

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

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

**7:00 PM**

**AUGUST 18, 2011**

**AGENDA**

**I. APPROVAL OF MINUTES**

1. Approval of Minutes from the May 19, 2011 Planning Board Meeting;
2. Approval of Minutes from the June 16, 2011 Planning Board Meeting;
2. Approval of Minutes from the July 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 July 21, 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 **Stephen and Karin Barndollar, 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, to install a 16' x 11' solar panel array to the south side of the existing garage. Said property is shown on Assessor Map 207 as Lot 61 and lies within the Single Residence B (SRB) District.

B. The application of **Sharon R. Gross Revocable Trust, Owner**, for property located at **201 and 235 Cate Street**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots as follows: Lot 31 as shown on Assessor Map 163 decreasing in area from 15,252  $\pm$  s.f. to 12,450  $\pm$  s.f. with 158'  $\pm$  of continuous street frontage on Cate Street and Lot 32 as shown on Assessor Map 163 increasing in area from 15,330  $\pm$  s.f. to 18,132  $\pm$  s.f. with 138'  $\pm$  of continuous street frontage on Cate Street. Said properties are located in a General Residence A District where the minimum lot size requirement is 7,500 s.f. and minimum street frontage requirement is 100'.

C. The application of **30 Maplewood Avenue, LLC, Owner**, for property located at **30 Maplewood Avenue**, requesting Site Plan Approval to construct a 1-story 1,700  $\pm$  s.f. addition to an existing building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 2 and lies within the Central Business B (CBB) District, Downtown Overlay District (DOD) and the Historic District.

D. The application of **233 Vaughan Street, LLC, Owner**, for property located at **233 Vaughan Street**, requesting Amended Site Plan Approval to eliminate the first floor parking spaces and replace them with additional commercial space, to change the second and third floor use from office to 6 residential units, and to eliminate the driveway on Vaughan Street, 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.

#### **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. Request for Rezoning of Land on Bartlett Street/Cate Street.

B. Request from Martingale Wharf Limited Partnership, regarding 99 Bow Street, regarding encroachments.

C. Request from Joseph R. Baroni Family, LLC regarding the acquisition of City owned land on Constitution Avenue.

D. Request for rezoning 1900 Lafayette Road.

#### **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.**