

NOTE: The Planning Board will convene for a Work Session from 6:30-7:15 to consider Mixed Uses in the Central Business A and Central Business B Districts.

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

7:15 P.M.

**CITY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

DECEMBER 18, 2003

AGENDA

I. SITE PLAN REVIEW EXTENSION OF APPROVAL

A. The application of the **City of Portsmouth** for property located at **175 Parrott Avenue** wherein a one-year extension of a site plan approval is requested for the construction of a new public library.

II. PUBLIC HEARINGS

A. The application of **Aranosian Oil Company, Inc.** for property located at **1166 Greenland Road** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the demolition of an existing building and canopy and the construction of a 3,900 s.f. single-story building for use as a store, a 24' x 36' building for use as a car wash, refueling islands with canopies and new pavement within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 279 as Lots 1 and 2 and lies within an Industrial district. **(This application was tabled to this meeting from the Board's November 20, 2003, meeting.)**

B. The application of **David W. and Anne L. Perkins and the Roman Catholic Bishop** for properties located at **827 and 759 Woodbury Avenue** wherein a Lot Line Change is requested between two lots having the following: Lot 15 as shown on Assessor Plan 220 increasing in area from 0.22 acres to 0.35 acres and with continuous street frontage off Woodbury Avenue Lot; Lot 39 as shown on Assessor Plan 219 decreasing in area from 10.33 acres to 10.20 acres and with continuous street frontage off Woodbury Avenue; and, lying in a zone where a minimum lot area of 15,000 s.f. and 100' of continuous street frontage is required. Said properties are located in a Single Residence B district and are shown on Assessor Plan 219, Lot 39 and Plan 220, Lot 15. (Plat plans are on file in the Planning Department Office and are identified as 17-01-03.)

C. The application of **Four Seas Partners and Frank J. A. and Irja Cilluffo** for properties located at **179 and 181 Pleasant Street** wherein a Lot Line Change is requested between two lots having the following: Lot 15 increasing in area from 0.743 acres to 0.930 acres and with continuous street frontage off Pleasant Street; Lot 16-1 decreasing in area from 0.362 acres to 0.175 acres and with continuous street frontage off Pleasant Street; and, lying in a zone where a minimum lot area of 7,500 s.f. and 100' of continuous street frontage is required. Said properties are located in a Mixed Residential Office district and are shown on Assessor Plan 108 as Lots 15 and 16-1. (Plat plan is on file in the Planning Department Office and is identified as 18-01-03.)

D. The application of **Karl and Gale Belilah** for properties located at **244 and 254 New Castle Avenue** wherein a Preliminary Lot Line Change is requested between two lots having the following: Lot 38 increasing in area from 5,291 s.f. +/- to 6,197 s.f. +/- and with continuous street frontage off New Castle Avenue and Driftwood Lane; Lot 39 decreasing in area from 4,581 s.f. +/- to 3,674 s.f. +/- and with continuous street frontage off New Castle Avenue; and, lying in a zone where a minimum lot area of 15,000 s.f. and 100' of continuous street frontage is required. Said properties are located in a Single Residence B district and are shown on Assessor Plan 207 as Lots 38 and 39. (Plat plan is on file in the Planning Department Office and is identified as 19-01-03.)

- E. The application of **Bicoast Associates, Inc.** for property located at **579 Sagamore Avenue** [Tidewatch Condominiums – A Planned Unit Development] wherein site plan approval is requested to amend a previously approved site plan for a planned unit development located at this location. Amendments requested include: a reduction in the remaining density of the project [from 41 units to 36 units]; the relocation of proposed units from previously approved locations; changes in unit types; a new emergency access/egress to Jones Avenue; new maintenance garage; along with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 223 as Lot 30 and lies within a Single Residence A district.
- F. The application of **Christiana D’Adamo**, for property located at **44 & 54 Bridge Street** wherein site plan approval is requested for the following: a) a 273 sf connector addition for handicap ingress/egress between buildings located at 44 Bridge Street and 54 Bridge Street, and b) a 273 sf two story addition to the rear of 54 Bridge Street with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 126 as Lots 53 & 54 (to be combined) and lies within a Central Business B district.
- 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 **Pioneer New Hampshire, LLC (The Kane Company) and Pease Development Authority** for property located at **207 International Drive** wherein a Lot Line Change is requested between two lots having the following: Lot 1 increasing in area by 1.29 acres from 12.51 acres for a total of 13.8 acres and with continuous street frontage off International Drive; and the remaining land area being decreased by 1.29 acres and constituting a portion of the Tradeport; and, lying in a zone where a minimum lot area of 5.0 acres and 200’ of continuous street frontage is required. Said properties are located in an Airport Business Commercial district and are shown on Assessor Plan 315 as Lot 0004. (Plat plans are on file in the Planning Department Office and are identified as 16-01-03.)
- 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 **The Kane Company** for property located at **207 International Drive** wherein site plan approval is requested [subject to Subdivision Approval] for the construction of 116 additional vehicular parking spaces [total of 469 spaces] for use by the tenants of the existing structure (Liberty Mutual) along with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 315 as Lot 4 and lies within an Airport Business Commercial district.
- I. 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 and Pease Development Authority** for property located at **231 Corporate Drive** wherein Preliminary/Final Subdivision Approval is requested with the following: Lot 0000 having an area of 7.7 acres and with continuous street frontage off Corporate Drive; and the remaining land area being decreased by 7.7 acres and constituting a portion of the Tradeport; and, lying in a zone where a minimum lot area of 5.0 acres and 200’ of continuous street frontage is required. Said properties are located in an Airport Business Commercial district and are shown on Assessor Plan 314 as Lot 0001. (Plat plans are on file in the Planning Department Office and are identified as 15-01-03.)

J. 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 **231 Corporate Drive** wherein site plan approval is requested [subject to Subdivision Approval] for the construction of a 24,000 s.f. two story building, along with vehicular parking for the proposed building with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 314 as Lot 1 and lies within an Airport Business Commercial district.

K. The application of **Millenium Borthwick, LLC** for property located off **Borthwick Avenue** wherein an amendment to a previously approved site plan is requested to allow interior vehicular parking in one of the two (2) three story buildings that are to be built, each having a footprint of 50,400 s.f. for a total of 100,800 s.f. along with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 259 as Lot 14A and lies within an Industrial district.

III. CITY COUNCIL REFERRALS/REQUESTS

A. Request from Steven McHenry, Architect to use a portion of the Ceres Street Right-of-Way for property located at 51 Ceres Street.

B. Request from Lawrence and Elizabeth Marcotte for permission to cross property, located at 234 Littleworth Road, Madbury.

C. Request from Paul R. Bacon to purchase city owned property located on Edmund Avenue.

IV. 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: