

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

7:00 P.M. CITY COUNCIL CHAMBER SEPTEMBER 23, 2004

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

AGENDA

I. APPROVAL OF MINUTES

Planning Board Work Session of September 2, 2004

II. AMENDED SITE PLAN REVIEW

A. The application of the **City of Portsmouth, Owner**, for property located at **175 Parrott Avenue**, wherein approval for an amendment to a previously approved Site Review Application is requested for the construction of a two-story 38,000 ± s.f. building for use as a public library with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 128 as Lot 14 and lies within a Municipal district.

III. OLD BUSINESS

A. The application of **Joli Ann Foucher, Owner**, for property located at **566 Greenland Road** where Final Subdivision approval is requested to subdivide one lot into two lots with the following: Lot 1 having a lot area of 1.8 ± acres and 100 feet of continuous street frontage off Greenland Road and Lot 2 having a lot area of 1.4 ± 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. **(This matter was tabled at the August 19, 2004 Planning Board Meeting)**

B. The application of **Michael R. Clark, Owner**, for property located at **325 Little Harbor Road** where Preliminary and Final Subdivision approval is requested to subdivide one lot into two lots with the following: Lot 1 having 175,550 ± s.f. and 154.43 feet of continuous street frontage on Little Harbor Road and Lot 2 having 287,292 ± s.f. and 151.38 feet of continuous street frontage on Little Harbor Road, and lying in a zone where a minimum lot area of 1 acre and 150' of continuous street frontage is required. Said property is shown on Assessor Plan 204 as Lot 5 and lies within a Single Residence A district. **(This matter was tabled at the August 19, 2004 Planning Board Meeting)**

IV. PUBLIC HEARINGS

A. The application of **Moray, LLC, Owner** for property located at **235 Commerce Way** and **Brora, LLC, Owner**, for property off **Portsmouth Boulevard** wherein Preliminary and Final Approval is requested for a lot line relocation whereby property located at 325 Commerce Way would have a lot area of 247,954 ± s.f. and 646.56' of street frontage and property located off Portsmouth Boulevard would have a lot area of 239,040 ± s.f. and 433.91' of street frontage, in a district where a minimum lot area of 3 acres and 300' of street frontage is required. Said properties are located in an Office Research/Mariner's Village district and are shown on Assessor Plan 213 as Lot 11 and Assessor Plan 216 as Lot 1-8B.

B. The application of **Bellwood Associates Limited Partnership, Owner**, for property located at **2300 Lafayette Road**, wherein site plan approval is requested for the construction of a new waterslide, a 27' x 30' pump building, concrete decking, walkways, fencing and associated underground utilities, a 45' expansion of the parking lot #4 and clearing of trees and preparation of gravel surface, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 273 as Lots 5 & 7, and lies within a General Business & Industrial district. (This application was tabled at the Technical Advisory Committee Meeting of June 29, 2004.)

C. The application of **Lambert Lake Assoc., LLC, Owner, and Primax Properties, LLC, Applicant**, for property located at **2299 Lafayette Road**, wherein site plan approval is requested for the construction of an 83'± x 83'± auto parts store with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 272 as Lot 4 and lies within a General Business district.

D. 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 **Two International Group, LLC, Owner** for property located at **100 International Drive**, wherein approval for an amendment to a previously approved Site Review Application is requested for the construction of a three-story office building with a 26,500 ± s.f. footprint, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 306 as Lot 2 and lies within the Pease Industrial district.

E. 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 **Lonza Biologics, Inc., Owner**, for property located at **101 International Drive**, wherein site plan approval is requested for the construction of three story addition, with a 95,000± s.f. footprint, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 305 as Lot 6 and lies within the Pease Airport Business and Commercial district.

V. CITY COUNCIL REFERRALS/REQUESTS

A. NH Public Radio Repeater to be placed on Portsmouth City Hall

VI. NEW BUSINESS

- A. Subdivision Plan for property located at **195-197 Raleigh Way**
- B. Subdivision Plan for property located at **224-226 Concord Way**

VII. OLD BUSINESS

- A. Request for one year extension for property located **off Lang and Longmeadow Road.**
- B. Site Plan amendment for property located at **400 Gosling Road (PSNH);**

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.