

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

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

7:00 PM

APRIL 18, 2013

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the December 20, 2012 Planning Board Meeting;
2. Approval of Minutes from the January 24, 2013 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 5,300 s.f. and 68.50' of street frontage.
- c. Proposed Lot 3 consisting of 10,960 s.f. and 104.50' of street frontage.
- d. Proposed Lot 4 consisting of 7,920 s.f. and 41.74' 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 March 21, 2013 Planning Board meeting.)

B. 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. (This application was postponed at the March 21, 2013 Planning Board meeting.)

C. The application of **Jean R. Johnson, Owner, and Thomas Johnson, Applicant**, for property located at **50 Mart Cottage Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance to construct a driveway within inland wetland and a wetland buffer, to construct a 850' ± pervious driveway, 10,400 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. (This application was postponed at the March 21, 2013 Planning Board meeting.)

III. PUBLIC HEARINGS – NEW BUSINESS

A. The application of **Alissa C. Bournival, Owner**, for property located at **2355 Lafayette Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer, to construct a fenced unpaved test drive track for 4-wheel drive SUVs associated with the sales of vehicles at the existing car dealership, with 410 s.f. of impact to the inland wetland buffer. Said property is shown on Assessor Map 272 as Lots 7 & 9-6 and lies within the Gateway District.

B. The application of **Alissa C. Bournival, Owner**, for property located at **2355 Lafayette Road**, requesting Site Plan Approval to a fenced unpaved test drive track for 4-wheel drive SUVs associated with the sales of vehicles at the existing car dealership, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 272 as Lots 7 & 9-6 and lies within the Gateway District.

C. The application of **GMR Holdings of NH, LLC, Applicant**, for property located at **163 International Drive**, requesting Site Plan Approval to install a 150' wireless communications tower within a 60' x 60' fenced compound together with related antennas and supporting ground equipment, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 313 as Lot 14 and lies within the Pease Airport Business Commercial District.

D. The application of **Two International Group, LLC, Applicant**, for property located **25 New Hampshire Avenue**, in the Town of Newington and the City of Portsmouth, requesting Site Plan Approval to demolish an existing office building and construct a new 2-story mixed use medical-clinic/office building with a 21,682 s.f. footprint, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 302 as Lots 4, 5, 6, and 7 and lies within the Pease Airport Business Commercial 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 March 21, 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. (This request was postponed at the March 21, 2013 Planning Board Meeting.)

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.