

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

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

7:00 PM

SEPTEMBER 15, 2011

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the July 21, 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. Request to re-zone seven parcels of land on the westerly side of Lafayette Road from the Office Research (OR) District to the Gateway (G) District. Said properties are identified as 1700 Lafayette Road (Map 252, Lot 1); unnumbered Lafayette Road (Map 252, Lot 1-7); 1900 Lafayette Road (Map 267, Lot 8); 1950 Lafayette Road (Map 267, Lot 7); 2000 Lafayette Road (Map 267, Lot 6); 2010 Lafayette Road (Map 267, Lot 5); and 2032 Lafayette Road (Map 267, Lot 4).

B. The application of **David and Marcia Dauphinaid, Owners**, for property located at **75 Codfish Corner Road**, for Conditional Use Permit Approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer, including construction of a 5' x 8' shed, to be placed on cement blocks. Said property is shown on Assessor Map 291 as Lot 7-175 and lies within the Garden Apartment/Mobile Home (GA/MH) District.

C. The application of **Elder Family Portland Associates, Owners**, for property located at **218 Griffin Road**, for Conditional Use Permit Approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer, including reshaping and cleaning existing grass lined drainage swale, installation of 40' of drainage pipe, excavation and removal of 150' x 50' of paved parking lot to 12" depth and replacement with stabilizing mat, crushed gravel and 3" of pavement. Said property is shown on Assessor Map 263, as Lot 1-5 and lies within the Industrial (I) District.

D. The application of **446-452 Market Street Condominium Association, Owners**, for property located at **446-452 Market Street**, for Conditional Use Permit Approval under Section 10.1017 of the Zoning Ordinance for work within a tidal wetland buffer, including the removal of an existing rear deck and replacing it with a new deck approximately 8' x 65' in size.. Said property is shown on Assessor Map 210, as Lot 1 and lies within the Central Business A (CBA) District and the Historic District.

- E. The application of **Michael Clark, Owner**, for property located at **325 Little Harbor Road**, for Conditional Use Permit Approval under Section 10.1017 of the Zoning Ordinance for work within a tidal wetland buffer, including the replacement of a 30' section of seawall under an existing wharf. Said property is shown on Assessor Map 205, as Lot 2 and lies within the Rural (R) District.
- F. The application of **Dexter and Ellen Legg, Owners**, for property located at **4 Moebus Terrace**, for Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within a tidal wetland buffer, including the demolition of the existing garage and construction a new garage; demolition of the existing deck and the construction of a new deck; removal of artificial turf; and construction of a new 200 s.f. patio. Said property is shown on Assessor Map 207 as Lot 24 and lies within the Single Residence B (SRB) District.
- G. The application of **Regeneration Park, LLC, Owner**, for property located at **3612 Lafayette Road**, for Amended Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer, including changes to the internal sidewalks, revised parking and the addition of two bio-detention basins. Said property is shown on Assessor Map 297 as Lot 3 and lies within the Gateway District.
- H. The application of **Regeneration Park, LLC, Owner**, for property located at **3612 Lafayette Road**, requesting Amended Site Plan Approval to include changes to the internal sidewalks, revised parking and the addition of two bio-detention basins, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 297 as Lot 3 and lies within the Gateway District.
- I. The application of **Mitchell and Edward Hyder, Owners**, for property located at **659 and 677 Dennett Street and 295 Woodbury Avenue** (now consolidated into one lot), requesting a Conditional Use Permit under Section 10.726 of the Zoning Ordinance for a Residential Density Incentive Planned Unit Development (RDI-PUD) consisting of one 4-unit building and one 5-unit building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 161 as Lots 31 and 32 and Assessor Map 175 as Lots 6 and 6A and lie within the General Residence A (GRA) District.
- J. The application of **Mitchell and Edward Hyder, Owners**, for property located at **659 and 677 Dennett Street and 295 Woodbury Avenue** (now consolidated into one lot), requesting Site Plan Approval to construct a 9-unit residential development with one 4-unit building and one 5-unit building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 161 as Lots 31 and 32 and Assessor Map 175 as Lots 6 and 6A and lie within the General Residence A (GRA) District.
- K. The application of the **Baroni Family, LLC, Owners**, and **Joseph R. Baroni, Applicant**, for property located off Constitution Avenue, for earth product removal under Sections 10.1022, 10.1023 and 10.1024 of the Zoning Ordinance. Said property is shown on Assessor Map 274 as Lot 5 and lies within the Industrial (I) 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 Mr. & Mrs. Rex Van Aken to sell a small parcel of land at 175/177 Myrtle Avenue between property of Van Aken and the Route One By-Pass.

B. Request from David N. Linn Portsmouth Revocable Trust regarding the proposed sale of conservation land located as an island in Sagamore Creek to the City.

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.