

**REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE
CITY COUNCIL CHAMBERS
AGENDA**

7:00 P.M.

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

MAY 16, 2002

I. PUBLIC HEARINGS

A. **City Council Referral** – Letter from **Robert and Nackey Scagliotti** requesting permanent use of a portion of a paper street right-of-way for **Livermore Street** and, more specifically, the application for a Driveway Permit for a 14.5' (width) by 37' (length) driveway to be located on the easterly half of the Livermore Street right-of-way on land owned by the Scagliottis. Said property is shown on Assessor Plan 109 as Lot 21 and lies within General Residence B and Historic A districts.

B. The application of **325 State Street, LLC**, owner, for property located off **Porter Street** wherein site plan approval is requested for the construction of a four-story building with an 8,926 s.f. ± footprint for the purpose of providing eleven attached condominium units with individual garages on the first floor with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 117 as Lots 38-2 and 46 (lots to be combined) and lies within the Central Business B and Historic A districts. **(This application was tabled from the Board's April 25, 2002, meeting to this meeting.)**

C. The application of the **City of Portsmouth Department of Public Works** for property located off **Islington Street** and **Andrew H. and Edward W. Sherburne** for property located at **1821 Islington Street** wherein Preliminary and Final Approval is requested for a lot line relocation whereby the property owned by the City of Portsmouth would increase in lot area to 5.69 acres, more or less and the property located at 1821 Islington Street would decrease in lot area to 4.48 acres, more or less. Said property is shown on Assessor Plan 241 as Lots 18 and 20 and lies within the Municipal and Single Residence B districts. Plat plans are recorded in the Planning Department Office as 05.1-02. **(This application was tabled from the Board's April 25, 2002, meeting to this meeting.)**

D. The application of **Tucker's Cove, LLC** for property located at **1177 and 1179 Sagamore Avenue** and off **Odiorne Point Road** wherein Preliminary Approval is requested for a lot line relocation whereby Lot 10-001 would have a lot area of 127,572 s.f. ±, property located at 1177 Sagamore Avenue would have a lot area of 32,737 s.f. ±, and property located at 1179 Sagamore Avenue would have a lot area of 17,890 s.f. ±. Said property is shown on Assessor Plan 224 as Lots 12, 13 and 10-001 and lies within a Single Residence A district. Plat plans are recorded in the Planning Department office as 7.1-02. **(This application was tabled at the Board's April 18, 2002, meeting to this meeting.)**

E. The application of the **Eleanor Hodgdon Revocable Trust**, owner and applicant, for property located at **430 Lafayette Road** wherein Preliminary and Final Subdivision Approval is requested whereby two lots would be created from an existing lot. Proposed Lot A would have a lot area of 15,002 s.f. with adequate continuous street frontage off Lafayette Road and would contain an existing 1 ½ story wood frame structure and detached garage. Proposed Lot B would have a lot area of 16,325 s.f. with adequate continuous street frontage off Greenleaf Avenue. Said property is shown on Assessor Plan 231 as Lot 4 and lies within a Single Residence B district.

F. The application of the **Estate of Mary Yager** for property located at **2200 Lafayette Road** and **2236 Lafayette Road** wherein Final Approval is requested for a lot line relocation which would result in the following: Property at 2200 Lafayette Road would have a lot area of 36,446 s.f. Property at 2236 Lafayette Road, being used as a Meineke Muffler facility, would have a lot area of 22,453 s.f. Said property is shown on Assessor Plan 267 as Lots 1 and 2 and lies within a General Business district

G. The application of **Wren's Nest Motel Corp.**, owner, for property located at **3548 Lafayette Road** wherein site plan approval is requested for the construction of a 180' x 50' parking area to accommodate twenty-eight spaces in conjunction with a proposed 60 seat restaurant with a bar area and dance floor within an existing building with associated site improvements. Said property is shown on Assessor Plan 297 as Lot 6 and lies within a Single Residence A district.

H. The application of **J. Tyler Rohrer, owner, and John W. Rohrer, applicant**, for property located at **46-48 Columbia Street** wherein site plan approval is requested for the construction of a three-story 2,660 s.f. (footprint) structure (the previous structure having been destroyed by fire) for use as a six unit apartment building with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 156 as Lot 16 and lies within an Apartment district.

I. The application of **Raymond Grasso, owner, and Kevin Ravenelle, applicant**, for property located at **2859 Lafayette Road** wherein site plan approval is requested for the construction of a 60' x 40' one-story car wash facility with related paving, utilities, landscaping, drainage and associated site improvements. The existing structure will be demolished. Said property is shown on Assessor Plan 286 as Lot 20 and lies within a General Business district.

J. The application of **Kelly Warren Revocable Trust, owner, and Scott Warren, applicant**, for property located at **132 Chapel Street** wherein site plan approval is requested for the following: 1) a 10' x 22' two story addition to the rear of an existing structure; 2) a 14.5' x 22' two and one-half story addition to the front of an existing structure that includes the removal of the existing front porch; and, a 4.5' x 17' one-story porch addition on the northerly side with associated site improvements. Said property is shown on Assessor Plan 106 as Lot 6 and lies within the Central Business B and Historic A districts.

K. 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 **The Kane Company** for property located at the corner of Oak Avenue and Corporate Drive to be known as **230 Corporate Drive** wherein Preliminary and Final Subdivision Approval is requested to create a five acre lot with adequate continuous frontage off Corporate Drive. Said property is shown on Assessor Plan 315 and lies within an Airport/Business/Commercial district.

L. 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 **The Kane Company** for property located at the corner of Corporate Drive and Oak Avenue to be known as **230 Corporate Drive** wherein site plan approval is requested for the construction of a 45,000 s.f. one-story building for office and light industrial use to be constructed in two phases: 30,000 s.f. in Phase 1 and 15,000 s.f. in Phase 2 with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 315 and lies within an Airport/Business/Commercial district.

II. CITY COUNCIL REFERRALS/REQUESTS

A. Request of **1950LLC** to rezone property off **Lang Road** from Office Research to Garden Apartment/Mobile Home

III. 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.