

**JOINT
WORK SESSION**

**PLANNING BOARD
and
HISTORIC DISTRICT COMMISSION**

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

6:30 PM

AUGUST 1, 2013

AGENDA

I. WORK SESSION

A. The proposal by **Maplewood & Vaughan Holding Company, LLC, Owner**, for property located at **111 Maplewood Avenue**, to construct a 4-story mixed use building with commercial use on the 1st floor, 71 residential units on the 2nd – 4th floors, and parking spaces on the ground level. This proposal is currently the subject of applications to the Planning Board for Design Review and Site Plan Approval, and an application to the Historic District Commission for a Certificate of Approval. Said property is shown on Assessor Plan 124 as Lot 8 and lies within Central Business A, Historic, and Downtown Overlay Districts.

B. The proposal to amend the Zoning Ordinance, Sections 10.531 (Table of Dimensional Standards – Business and Industrial Districts) and 10.535 (Exceptions to Dimensional Standards in the Central Business Districts). The proposed zoning amendment would (1) reduce the maximum structure height in the Central Business A and Central Business B districts to 45 feet or 3 stories, whichever is less; and (2) authorize the Historic District Commission to grant a conditional use permit to allow an increase in building height above the new height limit subject to specific conditions.

II. 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.