

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

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

7:00 PM

MARCH 18, 2010

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the February 18, 2010 Planning Board Meeting

II. PUBLIC HEARINGS

- A. The application of **Durgin Square Holdings, LLC, Owner, and Urban Retail Properties, LLC, Applicant**, for property located at **1600 Woodbury Avenue (Durgin Square Plaza)**, wherein Amended Site Plan Approval is requested to revise landscaping and install irrigation in the parking lot area and along Woodbury Avenue, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 238 as Lot 16 and lies within the General Business District.
- B. The application of **Parade Office, LLC, Owner, and the City of Portsmouth, Applicant**, for property located at **195 Hanover Street**, wherein Site Plan Approval is requested to construct a 200 ± space parking lot, with sidewalks and related paving, utilities, 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 and the Historic District.
- C. The application of **J. P. Nadeau, Owner, and Witch Cove Marina Development, LLC, Applicant**, for property located at **187 Wentworth House Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for the placement of two structures, a portion of which fall within the tidal wetland buffer. Said property is shown on Assessor Plan 201 as Lot 12 and lies within the Waterfront Business District.
- D. The application of **Robert A. and Eileen C. Mackin Living Trust, Owner**, for property located at **56 Dennett Street**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for the placement of an 8' x 12' shed, which falls within the tidal wetland buffer. Said property is shown on Assessor Plan 140 as Lot 13 and lies within the General Residence B District and the Historic District.

III. NEW BUSINESS

- A. City Council Referral - 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.
- B. Request for a one-year extension of Site Plan Approval for property located at 198 Islington Street.
- C. Easement over property of Genimatas located at 70 Lafayette Road to benefit [municipal](#) property located at 100 Lafayette Road (Lafayette School)

IV. OTHER BUSINESS

- A. Islington Street Corridor Improvement Action Plan – Report by Nancy Carmer, Economic Development Program Manager
- B. Downtown Parking Focus Group – Update

V. PLANNING DIRECTOR’S REPORT

- A. Administrative Approvals – Amendments to Approved Site Plans
 - 1. 380 Ocean Road (Cedar Ridge Condominium)
 - 2. 125 Brewery Lane (Brewyard Terraces)

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.