

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

7:00 P.M.

CITY COUNCIL CHAMBERS

JANUARY 20, 2005

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

AGENDA

I. OTHER BUSINESS

A. Presentation of **Capital Improvement Program**

II. APPROVAL OF MINUTES

- 1) Minutes from the October 21, 2004 Planning Board Meeting;
- 2) Minutes from the November 18, 2004 Planning Board Meeting;
- 3) Minutes from the December 16, 2004 Planning Board Meeting;

III. OLD BUSINESS

A. The application of **Engel Family Trust, Owner, and API of New Hampshire, Applicant**, for property located at **50 Campus Drive**, wherein site plan approval is requested to construct a 108.4' x 111', 12,032 ± s.f. 1-story addition to an existing structure, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 267 as Lot 23 and lies within an Industrial district. (This application was tabled at the December 16, 2004 Planning Board Meeting)

B. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, wherein site plan approval is requested to construct a 170' x 150' (irregular) 26,422 ± s.f. 3-story office building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 216 as Lot 1-8B and lies within the Office Research/Mariner's Village district. (This application was tabled at the December 16, 2004 Planning Board Meeting)

C. The application of **Moray, LLC, Owner** for property located at **235 Commerce Way** and **Brora, LLC, Owner**, for property off **Portsmouth Boulevard** wherein 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. (This application was tabled at the December 16, 2004 Planning Board Meeting)

IV. PUBLIC HEARINGS

1. The application of **Aranosian Oil Company, Inc., Owner**, 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* to allow the re-use of an existing concrete sign base within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 279 as Lot 2 and lies within an Industrial district.

2. 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 180,000 \pm s.f. (4.2 acres) and 154.43 feet of continuous street frontage on Little Harbor Road and Lot 2 having 279,000 \pm s.f. (6.4 acres) 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.
3. The application of **Lambert Lake Associates, Owner**, for property located at **2299 Lafayette Road** where Preliminary and Final Subdivision approval is requested to subdivide one lot into two lots with the following: Lot 1 having 80,000 \pm s.f. and 200 feet of continuous street frontage and Lot 2 having 80,000 \pm s.f. and 200 feet of continuous street frontage, 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 272 as Lot 4 and lies within a General Business district.
4. The application of **Fay Rubin, Owner**, and **1003 South Street, LLC, Owner**, for properties located at **57 Marston Avenue and 1003 South Street** wherein a Lot Line Change is requested between two lots having the following: Lot 5 as shown on Assessor Plan 150 increasing in area from .145 acres to .162 acres and with continuous street frontage off Marston Avenue and Lot 6 as shown on Assessor Plan 150 decreasing in area from .362 acres to .346 acres and with continuous street frontage off of South 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 General Residence A district and are shown on Assessor Plan 150 as Lots 5 & 6. (Plat plans are on file in the Planning Department Office and are identified as Plan #12-01-04).
5. The application of **Strawbery Banke, Inc., Owner**, for property located **off Marcy Street**, wherein site plan approval is requested to construct a 1-story 3,300 \pm s.f. free standing Orientation Center, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 104 as Lot 007 and lies within a Mixed Residential Office district and Historic District A.
6. A public meeting is convened to consider amendments to Article VII, Flood Plain Development, as contained in the City's 1995 Zoning Ordinance as amended. The effect of these changes is to update the City's Flood Plain Development ordinance. With this proposal the entire section is amended and replaced. Sections being changed include the following: Purpose; Definitions; Building Permits; Water and Sewer Systems; Flood Information; Federal and State Certifications; Riverine and Watercourses; Special Flood Hazard Areas; and, Variances and Appeals. Copies of the proposed amendments are on file in the City Planning Department.

V. CITY COUNCIL REFERRALS/REQUESTS

- A. Hilton Garden Inn – Request for Licenses & Easements

VI. NEW BUSINESS

1. Subdivision Plan for property located at **45-47 Concord Way**;
2. Election of Officers

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.