6:30 – 7:00 pm Work Session in Conference Room A: Planning Board and Conservation Commission to discuss wetlands.

REGULAR MEETING PLANNING BOARD PORTSMOUTH, NEW HAMPSHIRE

7:00 P.M.

CITY COUNCIL CHAMBERS MARCH 16, 2006 CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

AGENDA

I. APPROVAL OF MINUTES

- A. Approval of Minutes from the December 15, 2005 Planning Board Meeting;
- B. Approval of Minutes from the January 19, 2006 Planning Board Meeting;

II. PUBLIC HEARINGS

- A. The Portsmouth Planning Board is conducting a public hearing to take public comment on proposed amendments to the City's 1995 Zoning Ordinance, as amended. The amendments include changes to the following sections: 1) Article I, Section 10-102, Definitions, by adding certain definitions; 2) Article II, Section 10-207, Table 3, Uses in Mixed Residential Districts; Article II, Section 10-208, Table 4, Uses in Business Districts; Article II, Section 10-209, Uses in Airport Districts; Article II, Section 10-209, Table 5, Uses in Industrial Districts, by adding and expanding Financial Institutions; 3) Article III, Section 10-305 (A) Industrial, Table 11 Dimensional Requirements, by changing dimensional requirements; and 4) Article IV, Section 400, Supplementary Regulations, by adding a new Section 10-405 Standards for Drive-Through Facilities. Copies of the proposed amendments are on file in the Planning Department Office and available for public inspection. (This hearing was tabled at the February 16, 2006 Planning Board Meeting.)
- B. The application of **Thomas J. Flatley, Owner** and **Home Depot, Applicant**, for property located at 500 Spaulding Turnpike wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to allow the demolition of the existing building, the construction of a $145,193 \pm s.f.$ retail store and a $19,200 \pm s.f.$ pad building and corresponding parking within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 238 as Lot 20 and lies within a General Business District. (This application was tabled at the February 16, 2006 Planning Board Meeting.)
- C. The application of Cicero A. and Ruth Lewis, Owners, and Changing Places, LLC, Applicant, for property located off Falkland Way wherein site review approval is requested for the creation of 24 new town home units on a proposed 8 lot subdivision, with all of the proposed lots having access off of a proposed extension of Crescent Way extending through to Saratoga Way, with related paving, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Plan 212 as Lot 123 and lies within a General Residence B District; (This application was tabled at the February 16, 2006 Planning Board Meeting)
- D. The application of **Cicero A. and Ruth Lewis, Owners** and **Changing Places, LLC, Applicant**, for property located **off Falkland Way** wherein Final Subdivision approval is requested for the creation of an eight lot subdivision ranging in lot size from 10,029 s.f. to 27,454 s.f. with all of the proposed lots having access off of a proposed extension of Crescent Way extending through to Saratoga Way. Said property is lying in a zone where a minimum lot size of 5,000 s.f. and 80' of continuous street frontage is required. Said property is located in a General Residence B district and is shown on Assessor Plan 212 as Lot 123. (Plat plan is on file in the Planning Department Office and is identified as Plan # 17-01-05); (This application was tabled at the February 16, 2006 Planning Board Meeting.)

- E. The application of **SGB & RGB Ventures, LLC, Owner**, for property located **at 1800 Woodbury Avenue** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to remove 3, $191 \pm s.f.$ of asphalt pavement and construct a $2,292 \pm building$ and add $899 \pm of$ landscaped area within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 239 as Lot 7-3 and lies within a General Business district.
- F. The application of the **Porter Street Townhouse Homeowners Association, Applicant**, for property located at **12 32 Porter Street** wherein Amended Subdivision Approval is requested to install an automatic parking gate on the sides of Lots 46 and 57 on Assessor Plan 117, effecting access to the rear of Lots 46, 48, 49, 50, 51, 52, 53, 54, 55, 56, and 57. Said properties are shown on Assessor Plan 117 as Lots 46, 48, 49, 50, 51, 52, 53, 54, 55, 56, and 57 and lie within the Central Business B, Historic District A and Downtown Overlay Districts.
- G. The application of **Nash Family Investment Properties, Owner,** and **Smuttynose Brewing Company, Applicant,** for property located at **225 Heritage Avenue**, wherein site plan approval is requested to construct a one-story 16'4" x 43'8" building addition, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 284 as Lot 1 and lies within an Industrial district.
- H. 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 **Lonza Biologics, Inc., Applicant,** for property located at **101 International Drive**, wherein site plan approval is requested for the construction of a 3-story, $299,000 \pm s.f.$ addition to an existing building, and temporary construction facilities, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 305 as Lots 1, 2 and 6 and lies within the Airport Business
- I. The Portsmouth Planning Board is conducting a public hearing to take public comment on proposed amendments to the City's Subdivision Rules and Regulations as amended. The amendment coordinates expiration language. Copies of the proposed amendments are on file in the Planning Department Office and available for public inspection.
- J. The Portsmouth Planning Board is conducting a public hearing to take public comment on proposed amendments to the City's Site Review Regulations as amended. The amendment coordinates expiration language. Copies of the proposed amendments are on file in the Planning Department Office and available for public inspection.

III. CITY COUNCIL REFERRALS/REQUESTS

- A. Letter from Attorney Douglas Macdonald regarding Driveway Permit Application for property located at 62 Deer Street.
- B. Request to purchase "Unnamed Lane" abutting Pleasant Street;

IV. AMENDED SITE PLAN REVIEW

A. 1950 Lafayette Road – Request for additional utility pole;

V. 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.