

6:30 P.M. City Council Chambers, Work Session on proposed Impact Fees Ordinance

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

**7:00 P.M. CITY COUNCIL CHAMBERS AUGUST 16, 2001
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

AGENDA

I. OLD BUSINESS

A. The application of **Anthony Giovannettone** for property located off **Lang Road** 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 two-story 28' x 65' building upon a paved accessway within an Inland Wetlands Protection District Buffer Zone. Said property is shown on Assessor Plan 286 as Lot 22A and lies within a General Business district. **(This application was tabled to this meeting from the Board's July 19, 2001, meeting. The Public Hearing remains closed.)**

B. The application of **Michael Iafolla** for property located off **Regina Road** 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 within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 225 as Lot 28 and lies within a Single Residence A district. **(This application was tabled to this meeting from the Board's July 19, 2001, meeting.)**

C. Amended Site Plan review – 127 Parrott Avenue **(This Agenda item was tabled at the Board's July 19, 2001, meeting to this meeting.)**

II. PUBLIC HEARINGS

A. The application of **Susan B. Parnham** for property located at **1220 Islington Street** wherein Preliminary Approval is requested to re-create two lots from an existing lot. One lot would have a lot area of 5,163 s.f. ± with the other lot having a lot area of 5,000 s.f. ± in a district where 15,000 s.f. of lot area is the minimum required. Furthermore, one lot would contain the existing dwelling unit and garage and would have a non-conforming rear setback where 30' is the minimum required. Said property is shown on Assessor Plan 233 as Lot 6 and lies within a Single Residence B district.

B. The application of **R & L Enterprises** for property located off **Lang Road** wherein Preliminary and Final Approval is requested for a lot line verification of a 1.37 acre lot with some 290' of continuous street frontage. The 50' wide right-of way as shown on plan entitled, "Lot Line Revision for Erminio A. Ricci" dated October 19, 1981, recorded in the Rockingham County Registry of Deeds as D-10485 and as shown on plan entitled, "Subdivision of Land for R and L Enterprises" dated February 4, 1982, and recorded in the Rockingham County Registry of Deeds as C-10638 is not shown on the proposed lot line verification plan. Said property is shown on Assessor Plan 286 as Lot 22-A and lies within a General Business district.

C. The application of **Richard P. Fusegni, DSP Shopping Center, LLC and Endicott Hotels** for property located at **1574 and 1600 Woodbury Avenue** wherein Preliminary and Final Approval is requested for a lot line relocation which would result in the following: 1574 Woodbury Avenue would have a lot area of one acre \pm and 1600 Woodbury Avenue would have a lot area of 15.94 acres \pm . Said property is shown on Assessor Plan 238 as Lots 16 and 17 and lies within a General Business district. Planning Board approval for this request was granted on September 2, 1999; however, the mylar was not recorded within a year of that approval.

D. The application of **Richard P. Fusegni** for property located at **1574 Woodbury Avenue** wherein site plan approval is requested for the construction of a 5,250 s.f. building for restaurant use with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 238 as Lot 17 and lies within a General Business district.

E. The application of **Irving Oil Corporation** for property located at **2470 Lafayette Road** wherein site plan approval is requested for the construction of a 2,995 s.f. service station/convenience goods II store and a 1,740 s.f. lube facility with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 285 as Lot 14 and lies within a General Business district.

F. The application of the **City of Portsmouth** for property located **off Junkins Avenue** wherein site plan approval is requested for improvements to the parking lot located at the rear of the Municipal Complex with associated site improvements. Said property is shown on Assessor Plan 110 as Lot 1 and lies within the Municipal district.

G. The request of **Siegel Limited Partnership, Ocean Castle Limited Partnership and 40 Longmeadow Portsmouth LLC** for property located at **2995 Lafayette Road and 40 Longmeadow Road** for approval of an amended site plan indicating the filling in of 10,234 s.f. of a man-made detention basin that is no longer functional. Said property is shown on Assessor Plan 291 as Lots 1 and 4 and lies within a General Business district.

H. The application of **Ervin Fazekas d/b/a Mr. Bubbles Car Wash** for property located at **1725 Woodbury Avenue** wherein site plan approval is requested for the addition of three landscape areas with associated site improvements. Said property is shown on Assessor Plan 215 as Lot 10 and lies within a General Business district.

IV. OTHER BUSINESS

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.