburne Road, Sherburne Avenue and Sherburne Street. *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 **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* for expansion and renovations as follows: 1) additional 722 s.f. of paving related to reconfiguration of the emergency room entrance drive; 2) 1,889 s.f. of new roof area related to the addition of a mechanical room; 3) 4,126 s.f. of new roof area and paving related to the reconfiguration of the existing loading docks; and 4) installation of two water monitoring wells for the City; said expansions and site improvements resulting in an increase of 6,737 s.f. 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; *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 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 **Redhook Ale Brewery, Inc., Applicant**, for property located at **35 Corporate Drive**, wherein site review approval is requested for the construction of two 14' diameter, 38' tall RFP equalization tanks, one 12' diameter, 34' tall digester tank (after the removal of a solids removal tank), and above and below ground piping, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 303 as Lot 3 and lies within the Airport, Business and Commercial 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.*

D. The application of **Aggregate Industries, Owner**, for property located at **650 Peverly Hill Road**, wherein Site Review approval is requested for the installation of one 10,000 gallon above ground storage tank for bulk storage and dispensing diesel fuel, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 254 as Lot 4 and lies within the Industrial 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. Request of Public Service Company of NH for an easement to relocate electrical switch gear at the intersection of Maplewood Avenue and Hanover Street; *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. Notification of Intent to Subdivide Property Located at **192-194 Raleigh Way** (Atlantic Heights), per Article III, Section 10-301-A(4) of the *Zoning Ordinance*; *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. **400 Gosling Road**, PSNH Warehouse – Utility revision;

B. **1800 Woodbury Avenue**, Gerber Dental – Move dumpster location and convert two parking spaces to porous pavement;

VI. MISCELLANEOUS

A. Planning Board Schedule;

B. Commerce Way Master Plan;

VII. 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.

Informational:

- 1) Letter from Micahel J. Kane, CEO, the Kane Company to David M. Holden, Planning Director, regarding the Expansion of Commerce Way and Portsmouth Boulevard, dated November 29, 2007;
- 2) Letter from Atlantic Heights Area Neighborhood Association to John Ricci, Chairman and Members of the Planning Board, dated December 3, 2007;
- 3) Letter from the Hodgson Brook Restoration Project to City of Portsmouth Planning Board and John Ricci, Chairman, undated, received on December 12, 2007.