

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

**7:00 P.M. CITY COUNCIL CHAMBERS MARCH 18, 2004
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

AGENDA

I. APPROVAL OF MINUTES

Meeting of February 19, 2004

II. PUBLIC HEARINGS

A. The application of the **City of Portsmouth, SAU #52**, for property located at **50 Andrew Jarvis Drive** wherein site plan approval is requested for the construction of a 13,711 s.f. irregular shaped two story addition to the Industrial Arts Department, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 229 as Lot 3 and lies within a Municipal district.

B. A Public Meeting is scheduled for comment and discussion relative to a draft Amendment to the 1995 Zoning Ordinance, as amended. This amendment addresses Residential Uses as allowed in the Central Business A and Central Business B districts by limiting ground floor and related areas to non-residential uses. Copies of this proposal are available in the Planning Department Office.

C. The application of **Islington Woods, LLC** for a lot located **off Borthwick Avenue**, Assessor Plan 234 as Lot 7-4A, and owned by Islington Woods, LLC and for a lot located **off Barberrry Lane**, Assessor Plan 234 at Lot 1, and owned by **Northern Utilities, Incorporated** wherein Preliminary and Final Subdivision Approval is requested so as to subdivide two lots into three lots with the following: Proposed lot 7-4B with an area of 3.478 acres and continuous street frontage off Borthwick Avenue; Proposed Lot 7-4A with a lot area of 6.488 acres and continuous street frontage off Borthwick Avenue; and, Proposed Lot 1 decreasing in area from 5.226 acres to 3.624 acres and having access off Barberrry Lane and no continuous street frontage off Barberrry Lane; and, with all proposed lots lying in an Office Research district where a minimum lot area of 3 acres and 300 feet of continuous street frontage are required

D. The application of **Richard P. Fusegni, owner and DSP Shopping Center, LLC, Applicant** for property located at **1574 & 1600 Woodbury Avenue** wherein site plan approval is requested for the construction of a 4,500 s.f. one-story building for restaurant use with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 238 at Lots 16 & 17 and lies within a General Business district.

E.. The application of **Robert L. Casella, LLC, Owner and Portsmouth Computer Group, Applicant**, for property located at **30 Mirona Road Extension** wherein site plan approval is requested for the construction of a 1,255 s.f. one-story addition to the right of an existing structure, and a 1,200 s.f. 2nd story addition over an existing garage, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 253 as Lot 4 and lies within an Industrial district.

III. CITY COUNCIL REFERRALS/REQUESTS

- A. 67 Ridges Court – Construct/Reconstruct a Pier

IV. OLD BUSINESS

- A. Request of **The Estate of Anthony Giovannattone** for an additional one year extension of Conditional Use Permit for property located **off Lang Road** wherein a Conditional Use Permit was 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 access way 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.

V. AMENDED SITE PLAN REVIEW

- A. The revised application of **Great Islington Street, LLC** for property located at **871 Islington Street** wherein the approval of an amended plan is requested for the conversion of an existing structure from office use to fourteen dwelling units and artisan studio space with associated site improvements. The proposal calls for the removal of a section of the existing building (some 1,730 s.f.±). Said property is shown on Assessor Plan 165 as Lot 4 and lies within a Business district.

VI. 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:

- 1) Letter from NHDES dated 2/11/04 regarding Witch Cove Properties;
- 2) Letter from NHDES dated 2/18/04 regarding Riveredge Condominiums, 117 Bow Street;