

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

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

7:00 PM

DECEMBER 15, 2011

AGENDA

I. PUBLIC HEARINGS – OLD 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 **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. (This application was postponed from the October 20, 2011 Planning Board Meeting)
- B. The application of **Mitchell and Edward Hyder, Owners**, for property located at **677 Dennett Street**, requesting Site Plan Approval to construct a 9-unit residential development with one 3,918 s.f. 5 unit building and one 2,753 s.f. 4-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 lies within the General Residence A (GRA) District. (This application was postponed from the October 20, 2011 Planning Board Meeting)
- C. The application of **Portwalk Office, LLC, Owner**, for property located at **195 Hanover Street**, requesting Site Plan Approval to construct a 5-story, 71,500 ± s.f. (footprint) building, to include a 124 room hotel, 92 dwelling units, 10,335 s.f. of restaurant use, a surface level parking deck and a one-story underground parking garage, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 1 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District. (This application was postponed from the November 17, 2011 Planning Board Meeting)
- D. The application of **750 Lafayette Road LLC, Owners**, for property located at **750 Lafayette Road**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots as follows: Lot 7 as shown on Assessor Map 244 increasing in area from 52,287 s.f. to 88,848 s.f. and with 296.90' of continuous street frontage on Lafayette Road (Route One By-Pass); and Lot 8 as shown on Assessor Map 244 decreasing in area from 118,072 s.f. to 81,511 s.f. and with 293.85' of continuous street frontage on Lafayette Road (Route One By-Pass). Said properties are located in the Gateway District where the minimum lot size is 43,560 s.f. and minimum street frontage requirement is 200'. (This application was postponed from the November 17, 2011 Planning Board Meeting)

E. The application of **750 Lafayette Road, LLC, Owner**, for property located at **750 Lafayette Road**, requesting Site Plan Approval to demolish the existing building and construct two new buildings; Building “A” consisting of 12, 198 s.f. of restaurant/retail space with drive through and Building “B” consisting of 17,802 s.f. of retail space; with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 244 as Lots 7 and 8 and lies within the Gateway District. (This application was postponed from the November 17, 2011 Planning Board Meeting)

II. PUBLIC HEARINGS – NEW BUSINESS

A. The application of the **City of Portsmouth, Owner**, for property located at **1 Plains Avenue**, requesting Site Plan Approval for reconfiguration of the parking area, construction of a new playground and improvements to the ballfield, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 242 as Lot 2 and lies within the Municipal (M) District.

B. The application of the **City of Portsmouth, Owner** and the **Prescott Park Arts Festival, Applicant**, for property located off **Marcy Street (Prescott Park)**, requesting Site Plan Approval to construct a 1,097 s.f. addition to the existing pavilion building and to construct a 416 s.f. support building to replace three small accessory structures, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 104 as Lot 1 and lies within the Municipal (M) District and the Historic District.

C. The application of **Lonza Biologics, Inc., Applicant**, for property located at **101 International Drive**, requesting Site Plan Approval to demolish an 8’X 14’ shed and construct a 4,800 s.f. one-story freezer addition including reconstruction of access drives and parking, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 305 as Lot 0006 and lies within the Airport Business and Commercial District.

D. The application of **Bellwood Associates Limited Partnership, Owner**, and **Palace Entertainment Holdings, LLC, Applicant**, for property located at **2300 Lafayette Road**, requesting Site Plan Approval for the installation of a new water park tube slide with pool, 28’ x 18’ electrical building and 20’ x 20’ mechanical building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 273 as Lots 5 & 7 and lies within the Gateway (GW) and Industrial (I) Districts.

E. The application of **Commerce Way, LLC, Owner**, for property located at **Commerce Way**, for Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer, for the reconstruction of Commerce Way roadway, including an increased curve radius for traffic and safety purposes, resulting in 43 s.f. of permanent wetland impact and 183 s.f. of temporary wetland impact. Said property is shown on Assessor Map 216 as Lot 1-1 and lies within the Office Research (OR) District.

F. The application of **Michael R. Clark, Owner**, for property located at **325 Little Harbor Road (Belle Isle)**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots with the following: Proposed Lot 1 having 276,867 ± s.f. (6.36 ± acres) and Proposed Lot 2 having 218,736 ± s.f. (5.02 ± acres), and lying in a district where a minimum lot area of 5 acres is required. Said property is shown on Assessor Plan 205 as Lot 2 and lies within the Rural (R) District.

III. PLANNING DIRECTOR'S REPORT

IV. 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.