

6:00 – 7:30 pm WORK SESSION – DRAFT SENIOR HOUSING ORDINANCE

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

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

7:30 PM

AUGUST 28, 2008

AGENDA

I. APPROVAL OF MINUTES

A. Minutes from the July 17, 2008 Planning Board Meeting;

II. ELECTION

A. Election of Vice Chairman;

III. PUBLIC HEARINGS

A. The application of **City of Portsmouth, Owner**, for property located at **3000 Lafayette Road**, wherein Site Review approval is requested to construct a 13,260 s.f. footprint Fire Station, after the demolition of existing buildings, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 292 as Lot 12 and lies within the General Business and proposed Municipal District; This matter was postponed at the July 17, 2008 Planning Board Meeting. *(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.)*

B. The application of **Old Tex Mex, LLC, Owner**, for property located at **3510 and 3518 Lafayette Road**, wherein Site Review approval is requested to construct a 4,275 ± s.f. warehouse building with a 1,400 ± s.f. mezzanine office, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 297 as Lots 7 and 8 and lies within the Single Residence A district; This matter was postponed at the July 17, 2008 Planning Board Meeting. *(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 **Parade Office, LLC, Owner**, of property located at **195 Hanover Street** wherein Final Subdivision Approval is requested to subdivide one lot into three lots with the following: Proposed Lot 1 having 64,941 ± s.f. (1.49 ± acres); Proposed Lot 2 having 26,585 ± s.f. (0.61 ± acres); and Proposed Lot 3 having 83,863 ± s.f. (1.93 ± acres); and lying in a zone where a minimum lot area of 1,000 s.f. is required. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the Central Business B District (CBB), Historic District A and the Downtown Overlay District (DOD); *(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 **Parade Office, LLC, Owner**, for property located at **195 Hanover Street (as proposed subdivided Lot 1)**, wherein Site Review approval is requested to construct a 25,270 ± s.f. 5-story building, consisting of a 128-key hotel, 7,500 ± s.f. of retail and 2,500 ± s.f. of restaurant, after the demolition of the existing building, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the Central Business B District, the Historic District A and the Downtown Overlay District (DOD); This matter was postponed at the July 17, 2008 Planning Board Meeting. *(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.)*
- E. The application of **Parade Office, LLC, Owner**, for property located at **195 Hanover Street (as proposed subdivided Lot 2)**, wherein Site Review approval is requested to construct a 10,850 ± s.f. 5-story building, consisting of 10,000 ± s.f. of retail and 36 dwelling units, after the demolition of the existing building, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the Central Business B District, the Historic District A and the Downtown Overlay District (DOD); This matter was postponed at the July 17, 2008 Planning Board Meeting. *(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.)*
- F. The application of **150 Greenleaf Avenue Realty Trust, James G. Boyle, Trustee, owner**, for property located at **150 Greenleaf Avenue**, wherein Site Review approval is requested to revise parking and drainage and add a new parking area and a drainage treatment area, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 243 as Lot 67 and lies within the General Business district; This matter was postponed at the July 17, 2008 Planning Board Meeting. *(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.)*
- G. The application of **Atlantic Point Builders, LLC, Owners**, for property located at **13, 20, 25, 33, 44 and 57 Albacore Way**, wherein an amendment to Site Review approval granted on March 16, 2006 is requested to revise slope grading and a retaining wall at the intersection of Albacore Way and Saratoga Way, with related paving, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Plan 212 as Lot 123 and lies within a General Residence B District; This matter was postponed at the July 17, 2008 Planning Board Meeting. *(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.)*
- H. The application of **Aquila Chase and Marcia N. Chase, Owners**, for property located at **71 Baycliff Road** and **Stephen J. Little and Rosemarie Golini, Owners**, for property located at **82 Driftwood Lane**, wherein Final Subdivision approval (Lot Line Revision) is requested between two lots having the following: Lot 42 as shown on Assessor Plan 207 decreasing in area from 24,695 ± s.f. to 24,618 ± s.f., with 71.20' ± of continuous street frontage on Driftwood Lane and Lot 46 as shown on Assessor Plan 207 increasing in area from 12,203 ± s.f. to 12,280 ± s.f. and with 27.75' ± of continuous street frontage on Baycliff Road, and lying in a zone where a minimum lot area of 15,000 s.f. and 100' of street frontage is required. Said properties are located in a Single Residence B district and are shown on Assessor Plan 207 as Lots 42 and 46. (Plat plan is on file in the Planning Department Office and is identified as Plan #02-02-08). *(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.)*

I. The application of **Seacoast Trust LLP, Owner**, for property located at **150 Route One By-Pass**, wherein Site Review approval is requested to construct a 5,208 s.f. one-story addition to an existing building, relocate a storage shed, and add two parking spaces to an existing parking area, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 231as Lot 58 and lies within a Single Residence B (SRB) 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).*

IV. NEW BUSINESS

A. Request of **The Meadowbrook Inn Corporation, Owner**, for property located at **549 Route One By-Pass** (Traffic Circle) for a one year extension of Conditional Use Approval originally granted on September 6, 2007;

B. The request of **HarborCorp, LLC, Owner**, for property located **off Deer Street, Green Street, Russell Street and Maplewood Avenue** for a one year extension of Final Subdivision Approval originally granted on August 16, 2007;

V. OLD BUSINESS

A. Appointment of Planning Board Representative to the Historic District Commission;

VI. AMENDED SITE PLAN REVIEW

A. Request of **Bed Bath & Beyond, Owner**, for property located at **100 Durgin Lane** for amended Site Review Approval received on May 17, 2007, to remove three parking spaces to save a tree in the area of the three parking spaces;

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: