

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

**7:00 P.M. CITY COUNCIL CHAMBERS JUNE 17, 2004
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

AGENDA

I. APPROVAL OF MINUTES

Meeting of May 20, 2004

II. PUBLIC HEARINGS

A. The application of **MacLeod Enterprises, Inc.**, owner, for property located at **1390 Lafayette Road** where Final Subdivision Approval is requested to subdivide one lot into two lots with the following: Lot A having a lot area of 108,256 \pm s.f. and continuous street frontage off Lafayette Road and Lot B having a lot area of 221,743 \pm s.f. and continuous street frontage off Lafayette Road and Peverly Hill Road, and lying in a zone where a minimum lot area of 43,560 s.f. and 200' of continuous street frontage is required. Said property is shown on Assessor Plan 252 as Lot 8 and lies within a General Business district.

B. The application of **MacLeod Enterprises, Inc.**, owner, for property located at **1390 Lafayette Road** wherein site plan approval is requested for the demolition and removal of 12,500 \pm s.f. of existing building and 36,400 \pm s.f. of existing pavement, thereby creating additional landscaped area, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 252 as Lot 8 and lies within a General Business district.

C. The application of **Joli Ann Foucher**, owner, for property located at **566 Greenland Road** where Preliminary and Final Subdivision approval is requested to subdivide one lot into two lots with the following: Lot 1 having a lot area of 1.8 \pm acres and 100 feet of continuous street frontage off Greenland Road and Lot 2 having a lot area of 1.4 \pm acres and 80' of continuous street frontage off Greenland Road, and lying in a zone where a minimum lot area of 15,000 s.f. and 100' of continuous street frontage is required. Said property is shown on Assessor Plan 258 as Lot 1 and lies within a Single Residence B district.

D. The application of **Forum Development, LLC**, owner, for property located at **Stonecroft Apartments, off Lang Road**, wherein site plan approval is requested to construct a 35.5' x 48' one-story building with basement, totaling 1,630 \pm s.f., with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 286 as Lot 24 and lies within a Garden Apartment district.

E. The application of **Parade Office LLC**, owner, for property located at **195 Hanover Street** wherein site plan approval is requested for the following: 1) On proposed subdivided Lot #1, construction of a 14,792 \pm s.f. 5-story 131 room hotel; and 2) On proposed subdivided Lot #2, construction of a 7,576 \pm s.f. 5-story mixed use building to include 1,200 \pm s.f. of commercial space, residential parking and residential units, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the Central Business B district and Historic District A.

F. The application of **Brora LLC**, for property located **off Portsmouth Boulevard** wherein site plan approval is requested for the construction of a 28,884 ± s.f. 4-story 108 room hotel with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 213 as Lot 2 and lies within an Office Research district.

G. The application of **Boise Cascade Building Materials**, owner, for property located **at 100 Ranger Way** where in site plan approval is requested for the addition of a 24' x 45' modular building to be used as office space with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 211 as Lot 2 and lies within an Industrial district.

H. A public meeting is scheduled in order to solicit public comment on a proposal to rezone the **Portsmouth Circle Business Center, located at 500 Spaulding Turnpike**, a 23.3 acre parcel, from an Office Research district to a General Business district. Said property is shown on Assessor Plan 238 as Lot 20.

III. CITY COUNCIL REFERRALS/REQUESTS

A. A public meeting is scheduled in order to solicit public comment on a proposal to construct an addition to an existing pier on property located at **67 Ridges Court**. The purpose of this meeting is to assist the Planning Board in preparing a recommendation to the City Council pursuant to RSA 482-A:3 (XIII). **(This matter was tabled at the May 20, 2004 Planning Board Meeting and the applicant has requested that this matter be tabled again until the July 15, 2004 Planning Board meeting)**

B. Request from City Council for a report regarding the feasibility of placing a Memorial honoring **Martin Luther King** at the site located between Dutton Avenue and Scott Avenue, bound by Wright Avenue and the approach to the Memorial Bridge. **(This matter was tabled at the May 20, 2004 Planning Board Meeting)**

VII. 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 dated May 18, 2004 from NHDES regarding Millennium Borthwick;
- 2) Letter dated May 18, 2004 from NHDES regarding 77 Wentworth Street.