

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

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

**7:00 PM**

**MARCH 21, 2013**

**AGENDA**

**I. APPROVAL OF MINUTES**

- A. Approval of Minutes from the November 15, 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. (This application was postponed at the February 21, 2013 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. A public hearing to consider the request of Portsmouth City Realty Investment Trust and Airgead Realty Trust, Owners, to rezone parcels at 678 and 680 Maplewood Avenue from Single Residence B (SRB) to Business (B). Said parcels are shown on Assessor Map 220 as Lots 89 and 90.

- B. A public hearing to consider amending the Site Plan Review Regulations to provide for preliminary review of applications as authorized by RSA 676:4, II; to specify what constitutes a completed application as required by RSA 676:4, I(b); and to 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.
- C. The application of **Corpus Christi Parish, Owner**, for property located **on Middle Road and Peverly Hill Road (Calvary Cemetery)**, requesting Amended Site Plan Approval to install 380' x 12' of new paved driveway and open concrete bins for storage of maintenance materials, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 242 as Lot 5 and lies within the Single Residence A (SRA) District.
- D. The application of **Catherine T. Moretti, Owner**, for property located at **261 Myrtle Avenue**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots with the following: Proposed Lot 1 having 21,474  $\pm$  s.f. (.4930  $\pm$  acres) and 121.60' of continuous street frontage on Myrtle Avenue and Proposed Lot 2 having 93,050  $\pm$  s.f. (2.1361  $\pm$  acres) and 373.21' of continuous street frontage on Central Avenue, and lying in a district where a minimum lot area of 15,000 s.f. and 100' of continuous street frontage is required. Said property is shown on Assessor Plan 220 as Lot 87 and lies within the Single Residence B (SRB) District.
- E. The application of **Jean R. Johnson, Owner, and Thomas Johnson, Applicant**, for property located at **50 Martine Cottage Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland and a wetland buffer, to construct a 850'  $\pm$  pervious driveway to access a proposed subdivided lot, with 247 s.f. of impact to the inland wetland and 7,900 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 202 as Lot 16 and lies within the Rural Residential (R) District.
- F. The application of **Wright Avenue, LLC, Owner, and Stephen Kelm, Applicant**, for property located **on Wright Avenue and State Street**, requesting Site Plan Approval to demolish the existing building and construct a new 5-story, 9,138  $\pm$  s.f. footprint building, with parking and retail on the first level and residential on the upper levels, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 105 as Lot 18 and lies within the Central Business B (CBB) District and the Historic District.
- G. The application of **GSM Realty Trust, Owner, and 299 Vaughan Street, LLC, c/o Cathartes Private Investments, and the City of Portsmouth, Applicants**, for property located at **299 Vaughan Street**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a tidal wetland buffer, to demolish two buildings and to construct a 90 space surface parking lot with 865 s.f. of impact to the wetland buffer. Said properties are shown on Assessor Map 124 as Lot 10 and Assessor Map 123 as Lot 15 and lies within the Central Business A (CBA) District, the Downtown Overlay District (DOD) and the Historic District.

H. The application of **GSM Realty Trust, Owner, and 299 Vaughan Street, LLC, c/o Cathartes Private Investments, and the City of Portsmouth, Applicants**, for property located at **299 Vaughan Street**, requesting Site Plan Approval to demolish two existing buildings and construct a 90 space municipal surface parking lot, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 124 as Lot 10 and Assessor Map 123 as Lot 15 and lies within the Central Business A (CBA) District, the Downtown Overlay District (DOD) and the Historic District.

**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 Aphrodite and Louis Georgopoulos regarding zoning of property at 1900 Lafayette Road. (This request was postponed at the January 24, 2013 Planning Board Meeting.)

B. Letter from Jonathan N. Bursaw, Bursaw's Pantry, LLC, 3020 Lafayette Road, requesting to change the zoning on property from Mixed Residential Business (MRB) to Gateway District.

**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 610-7270 one week prior to the meeting.**