

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

**7:00 P.M. CITY COUNCIL CHAMBERS OCTOBER 18, 2001
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

AGENDA

I. PUBLIC HEARINGS

A. The application of **Steve Kelm**, owner and applicant, for property located at **5-7 South Mill Street** and **Louis Wyman**, owner and applicant, for property located at **18 Pickering Street** wherein Preliminary and Final Approval is requested for a lot line relocation which would result in the following: 5-7 South Mill Street would have its lot area decreased from 4,034 s.f. to 3,202 s.f. and 18 Pickering Street would have its lot area increased from 2,724 s.f. to 3,556 s.f. Said property is shown on Assessor Plan 102 as Lots 15 and 23 and lies within a General Residence B district. Plat plans are recorded in the Planning Department as 18.1-01.

B. The application of **Peter Middleton**, owner and applicant, for property located at **76 Lawrence Street** and **Dan Schwarz**, owner and applicant, for property located at **9 Middle Road** wherein Preliminary and Final Approval is requested for a lot line relocation which would result in the following: 76 Lawrence Street would have its lot area decreased from 9,914 s.f. to 9,890 s.f. and 9 Middle Road would have its lot area increased from 10,023 s.f. to 10,047 s.f. The proposed lot line relocation would result in the existing garage located at 9 Middle Road having a non-conforming rear setback. Said property is shown on Assessor Plan Assessor Plan 152 as Lots 46 and 47 and lies within a General Residence A district. Plat plans are recorded in the Planning Department as 19.1-01.

C. The application of **Joseph Arnstein** for property located off **Foch Avenue** 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 233 as Lot 144 and lies within a Single Residence B district. Plans are recorded in the Planning Department as 08.2-01. **(This application was tabled at the Board's September 20, 2001, meeting to this meeting.)**

D. The application of **Bernard and Agnes Maxam** for property located off **Coach 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 9,100 s.f. building for office and manufacturing use within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 297 as Lots 4-3 and 4-3A and lies within an Industrial district. Plans are recorded in the Planning Department as 10.2-01. **(This application was tabled at the Board's September 20, 2001, meeting to this meeting.)**

E. The application of **Griffin Family Corporation**, owner, and **Clean Harbors Environmental Services, Inc.**, applicant, for property located off **Griffin Road** wherein a Special Permit is requested as allowed in Article VIII, Section 10-801 of the *Zoning Ordinance* to allow the excavation of 1,600 tons \pm of unsuitable fill to be disposed of off site. Clean fill will be brought in from off site. Said property is shown on Assessor Plan 263 as Lot 1-4 and lies within an Industrial district. Plans are recorded in the Planning Department as 24.1-01.

F. The application of **Griffin Family Corporation**, owner, and **Clean Harbors, Inc.**, applicant, for property located off **Griffin Road** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(A) and (B) of the *Zoning Ordinance* for the excavation of unsuitable fill of approximately 1,600 tons with clean fill to be brought in from off-site. Said property is shown on Assessor Plan 263 as Lot 1-4 and lies within an Industrial district. Plans are recorded in the Planning Department as 11.1-01.

G. 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 **Lonza Biologics** for property located at **101 International Drive** wherein Preliminary and Final Approval is requested for a lot line relocation whereby Lonza's present fifteen acre \pm lot would be increased to a 17.112 acre \pm lot. Said property is shown on Assessor Plan 299 and lies within the Airport/Business/Commercial district. Plat plans are recorded in the Planning Department as 17.1-01.

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** for property located at **101 International Drive** wherein site plan approval is requested for the construction of a four-story, 400 \pm space parking garage to replace a surface parking lot for a previously approved building expansion with associated site improvements. Additional revisions to previous approvals include a slight reduction in building footprint, elimination of the third floor, increase in first and second floor areas and increased number of loading docks together with miscellaneous utility revisions. Said property is shown on Assessor Plan 299 and lies within the Airport/Business/Commercial district.

II. NEW BUSINESS

- A. Process for naming private streets
- B. Hillcrest Estates – naming of internal streets

III. OLD BUSINESS

- A. Proposed Impact Fee Ordinance

IV. AMENDED SITE PLAN REVIEW

- A. Hoover Drive Planned Unit Development

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.