I. CITY COUNCIL REFERRALS/REQUESTS
   A. Sagamore Creek Property

II. OLD BUSINESS
   A. A proposed amendment to the City’s Subdivision Rules and Regulations regarding the requirement to submit in a digital format final plans presented for recording. Copies of the amendment are available at the office of the Planning Department. (This Agenda item was tabled at the Board’s March 20, 2003, meeting.)

III. PUBLIC HEARINGS
   A. A public meeting on a proposed amendment to the City’s Subdivision Rules and Regulations regarding the installation of utilities. Copies of the amendment are available at the office of the Planning Department. Public comment is invited.
   B. The application of Kenneth R. and Catherine A. Adair for property located at 320 F. W. Hartford Drive wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the Zoning Ordinance to allow the construction of a single-family home with an attached garage and deck within an Inland Wetlands Protection district. Said property is shown on Assessor Plan 270 as Lot 20 and lies within a Single Residence B district.
   C. The application of William E. O’Malley, Jr. for property located off Woodbury Avenue and 86/88 Morning Street wherein Preliminary and Final Approval is requested for a lot line relocation that would allow the transfer of some 1,882 s.f. of lot area from property located at 86/88 Morning Street to a vacant lot off Woodbury Avenue and would result in the following: The vacant lot located off Woodbury Avenue would have a lot area of 17,080 s.f. and property located at 86/88 Morning Street would have a lot area of 8,551 s.f. Said property is shown on Assessor Plan 163 as Lots 22 and 24 and lies within a General Residence A district. Plat plans are recorded in the Planning Department Office as 5.1-03.
   D. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 500 of the Pease Development Authority Subdivision Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of Two International Group for property located off Manchester Square and New Hampshire Avenue wherein Preliminary and Final Approval is requested for the creation of a 4.96 acre lot. Said property is shown on Assessor Plan 302 as Lots 7, 8, 9 and 10 and lies within the Airport Business Commercial district. Plat plans are recorded in the Planning Department Office as 6.1-03.
   E. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 400 of the Pease Development Authority Site Review Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of Two International Group for property located at Manchester Square wherein site plan approval is requested for the creation of a retail center including the construction of an 80’ x 75’ irregularly shaped two-story building with a 5,324 s.f. footprint and a 280’ x 60’ irregularly shaped two-story building with a 19,800 s.f. footprint with related paving, utilities, landscaping, drainage and associated site improvements. The proposal includes the demolition of the former gas station and two existing free-standing structures. Said property is shown on Assessor Plan 302 as Lots 4, 7, 8, 9 and 10 and lies within an Airport Business Commercial district.

IV. 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.