

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

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

7:00 PM

DECEMBER 20, 2012

AGENDA

I. OTHER BUSINESS

- A. Presentation and adoption of **Capital Improvement Plan**

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 **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 November 15, 2012 Planning Board Meeting.)

- 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. (This application was postponed from the November 15, 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 **Jeffrey W. St. Laurent Revocable Trust, Owner**, for property located at **188 Buckminster Way**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer, to construct a 2 ½ story addition to an existing home; to replace an existing wooden deck with a garage and construct a 2nd story deck and staircase over the new garage, with 7,496 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 282 as Lot 6-15 and lies within the Single Residence A (SRA) District.

B. The application of **Donald and Patricia Lane, Owners**, for property located at **333 New Castle Avenue**, and **James and Valerie Wicks, Owners**, for property located at **363 New Castle Avenue**, requesting Preliminary and Final Subdivision (Lot Line Revision) approval between two lots as follows: Lot 2 as shown on Assessor Map 207 decreasing in area from 13,458 s.f. to 12,895 s.f. and decreasing in continuous street frontage on New Castle Avenue from 154.32' to 152.22'; and Lot 3 as shown on Assessor Map 207 increasing in area from 7,333 s.f. to 7,896 s.f. and increasing in continuous street frontage on New Castle Avenue from 55.07' to 57.17'. Said properties are located in a Single Residence B (SRB) District where the minimum lot size requirement is 15,000 s.f. and minimum street frontage requirement is 100'.

C. The application of **Rebecca E. Hennessy and Bryan L. Campbell, Owners**, for property located at **93 Walker Bungalow Road**, and **John C. Russo, Owner**, for property located at **107 Walker Bungalow Road**, requesting Preliminary and Final Subdivision (Lot Line Revision) approval between two lots as follows: Lot 1 as shown on Assessor Map 202 increasing in area from 20,000 s.f. to 42,020 s.f. and increasing in continuous street frontage on Walker Bungalow Road from 100' to 150.16'; and Lot 2 as shown on Assessor Map 202 decreasing in area from 61,456 s.f. to 39,436 s.f. and decreasing in continuous street frontage on Walker Bungalow Road from 175.40' to 125.24'. Said properties are located in a Single Residence B (SRB) District which the minimum lot requirement is 15,000 s.f. and minimum street frontage requirement is 100'.

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 Noucass, 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 November 15, 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 November 15, 2012 Planning Board Meeting.)

C. Letter from Jean and Gordon Willis requesting the transfer of ownership of Artwill Avenue to the City of Portsmouth.

V. PLANNING DIRECTOR'S REPORT

VI. 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.