

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

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

**7:00 PM**

**MARCH 15, 2012**

**REVISED AGENDA**

**I. APPROVAL OF MINUTES**

1. Approval of Minutes from the December 15, 2011 Planning Board Meeting.

**II. 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 **Michael R. Clark, Owner**, for property located at **325 Little Harbor Road (Belle Isle)**, requesting 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. (This application was postponed from the February 16, 2012 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 **A. Robert McGuire, Jr. and A. Robert McGuire, III, Owners**, for property located at **677 Dennett Street**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots with the following: Proposed Lot 1 having 26,119 s.f. and 138' of continuous street frontage off Dennett Street and Proposed Lot 2 having 23,158 s.f. and 110' of continuous street frontage off Dennett Street, and lying in a district where a minimum of 7,500 s.f. is required and 100' of continuous street frontage. Said property is shown on Assessor Map 161 as Lot 31 and lies within the General Residence A (GRA) District.

- B. The application of **Liberty Mutual, Owner**, for property located at **225 Borthwick Avenue**, for Conditional Use Permit Approval under Section 10.1017 of the Zoning Ordinance for 4,230 s.f. of temporary impact and 740 s.f. of permanent impact within an inland wetland buffer for the installation of three back-up generators to be placed on a concrete pad. Said property is shown on Assessor Map 240 as Lot 1 and lies within the Industrial (I) District.

C. The application of **Liberty Mutual, Owner**, for property located at **225 Borthwick Avenue**, requesting Site Plan Approval for the addition of three back-up generators to be placed on a concrete pad, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 240 as Lot 1 and lies within the Office Research (OR) District.

**IV. NEW BUSINESS**

A. Request of Rodney Rowland, of Strawberry Banke, to change the definition of “museum” in the Zoning Ordinance.

**V. 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 of Northern Tier Real Estate Acquisition and Development, LLC, for property located at 172 Hanover Street to remove the glass atrium on the Vaughan Mall side of the property.

B. Request of David Choate, III, Grubb & Ellis Northern New England, for an amendment to Section 10.836.20 of the Zoning Ordinance regarding drive-through lanes for retail/commercial buildings outside of the Central Business District.

C. Letter from Barbara Devanna and Robert Cohen requesting an access easement over Pine Street Park for property at 55 Meredith Way (previously identified as 55 Pine Street).

D. Request of New Hampshire Department of Transportation for an easement under the Scott Avenue Bridge in support of the Memorial Bridge project.

**VI. OTHER BUSINESS**

A. Land Exchange with State of New Hampshire Relating to General Sullivan Bridge Reconstruction.

**VII. PLANNING DIRECTOR’S REPORT**

**VIII. 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.**