

6:30 – 7:30 pm WORK SESSION on Draft Zoning Ordinance Uses, Definitions and other related matters.

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

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

7:30 PM

SEPTEMBER 18, 2008

AMENDED AGENDA

RECOGNITION OF FORMER PLANNING BOARD MEMBER, JERRY HEJTMANEK

I. APPROVAL OF MINUTES

1. Approval of Minutes from the June 5, 2008 Planning Board Work Session;
2. Approval of Minutes from the June 12, 2008 Planning Board Work Session;
3. Approval of Minutes from the August 28, 2008 Planning Board Meeting;

II. DISCUSSION RELATED TO WORK SESSION: Planning Board discussion of Senior Housing Overlay Proposal.

III. PUBLIC HEARINGS

A. The application of **Stephen J. Little, Owner**, for property located at **2 Moebus Terrace** and **Donald H. Sargent Living Trust, Owner**, for property located at 33 Pleasant Point Drive, wherein Final Subdivision approval (Lot Line Revision) is requested between two lots having the following: Lot 25 as shown on Assessor Plan 207 increasing in area from 22,783 \pm s.f. to 28,427 \pm s.f., with 113.63' \pm of continuous street frontage on Moebus Terrace and Lot 26 as shown on Assessor Plan 207 decreasing in area from 27,912 \pm s.f. to 22,268 \pm s.f. and with 322.58' \pm of continuous street frontage on Pleasant Point Drive, 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 25 and 26. (Plat plan is on file in the Planning Department Office and is identified as Plan #03-01-08). *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.*

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 \pm s.f. warehouse building with a 1,400 \pm 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 August 28, 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**, 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 August 28, 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.)*
- D. 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 August 28, 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 **Saco Avenue Professional Building, Inc., Owner**, for property located at **125 Brewery Lane**, for a third additional one year extension of Site Review Approval which was granted by the Planning Board on October 20, 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.)*
- F. The application of **Tidewatch Condominium Association, Owners**, for property located at **579 Sagamore Avenue**, wherein Site Review approval is requested to install a new drainage system around units 61-67, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 223 as Lot 30 and lies within the Single Residence A 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.)*
- G. The application of **NiSource/Granite State Gas, Applicant**, for property located in the **NHDOT Right-of-Way off of Route 33 at the Portsmouth/Greenland City line**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the relocation and improvement of the gas pipeline due to the Route 33 and Ocean Road construction project, all within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 280 as Lot 2 and lies within an 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.)*
- H. A compliance hearing shall be held to determine whether **150 Greenleaf Avenue Realty Trust, James G. Boyle, Trustee, owner**, for property located at **150 Greenleaf Avenue**, has complied with their Site Review approval granted on August 21, 2008 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; *(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. Proposed Drainage Easement Over Property Located at 246 Jones Avenue to Replace Existing City Drainage Culvert on Jones Avenue;

V. AMENDED SITE PLAN REVIEW

A. Request of Anthony DiLorenzo, Owner, for property located at 68 State Street, for amended Site Review approval to have the gas service come from Court Street rather than from State Street;

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 431-2006 ext. 270 one week prior to the meeting.