

6:30 pm -7:00 pm NON MEETING WITH COUNSEL

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

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

**7:00 PM  
2010**

**MAY 20,**

**AGENDA**

**I. APPROVAL OF MINUTES**

A. Approval of Minutes from the April 15, 2010 Planning Board Meeting;

**II. PUBLIC HEARINGS**

A. The application of **150 Greenleaf Avenue Realty Trust, James G. Boyle, Trustee**, Owner, for property located at **150 Greenleaf Avenue** requesting Site Plan Approval to expand an existing car dealership, to include a 26,000 s.f. (footprint) building and approximately 944 additional parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 243 as Lot 67 and lies within the General Business District.

B. The application of **Robert and Pearl Revocable Trust, Owner, and Stephen Kennedy, Applicant**, for property located at **175 Fleet Street**, requesting Site Plan Approval to construct a 1-story 365 s.f. addition to an existing structure, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 117 as Lot 8 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District.

C. The application of **David D. and Elizabeth Paquette, Owners**, for property located at **8 Pheasant Lane**, requesting Amended Site Plan Approval to install an above ground swimming pool with wood deck, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 268 as Lot 99-8 and lies within the Single Residence B (SRB) District.

D. The application of the **City of Portsmouth, Owner, and the School Department, Applicant**, for property located at 25 Granite Street, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for the demolition of an existing building and the construction of a softball field, including bleachers, concrete pads, parking and a concession building, a portion of which falls within the inland wetland buffer. Said property is shown on Assessor Plan 217 as Lot 5 and lies within the Municipal District.

- E. The application of the **City of Portsmouth, Owner, and the School Department, Applicant**, for property located at **25 Granite Street**, requesting Site Plan Approval to demolish an existing building and construct a softball field with bleachers, restroom/concession pavilion and a 63-space parking area, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 217 as Lot 5 and lies within the Municipal District.
- F. The application of **Blue Star Properties, LLC, Owner**, for property located at **233 Vaughan Street**, requesting Site Plan Approval to demolish an existing building and construct a 4-story, 10,905 s.f. (footprint) mixed use building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 14 and lies within the Central Business A (CBA) District, the Downtown Overlay District (DOD) and the Historic District.
- G. The application of **Madison Commercial Group, LLC, Owner**, for property located at **150 Mirona Road**, requesting Site Plan Approval to construct a 2-story 2,600 s.f. (footprint) garage with open space on the second story, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 253 as Lot 2A and lies within the Gateway District.
- H. The application of **Sureya M. Ennabe Revocable Living Trust, Owner, and C.N. Brown Company, Applicant**, for property located at 800 Lafayette Road, requesting Site Plan Approval to demolish an existing building and construct a gas station with a 1-story 2,800 s.f. canopy and a 1-story 2,770 s.f. convenience store, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 244 as Lot 5 and lies within the Gateway District.
- I. The application of **Durgin Square Holdings, LLC, Owner, and Urban Retail Properties, LLC, Applicant**, for property located at 1600 Woodbury Avenue (Durgin Square Plaza), requesting Amended Site Plan Approval to upgrade landscaping along Woodbury Avenue and install an irrigation system, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 238 as Lot 16 and lies within the General Business (GB) District.
- J. The application of **Bromley Portsmouth, LLC and RCQ Portsmouth, LLC, Owners**, for property located at 1465 Woodbury Avenue, requesting Site Plan Approval to demolish a 1,600 s.f. addition and replace with a 1-story 2,700 s.f. (footprint) addition, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 216 as Lot 3 and lies within the General Business (GB) District.
- K. The application of **Portwalk Apartments, LLC, Owner**, for property located at **195 Hanover Street (Lot #2)**, requesting Amended Site Plan Approval to revise parking spaces and to add landscaping components, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 23 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District.

L. The application of **Great Bay Community College, Applicant**, for property located at **320 and 360 Corporate Drive**, wherein Preliminary and Final Subdivision approval (Subdivision and Lot Line Revision) is requested with the following: A portion of the Tradeport decreasing by 6.22 acres; a new lot being created as proposed Assessor Map 315, Lot 5 totaling 6.11 acres with 459' of continuous street frontage on Corporate Drive and 405' of continuous street frontage on International Drive and existing Assessor Map 315, Lot 4 increasing from 13.05 acres to 13.16 acres with 1,260' of continuous street frontage on Corporate Drive. Said lots lie within the Airport Business Commercial District where a minimum lot area of 5 acres and 200' of continuous street frontage is required. Said property is shown on Assessor Map 315 as Lot 4 and Lot 5.

M. The application of **Great Bay Community College, Applicant**, for property located at **320 Corporate Drive**, requesting Amended Site Plan Approval to expand an existing parking lot by adding 84 new parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 315 as Lot 4 and lies within the Airport Business and Commercial District.

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

A. Drainage Easement from David W. and Pamela A. Richard to the City of Portsmouth across 1179 Maplewood Avenue.

B. Request from Ann Hopperwasser, of ESTA, for property located at 67 Bow Street, to install a projecting sign.

### **IV. OLD BUSINESS**

A. Appointment of Planning Board Representative to the Historic District Commission.

### **V. PLANNING DIRECTOR'S REPORT**

- A. Administrative Approvals
- 100 Deer Street (Portwalk, Lot 1)
  - 195 Hanover Street (Portwalk, Lot 2)

### **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.**