

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

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

7:00 PM

SEPTEMBER 20, 2012

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 **Richard P. Fecteau, Owner**, for property located at **120 Spaulding Turnpike, Two Way Realty, LLC, Owner**, for property located at **100 Spaulding Turnpike**, and **Five Way Realty, LLC, Owner**, for property located at **80 Spaulding Turnpike**, (to be consolidated into one lot), requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer, involving demolition and construction, driveways, septic systems and construction of a stormwater management system, with 42,331 s.f. of impact to the wetland buffer. Said properties are shown on Assessor Map 236 as Lots 33, 37, and 38 and lie within the General Business (GB) and Single Residence B (SRB) District. (This application was postponed from the August 16, 2012 Planning Board Meeting.)

B. The application of **Olde Parish Townhouses Condominium Association, Owner**, for property located at **66 Madison Street**, requesting Amended Site Plan approval to revise a condition of previous Site Plan approval granted on January 22, 2004 by the Planning Board which requires cross-easements for all utilities for recording at the Registry of Deeds. Said property is shown on Assessor Map 147 as Lots 1-1, 1-2 and 1-3 and lie within the General Residence C (GRC) District. (This application was postponed from the August 16, 2012 Planning Board Meeting.)

II. 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 **High Liner Foods (USA), Inc., Owner**, for property located at **1 Highliner Avenue**, requesting Site Plan Approval for a 4,524 s.f. 28' high addition to the rear of the existing building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 259 as Lot 14 and lies within the Industrial (I) District.

B. The application of **Summit Land Development, LLC, Applicant**, for property located at **183 International Drive**, requesting Site Plan Approval to construct three new buildings with the following dimensions: (1) 3-story, 12,300 s.f. footprint; (2): 2-story, 20,160 s.f. footprint; and (3): 2-story, 7,800 s.f. footprint, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 313 as Lot 17 and lies within the Pease Business Commercial District.

C. The application of **2422 Lafayette Road Associates, LLC, Owner**, for property located at **2454 Lafayette Road (Southgate Plaza)**, requesting Amended Site Plan Approval to demolish a portion of an existing building and the construction of a 28,385 s.f. cinema with 1,264 seats; to reduce a previously approved retail pad from 27,335 s.f. to 16,075 s.f. of retail and 833 s.f. of restaurant; and to increase parking spaces from 732 spaces to 859 spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 273 as Lot 3 and lies within the Gateway (G) District.

D. The application of **Parade Office, LLC, Owner**, for property located at **195 Hanover Street** (Portwalk, Phase III), requesting Amended Site Plan Approval to replace an existing 12” drain line in Hanover Street with a new 36” drain line and to place subsurface soil tie-backs in Hanover Street, Maplewood Avenue and Deer Street, 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.

E. The application of **Stratham Acquisitions, LLC, c/o Frank Catapano, Owner**, for properties located at **5 Sylvester Street and a vacant lot with frontage on Marjorie Street**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer, to relocate an existing driveway and perform surface grading associated with a new gravel driveway, with 2,200 s.f. of impact to the wetland buffer. Said properties are shown on Assessor Map 232 as Lots 37 & 41 and lie within the Single Residence B (SRB) District.

F. The application of **Diana B. Durling McNabb Revo Trust, Owner, and Mark A. McNabb, Applicant**, for property located at **51 Baycliff Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a tidal wetland buffer, to replace 392 s.f. of decks, install stone patio over existing patio and replace asphalt driveway with pervious cobblestone, for a total of 1,000 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 207 as Lot 47 and lies within the Single Residence B (SRB) District.

G. The application of **Thomas and Kimberly Hitchcock, Owners**, for property located at **69 Gosport Road**, and **Clifford and Alexandra Heidinger, Owners**, for property located at **81 Gosport Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland and wetland buffer, for restoration of the buffer area with plantings and landscaping, the removal of culverts and the installation of a footbridge, for a total of 50 s.f. of impact to the inland wetland and 18,468 s.f. of impact to the wetland buffer. Said properties are shown on Assessor Map 207 as Lots 13-3 and 13-4 and lie within the Single Residence A (SRA) District.

H. The application of the **City of Portsmouth, Owner and Unutil, Applicant**, for property located in the public right-of-way running along the northerly side of Banfield Road between Heritage Avenue and Peverly Hill Road, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer, to install a 6” diameter gas pipe, with 11,830 s.f. of impact to the wetland buffer. Said properties lie in the Single Residence A (SRA), Rural (R) and Natural Resource Protection (NRP) Districts.

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. Letter from Attorney James Nocas, Jr., representing a property owner of the General Porter Condominiums requesting to construct a garage along the rear boundary line of property located at 32 Livermore Street abutting a cemetery. (This matter was postponed at the July 19, 2012 Planning Board Meeting).
- B. Letter from Stephen Kelm requesting an easement from the City to access his property at 80 Wright Avenue. (This matter was postponed at the August 16, 2012 Planning Board Meeting).
- C. Proposed Zoning Map Amendment regarding the rezoning of 143 Daniel Street (Connie Bean Center).
- D. Proposed amendments to Zoning Ordinance relative to Exemptions from Certificate of Approval in the Historic District.
- E. Proposed Waiver of City Council Referrals.

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.