

6:30 – 7:30 pm WORK SESSION on Draft Zoning Ordinance

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

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

7:30 PM

NOVEMBER 20, 2008

AGENDA

I. APPROVAL OF MINUTES

- A. Approval of Minutes from the September 25, 2008 Planning Board Work Session;
- B. Approval of Minutes from the October 16, 2008 Planning Board Meeting;
- C. Approval of Minutes from the October 23 2008 Planning Board Work Session;

II. PUBLIC HEARINGS

A. 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 iaklan 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).*

B. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 500 of the Pease Development Authority Subdivision Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of **Two International Group LLC, Applicant**, for property located at **75 New Hampshire Avenue**, wherein Preliminary and Final Subdivision approval (Lot Line Revision) is requested to reconfigure three existing lots into two proposed lots, as follows: 1) Adjust lot line between Lot 1 and Lot 2 with no change in square footage; 2) Eliminate lot line between Lot 2 and Lot 4 so that the proposed lot totals 604,695 ± s.f. (or 13.88 ± acres) with 899 ± feet of street frontage off New Hampshire Avenue; Said lots lie within the Business & Commercial District where a minimum lot area of 5 acres and 200' of street frontage is required. Said property is shown on Assessor Plan 306 as Lots 1, 2 and 4. (Plat plan is on file in the Planning Department Office and is identified as #11-01-08). *(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.)*

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 **Two International Group, Applicant**, for property located at **81 New Hampshire Avenue**, wherein site review approval is requested for the construction of a two-story, 27,300 ± s.f. (footprint) day care facility, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 306 as Lot 3 and lies within the 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 Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 500 of the Pease Development Authority Subdivision Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of **Northeast Rehabilitation Health Network, Applicant**, for property located at **105 Corporate Drive**, wherein Preliminary and Final Subdivision approval is requested with the following: Proposed Lot "6A" having an area of 7.36 ± acres and 766' ± of continuous street frontage off Corporate Drive; Proposed Lot "6B" having an area of 6.44 ± acres and 200' of continuous street frontage off Corporate Drive; and the remaining land area being decreased by 13.80 ± acres and constituting a portion of the Tradeport. Said lot lies within the Business & Commercial District where a minimum lot area of 5 acres and 200' of of street frontage is required. Said property is shown on Assessor Plan 303 as Lot 6. (Plat plan is on file in the Planning Department Office and is identified as #10-02-08). *(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).*

E. 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 **Northeast Rehabilitation Health Network, Applicant**, for property located at **105 Corporate Drive**, wherein site review approval is requested for the construction of a two-story, 26,175 ± s.f. (footprint) rehabilitation facility, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 303 as Lot 6 and lies within the 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).*

F. The application of **Home Depot, Owner and Paul Long, Jr., Applicant**, for property located at **500 Spaulding Turnpike**, wherein amended site review approval is requested to add an 8' ± x 18' ± mobile coffee kitchen trailer, to be located adjacent to the existing building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 238 as Lot 20 and lies within a 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).*

III. CITY COUNCIL REFERRALS/REQUESTS

A. Request for a License Agreement for 10 Pleasant Street for the Installation of a Metal and Glass Canopy; *(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.

V. AMENDED SITE PLAN REVIEW

- A. Request for amended Site Review approval for 6-16 Congress Street, to relocate a handicapped parking space in the parking level; *(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 431-2006 ext. 270 one week prior to the meeting.