AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the October 25, 2007 Planning Board Meeting;
2. Approval of Minutes from the January 17, 2008 Planning Board Meeting;
3. Approval of Minutes from the January 24, 2008 Planning Board Meeting;

II. OLD BUSINESS

A. The application of Catalpa Realty Trust, Owner, for property located at 249 Islington Street, wherein Site Review approval is requested to construct a 41’ x 61’ three story addition to an existing building, after the demolition of the existing rear section, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 138 as Lot 43 and lies within the Central Business B district and the Historic District A; (This application was postponed from the January 17, 2008 Planning Board Meeting). The Board action in this matter 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.

III. NEW BUSINESS

A. The application of the City of Portsmouth, Owner, for property located 3618 Lafayette Road, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the Zoning Ordinance for excavation and backfilling of the area immediately behind the existing building within an Inland Wetlands Protection District. The proposed impact area is 921 square feet. Said property is shown on Assessor Plan 297 as Lot 1A and lies within a Natural Resource Protection District; The Board action in this matter 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.

B. 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, LLC, Applicant, for property located at 200 International Drive, wherein Preliminary and Final Subdivision approval (Lot Line Revision) is requested to remove a lot line to increase the size of an existing lot identified as Assessor Plan 312, as Lot 3 from 443,886 s.f. (or 10.19 acres) to 888,157 s.f. (or 20.38 acres) and decreasing the remainder of the undivided Pease Development Authority property by 444,271 s.f. (or 10.19 acres). Said lots lie within the Industrial District where a minimum lot area of 10 acres is required. Said property is shown on Assessor Plan 312 as Lot 3 (Plat plans are on file in the Planning Department Office and are identified as #16-01-07). (This application was postponed from the January 17, 2008 Planning Board Meeting). The Board
action in this matter 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.

C. 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, Applicant, for property located at 180 International Drive, wherein site review approval is requested for the construction of a two story 56,000 s.f. building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 312 as Lot 3 and lies within the Industrial District; (This application was postponed from the January 17, 2008 Planning Board Meeting). The Board action in this matter 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.

D. The application of Pike Industries, Inc., Owner, for property located at 650 Peverly Hill Road, wherein amended Site Review approval is requested for the addition of a 50’ x 30’, three sided 30’ tall, Recycled Asphalt Pavement (RAP) covered storage shed, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 254 as Lot 7 and lies within the Industrial (I) District. The Board action in this matter 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.

E. The application of The Meadowbrook Inn Corp., Owner, and Key Auto Group, Applicant, for property located at 549 Route One By-Pass (Traffic Circle), wherein Site Review approval is requested to construct a 5-story 120-room hotel, a 4,500 ± s.f. retail building, a 1,964 ± s.f. retail building, a 1,940 ± s.f. restaurant with drive through, a 3,800 ± s.f. restaurant and a 7,000 ± s.f. restaurant, after demolishing the existing buildings, with an accessway off of Coakley Road, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 234 as Lot 51 and lies within the General Business district; The Board action in this matter 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.

IV. CITY COUNCIL REFERRALS/REQUESTS

A. Purchase of Property Located at 3000 Lafayette Road for a new Municipal New Fire Station;

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 431-2006 ext. 270 one week prior to the meeting.

Informational:

1. Letter to John Ricci, Chairman, Planning Board, from a group of Portsmouth residents, dated January 28, 2008;
2. Memorandum to Planning Board from Suzanne M. Woodland, Assistant City Attorney, dated January 30, 2008, regarding Route 33 Railroad Bridge Replacement – Property Acquisitions;
4. Copy of Supreme Court Decision regarding Fred Lowell vs. The City of Portsmouth Planning Board, dated February 12, 2008;
5. Notice of 15th Annual Spring Planning & Zoning Conference being held on April 26, 2008;