

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

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

**7:00 PM  
2010**

**JANUARY 21,**

**AGENDA**

**I. APPROVAL OF MINUTES**

1. Approval of Minutes from the December 17, 2009 Planning Board Meeting;

**II. NEW BUSINESS**

- A. Election of Officers;

**III. OTHER BUSINESS**

- A. Presentation of **Capital Improvement Plan**;

**IV. PUBLIC HEARINGS**

*The Board's action in these matters 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.*

- A. The application of **Seacoast Development Group, LLC, Owner, and Hodgson Brook Restoration Project**, Applicant, for property located at **505 Route One By-Pass**, wherein Site Plan Approval is requested to pave an existing gravel parking area in association with the Hodgson Brook buffer restoration project, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 234 as Lot 5 and lies within the General Business District.
- B. The application of **Catalpa Realty Trust, Owner**, for property located at **249 Islington Street**, wherein a second one year extension of Site Plan Approval received on February 21, 2008 is requested to construct a 41' x 61' three story addition to an existing building, after the demolition of the existing rear section, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 138 as Lot 43 and lies within the Central Business B district and the Historic District.
- C. The application of **Summit Land Development, Applicant**, for property located at **207 International Drive**, wherein Preliminary and Final Subdivision approval is requested between two lots having the following: Map 315, Lot 1 increasing in area from 13.8 acres to 22.05 acres and the remaining land area identified as Map 315, Lot 0 being decreased by 8.25 acres and constituting a portion of the Pease International Tradeport. Said lot lies within the Airport Business and Commercial District where a minimum lot area of 5 acres is required.

D. The application of **Summit Land Development, Applicant**, for property located at **207 International Drive**, wherein Site Plan approval is requested to construct a 4-story 6,557 ± s.f. addition to the existing 4-story office building and parking lot expansion of 198 spaces, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 315 as Lot 4 and lies within the Airport Business and Commercial District.

E. The application of **355 Pleasant Street, LLC, Owner**, and **Katherine W. Kane, Applicant**, for property located at **337 Pleasant Street** and **355 Pleasant Street**, wherein Preliminary and Final Subdivision approval (Lot Line Revision) is requested between two lots having the following: Lot 64 as shown on Assessor Plan 103 increasing in area from 9,245 ± s.f. to 10,001 ± s.f. and with continuous street frontage increasing from 87.57' to 99.57'; and Lot 62 as shown on Assessor Plan 103 decreasing in area from 6,555 ± s.f. to 5,799 ± s.f. and with continuous street frontage decreasing from 114.27' to 102.27'. Said lots lie in the Historic District A and the General Residence B District (GRB) where a minimum lot area of 5,000 s.f. and 80' of continuous street frontage is required.

F. The application of **Ronald J. Konopka, Owner**, for property located at **327 Dolphin Drive**, requesting a Conditional Use Permit under Article VI, Section 10-608(B) of the Zoning Ordinance to replace an existing shed with a smaller shed, all within an Inland Wetlands Protection District and Inland Wetlands Protection District Buffer Zone. Said property is shown on Assessor Plan 291 as Lot 7 and lies within the Garden Apartment/Mobile Home District (GA/MH).

G. The application of **Eugene N. Short Revocable Trust, Owner**, and **Heidi N. Archibald Revocable Trust, Applicant**, for property located at **175 Gosport Road**, requesting a Conditional Use Permit under Article VI, Section 10-608(B) of the Zoning Ordinance to construct a walkout basement which requires regrading of the lawn, drainage enhancements, and temporary excavation for new water lines, all within an Inland Wetlands Protection District and Inland Wetlands Protection District Buffer Zone. Said property is shown on Assessor Plan 224 as Lot 1 and lies within the Single Residence A District (SRA).

## **V. CITY COUNCIL REFERRALS/REQUESTS**

*The Board's action in these matters 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.*

A. Request from John Dussi, for The Page Restaurant and Bar, for property located at 172 Hanover Street, for (1) placement and illumination of a temporary sign on the Vaughn Mall; and (2) reconsideration of the Board's recommendation for a projecting sign.

B. Request from Ed Saunders, of Fast Eddie's Dirty Laundry, for property located at 123 Market Street, to install a projecting sign.

C. Request from Joshua Anderson, of Odyssey and Oracle, for property located at 82 Fleet Street, to install a projecting sign.

D. Request from Evon Cooper, of Ellie's Oxygen Lounge and Raw Juice Bar, for property located at 146 Fleet Street, to install a projecting sign.

D. Request from Mary Griffin, Griffin Family Corporation, regarding gift of land in the Hodgdon Brook watershed to the City of Portsmouth.

E. Request from John Cronin regarding the subdivision and possible sale of approximately 3.24 acres at 56 Lois Street to the City of Portsmouth for conservation purposes.

**VI. PLANNING DIRECTOR'S REPORT**

A. 2454 Lafayette Road – Southgate Plaza.

**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.**