

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

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

7:00 PM

NOVEMBER 15, 2012

AGENDA

I. APPROVAL OF MINUTES

1. Minutes from the July 19, 2012 Planning Board Meeting.
2. Minutes from the August 16, 2012 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 **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 October 18, 2012 Planning Board Meeting.)

A. The application of **Michaels Realty Trust and ESUM Realty Trust, Owners**, and **4 Amigos, LLC, Applicant**, for property located at **1390 and 1400 Lafayette Road** requesting Amended Site Plan Approval to amend a condition of approval which was granted on August 16, 2012 by the Planning Board regarding the installation of curbing or other barriers to prevent vehicles from entering or exiting the parking spaces on the adjacent parcel from the shared driveway. Said properties are shown on Assessor Map 252 as Lots 7 and 9 and lie within the Gateway (GW) District. (This application was postponed from the October 18, 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 request of Christopher McInnis to rezone parcels at 678 and 680 Maplewood Avenue and 261 Myrtle Avenue from Single Residence B (SRB) to Business (B). Said parcels are shown on Assessor Map 220 as Lots 89, 90 and 87.

B. The application of **Craig Welch and Stefany Shaheen, Owners**, for properties located at **77 South Street**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a tidal wetland buffer, to construct a 20' x 16'8" carport with 2nd story deck to an existing building, with 3,272 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 102 as Lot 48 and lies within the General Residence B (GRB) District.

C. The application of **Two Way Realty, LLC, Owner**, for property located at **120 Spaulding Turnpike**, requesting Site Plan Approval for the demolition of an existing building, retrofitting of an existing building for auto reconditioning, expanding the dealership parking and display area, and reconstructing the right-in/right-out access from the turnpike, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 236 as Lots 33, 37 and 38 (which lots have been voluntarily consolidated) and lie within the General Business (GB) District and Single Residence B (SRB) District.

D. The application of **MacLeod Enterprises, Inc., Owner**, for property located at **1190 Lafayette Road**, requesting Amended Site Plan Approval for site improvements to an existing 121 room hotel, which will include paving, lighting, utilities, landscaping, drainage and other associated site improvements. Said property is shown on Assessor Map 252 as Lot 8 and lies within the Gateway District.

E. The application of **100 International, LLC, Applicant**, for property located at **100 International Drive**, requesting Amended Site Plan Approval for the addition of 45 parking spaces adjacent to the existing parking lot, a 150' long grass lined treatment swale and any other associated site improvements. Said property is shown on Assessor Map 306 as Lot 2 and lies within the Pease Industrial Zone.

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. Letter from Attorney James Noucas, 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 October 18, 2012 Planning Board Meeting).

B. Review of Zoning Ordinance Table of Uses and Zones to expand where assisted living facilities can be located. (This application was postponed from the October 18, 2012 Planning Board Meeting.)

C. Proposed Zoning Ordinance Amendment – Building Height.

V. OTHER BUSINESS

A. Request for a one year extension of Site Review approval for property located at 195 and 215 Commerce Way which was granted on November 17, 2011.

B. Appointment of Capital Improvement Plan Sub-Committee.

VI. PLANNING DIRECTOR'S REPORT

VII. 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.