

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

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

7:00 PM

APRIL 15, 2009

AGENDA

I. APPROVAL OF MINUTES

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

II. 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 **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. (This application was postponed from the March 18, 2010 Planning Board Meeting).
- B. The application of **Bromley Portsmouth, LLC and RCQ Portsmouth, LLC, Owners**, for property located at **1465 Woodbury Avenue**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for the demolition of 1,600 s.f. of existing building and the construction of a 2,770 s.f. addition on the historic School House building, a portion of which falls within the inland wetland buffer. Said property is shown on Assessor Plan 216 as Lot 3 and lies within the General Business District.
- C. The application of **Public Service of New Hampshire, Owner**, for property located at **400 Gosling Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance to construct an outside wood fuel storage facility, including the regrading of cover soils of the former landfill, paving of an access road and storage area and construction of stormwater management features, a portion of which falls within the inland wetland buffer. Said property is shown on Assessor Plan 214 as Lot 2 and lies within the Waterfront Industrial District.
- D. The application of **Public Service of New Hampshire, Owner**, for property located at **400 Gosling Road**, requesting amended Site Plan Approval to construct an outside wood fuel storage facility, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 214 as Lot 2 and lies within the Waterfront Industrial District.

E. The application of **Regeneration Park, LLC, Owner**, for property located at **3612 Lafayette Road**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for the removal of 15,000 s.f. of paving and removal and construction of new light poles, a portion of which falls within the inland wetland buffer. Said property is shown on Assessor Plan 297 as Lot 3 and lies within the Gateway District.

F. The application of **Regeneration Park, LLC, Owner**, for property located at **3612 Lafayette Road**, requesting Site Plan Approval to renovate the existing building and parking lot with retail, professional office, trade and craft uses, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 297 as Lot 3 and lies within the Gateway District.

III. 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 Jay McSharry, of 106 Grill, LLC (dba 106 Kitchen & Bar), for property located at 106 Penhallow Street, to install a projecting sign.

B. Request from Paul G. Keegan, of 1 World Trading Co., for property located at 76 Congress Street, to install a projecting sign.

C. Request of Joseph Hickey, of Denimrack, for property located at 19 Congress Street, to install a projecting sign.

IV. OTHER BUSINESS

A. Planning Board Representative to the Historic District Commission.

B. City Representatives to the Rockingham Planning Commission.

V. PLANNING DIRECTOR'S REPORT

A. Administrative Approvals – Amendments to Approved Site Plans

1. 198 Islington Street – Pad mounted transformer, 3 pad mounted A/C units.

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.