

**6:00 P.M. STORMWATER WORK SESSION WITH CONSERVATION COMMISSION IN
CONFERENCE ROOM "A"**

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

**7:00 P.M. CITY COUNCIL CHAMBERS SEPTEMBER 19, 2002
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

AGENDA

I. APPROVAL OF MINUTES

A. June 20, 2002, meeting

II. OLD BUSINESS

A. The application of **Portsmouth Associates, LLC, owner**, for property located at **1465 Woodbury Avenue** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the relocation of the 1853 School House restaurant building with associated site improvements within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 216 as Lot 3 and lies within a General Business district. **(This application was tabled at the Board's August 15, 2002, meeting to this meeting.)**

III. PUBLIC HEARINGS

A. The application of **Edmund L. Price** for property located at **111 Newcastle Avenue** wherein Preliminary and Final Subdivision Approval is requested to create two lots from an existing lot. Proposed Lot A would have 8,192 s.f. \pm in area with street frontage off Newcastle Avenue and would contain the existing single-family home and accessory structures. Proposed Lot B would be a vacant lot with 7,248 s.f. \pm in area and adequate continuous street frontage off Marcy Street. Said property is shown on Assessor Plan 101 as Lot 53 and lies within a General Residence B district.

B. The application of **Sandra Matthews** for property located at **89 Brewery Lane** and **Jeffrey W. Ott** for property located at **85 Albany Street** wherein Preliminary and Final Approval is requested for a lot line relocation calling for the conveyance of 3,279 s.f. \pm from property located at 89 Brewery Lane to property located at 85 Albany Street. Property located at 89 Brewery Lane would have a lot area of 25,253 s.f. \pm and property located at 85 Albany Street would have a lot area of 16,212 \pm . Said property is shown on Assessor Plan 146 as Lots 25 and 26 and lies within a Mixed/Residential/Business district. Plat plans are recorded in the Planning Department office as 14.1-02.

C. The application of **Liberty Mutual Insurance**, owner, for property located at **225 Borthwick Avenue** wherein site plan approval is requested for the installation of an emergency generator with a paved access way with associated site improvements. Said property is shown on Assessor Plan 240 as Lot 1 and lies within an Office Research district.

D. The application of **Whalesback Light, LLC**, owner and applicant, for property located at **96-98 State Street** wherein site plan approval is requested for the construction of a three story stair tower and a one-story 453 s.f. \pm addition to the rear of the building with related paving, utilities,

landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 107 as Lot 52 and lies within the Central Business B and Historic A districts.

E. The application of **Bluestone Properties, LLC**, applicant, for property located at **2236 Lafayette Road** wherein site plan approval is requested for the construction of a 4,828 s.f. ± one-story building proposed to be used as a restaurant/commercial/retail mix with related paving, utilities, landscaping, drainage and associated site improvements. An existing single-family residence and two auxiliary buildings (cabins) will be demolished. Said property is shown on Assessor Plan 267 as Lot 2 and lies within a General Business district.

F. The application of **HCA Health Services of NH**, owner, for property located at **333 Borthwick Avenue** wherein site plan approval is requested for the construction of a 795 s.f. ± one-story "fill-in" addition to an existing building together with the reconfiguration of existing paved parking spaces to provide for an ambulance driveway, including the repair of existing drainage adjacent to the new driveway. Also included in this application is the construction of a new entrance vestibule and canopy extension at the Pavillion entrance with associated site improvements. Said property is shown on Assessor Plan 240 as Lot 2-1 and lies within an Office Research district.

IV. NEW BUSINESS

A. Creation of Master Plan subcommittees

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.