

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

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

7:00 PM

MARCH 17, 2011

AGENDA

I. APPROVAL OF MINUTES

A. Approval of Minutes from the February 17, 2011 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 the **City of Portsmouth, Owner**, for property located at **Suzanne Drive and Mariette Drive**, for a Conditional Use Permit Application under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer consisting of the replacement of two existing stormwater outfalls. Said properties are shown on Assessor Map 292, as Lot 95, Assessor Map 284, as Lot 4, and Assessor Map 293, as Lot 2, and lie within the Municipal and Natural Resource Protection Districts.
- B. The application of **Jay McSharry, Applicant**, for property located at **58 Pleasant Point Drive**, for a Conditional Use Permit Application under Section 10.1017 of the Zoning Ordinance for work within a tidal wetland buffer, including construction of new decking (143 s.f.), re-grading of existing disturbed area (150 s.f.) and driveway expansion and construction of a rip-rap wall (29 s.f.). Said property is shown on Assessor Map 207 as Lot 12 and lies within the Single Residence B (SRB) District.
- C. The application of **Bonhomme Richard Realty, Owner**, and **Chinburg Builders, Applicant**, for property located **off Kearsarge Way**, for a Conditional Use Permit Application under Section 10.1017 of the Zoning Ordinance for 8,200 s.f. of work within an inland wetland buffer, including grading, residential structures, retaining walls and drainage culvert pipe. Said property is shown on Assessor Map 212, as Lots 118, 119 and 122 and lies within the General Residence B (GRB) District,
- D. The application of **Bonhomme Richard Realty, LLC, Owner**, and **Chinburg Builders, Applicant**, for property located **off Kearsarge Way**, for Final Subdivision Approval to consolidate Lots 118, 119 and 122 as shown on Assessor Map 212, totaling 227,623 s.f. (5.2255 acres), and subdividing the lot into 21 individual lots varying in size from 5,007 s.f. to 14,002 s.f. Said lots lie within the General Residence B (GRB) District.

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E. The application of **Jane Donovan and William E. Hess, Owners**, for property located at **54 Rogers Street** and the **City of Portsmouth, Owners**, for property located at **155 Parrott Avenue**, requesting Preliminary and Final Subdivision Approval for a Lot Line Revision between two lots having the following: Lot 44 as shown on Assessor Map 116 increasing in area from 2,350 ± s.f. to 3,000 ± s.f. and increasing from 36 ± feet to 45 ± feet of continuous street frontage on Rogers Street; and Lot 15 as shown on Assessor Map 128 decreasing in area from 264,110 ± s.f. to 263,468 ± s.f. and with 320 ± feet of continuous street frontage on Parrott Avenue. Map 116, Lot 44 lies within the Mixed Residential Office District (MRO) where a minimum lot area of 7,500 s.f. and 100' of continuous street frontage is required and Map 128, Lot 15 is in the Municipal District (M).

F. The application of **Service Credit Union, Owner**, for property located at **2995 Lafayette Road**, requesting a Conditional Use Permit under Section 10.730 of the Zoning Ordinance for a Gateway Planned Development consisting of a 23,366 ± s.f. (footprint) 4-story office building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 291 as Lot 1 and lies within the Gateway District.

G. The application of **Service Credit Union, Owner**, for property located at **2995 Lafayette Road**, requesting Site Plan Approval to construct a 23,366 ± s.f. (footprint) 4-story office building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 291 as Lot 1 and lies within the Gateway District.

H. The application of **Portsmouth Housing Authority, Owner**, for property located at **175 Greenleaf Avenue**, requesting Site Review approval for renovations at Wamesit Place apartments, including resurfacing pavement, drainage improvements and exterior alterations to 5 units, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 243 as Lot 3 and lies within the Garden Apartment/Mobile Home 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. Letter from William Hess and Jane Donovan regarding the boundary line between 155 Parrott Avenue (Portsmouth Middle School) and 54 Rogers Street.

B. Letter from Peter J. Loughlin, Esq., regarding an offer by Service Credit Union to give land to the City for a connector roadway between Lang Road and Longmeadow Road.

C. Request from Comcast for two easements over municipal property on Hanover Street and Vaughan Mall.

D. Request from Helen Brosseau, of Cheap Chique, for property located at 195 State Street, to install a projecting sign over City property.

E. Request from Edward T. Connolly, Jr., of Portsmouth Baking Company, for property located at 121 Congress Street, to install a projecting sign over City property.

F. Letter from The Retail Committee of the Greater Portsmouth Chamber of Commerce requesting that the City Council and Planning Board review the Projecting Sign application process for streamlining.

IV. PLANNING DIRECTOR'S REPORT

V. 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.