

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

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

7:00 PM

FEBRUARY 21, 2013

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the October 18, 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 **John L. Ahlgren and Bessie Palmisciano, Owners**, for property located on **Langdon Street**, requesting Final Subdivision Approval to subdivide one lot into four lots with the following:

- a. Proposed Lot 1 consisting of 5,022 s.f. and 63.35' of street frontage.
- b. Proposed Lot 2 consisting of 5,301 s.f. and 68.50' of street frontage.
- c. Proposed Lot 3 consisting of 4,965 s.f. and 43.23' of street frontage.
- d. Proposed Lot 4 consisting of 7,920 s.f. and 40.94' of street frontage.

Said lot lies within the Mixed Residential Business (MRB) where a minimum of 7,500' of lot area and 100' of street frontage is required and also within the Office Research (OR) District where a minimum of 3 acres of lot area and 300' of street frontage is required.

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 Two International Group, LLC, Applicant, for property located at 17 New Hampshire Avenue in the Town of Newington and 29 New Hampshire Avenue and 14 Manchester Square in the City of Portsmouth, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested to merge three lots into one lot as follows: Lot 6 as shown on Assessor's Map 302 containing 1.3727 acres, Lot 5 as shown on Assessor's Map 302 containing 3.7172 and Lot 7 as shown on Assessor's Map 302 containing 4.9243 acres. The three combined lots total 10.0143 acres. Said properties are located in the Pease Airport Business and Commercial Zone where the minimum lot size is 5 acres.

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 Jean and Gordon Willis requesting the transfer of ownership of Artwill Avenue to the City of Portsmouth. (This request was referred to DPW for a report back at the December 20, 2012 Planning Board Meeting).
- B. Letter from Bernard Pelech, Attorney, representing Portsmouth City Realty Investment Trust and Airgead Realty Trust, requesting that 680 and 678 Maplewood Avenue be rezoned from the Single Residence B (SRB) District to the Business (B) District.
- C. Letter from General Porter Real Estate Trust, Owner, Rita Fabbriatore, President and Applicant, for property located at 32 Livermore Street, for an easement from the City to construct a new underground utility service.

V. OTHER BUSINESS

- A. Request from Anthony DiLorenzo, of 7 Islington Street, LLC, Owner, for a one year extension of Site Plan Approval granted on April 19, 2012, for property located at 40 Bridge Street.
- B. Proposed amendment to the Zoning Ordinance – Neighborhood Commercial Use. (This matter was postponed from the January 24, 2013 Planning Board meeting.)
- C. Proposed amendments to the Site Plan Review Regulations to (a) provide for preliminary review of applications by specific regulations, as authorized by RSA 676:4, II; (b) specify what constitutes a completed application sufficient to invoke jurisdiction to obtain approval, as required by RSA 676:4, I(b); and (c) specify the threshold levels of work that shall constitute “active and substantial development or building” and “substantial completion of the improvements as shown on the subdivision plat or site plan,” as authorized by RSA 674:39, III.

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 610-7270 one week prior to the meeting.