

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

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

7:00 PM

JUNE 16, 2011

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the April 21, 2011 Planning Board Meeting;

II. PUBLIC HEARINGS – OLD BUSINESS

*The Board's action in this matter 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 **Henry and Jaqueline Brandt, Owners**, for property located at **37 Wholey Way** and **Salmon Falls Holding, LLC, Owners**, for property located **off Echo Avenue**, wherein Preliminary and Final Subdivision Approval (Lot Line Revisions) are requested between two lots as follows: Lot 64 as shown on Assessor Map 237 increasing in area from 2,728 \pm s.f. to 15,056 \pm s.f. with 241.28' \pm of continuous street frontage on Echo Avenue and Wholey Way and Lot 76 as shown on Assessor Map 237 decreasing in area from 43,703 \pm s.f. to 31,375 \pm s.f. with 200.89' \pm of continuous street frontage on Wholey Way. Said properties are located in a Single Residence B district and are shown on Assessor Map 237 as Lots 64 and 76. This application was previously denied by the Planning Board; however, the Rockingham County Superior Court subsequently reversed the Board's decision and remanded the matter "for consideration of the wetlands issue and any other concerns not addressed" in the Board's decision. (This application was postponed at the May 19, 2011 Planning Board Meeting)

III. PUBLIC HEARINGS – NEW BUSINESS

*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 School Department, Owner**, for property located at **50 Andrew Jarvis Drive**, for Conditional Use Permit Approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer, including the demolition of existing bleachers and replacement with a new aluminum 123' x 29' bleacher section, to be placed on existing crushed stone/gravel with added stone dust. Said property is shown on Assessor Map 229 as Lot 3 and lies within the Municipal (M) District.

B. The application of **The City of Portsmouth School Department, Owner**, for property located at **50 Andrew Jarvis Drive**, for Conditional Use Permit Approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer, including the construction of a rain garden. Said property is shown on Assessor Map 229 as Lot 3 and lies within the Municipal (M) District.

C. The application of **Comcast of Maine/NH, Inc., Owner**, and **The City of Portsmouth, Applicant**, for property located at **180 Greenleaf Avenue**, for Conditional Use Permit Approval under Section 10.1017 of the Zoning Ordinance for temporary work within an inland wetland buffer, including the replacement of three culverts and a headwall. Said property is shown on Assessor Map 243 as Lot 67-1 and lies within the Gateway (GW) District.

D. The application of the **Isabelle Hodgson Trust, Owners**, and **Pease Development Authority, Applicant**, for property located off Greenland Road, for Conditional Use Permit Approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland, including 485 s.f. of wetland impact for fill to accommodate an embankment for a multi-use path. Said property is shown on Assessor Map 279 as Lot 9 and lies within the Natural Resource Protection (NRP) District.

E. The application of **Stephen and Karin Bardollar, Owners**, for property located at **120 Ridges Court**, for Conditional Use Permit Approval under Section 10.1017 of the Zoning Ordinance for work within a tidal wetland buffer, including the removal of rip rap and constructing a stone retaining wall as part of site landscaping. Said property is shown on Assessor Map 207 as Lot 61 and lies within the Single Residence B (SRB) District.

F. The application of **Pease Development Authority, Owner**, and **Freedom Bay Ring Communications, LLC, Applicant**, for property located at **359 Corporate Drive**, for Conditional Use Permit Approval under Section 304-A of the Pease Development Authority Zoning Ordinance for work within an inland wetland buffer, including 4,000 ± s.f. of restoration to the wetland buffer. Said property is shown on Assessor Map 316 as Lot 1 and lies within the Industrial District.

G. The application of **The Kane RDII, LLC, Applicant**, for property located at **162 Corporate Drive**, for Conditional Use Permit Approval under Section 304-A of the Pease Development Authority Zoning Ordinance for work within an inland buffer, including the removal of 80 trees and dense shrubs between Corporate Drive and the building; for enhancements along Corporate Drive; and the planting of 42 trees in the parking lot area. Said property is shown on Assessor Map 313 as Lot 1 and lies within the PDA Business and Commercial District.

H. The application of **The Kane Company RDII, LLC, Applicant**, for property located at **162 Corporate Drive**, requesting amended Site Plan approval for the removal of trees and dense shrubs between Corporate Drive and the building; for mitigation enhancements along Corporate Drive; and to plant 42 trees in the parking lot area, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 313 as Lot 1 and lies within the PDA Business and Commercial District.

I. The application of **Portsmouth Ford Lincoln Mercury, Inc., Owner**, for property located at **450 Spaulding Turnpike**, requesting Site Plan approval to demolish an existing one-story building and

construct a two-story 4,000 s.f. (footprint) building, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 238 as Lot 1A and lies within the General Business (GB) District.

IV. 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 Attorney Robert Shaines, on behalf of the Estate of Frances Dusablon, regarding a sewer easement affecting 80 Woodlawn Circle.
- B. Letter from Attorney John McGee, on behalf of the Trustees of the Arthur MacDonald trust, regarding a boundary issue with the Middle School property.
- C. Letter from John Chagnon, P. E., Ambit Engineering, regarding a Subdivision Application for property located off Kearsarge Way (Tax Map 212, Lots 118, 119 and 122).

V. PLANNING DIRECTOR'S REPORT

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.