

6:30 pm The Planning Board will convene for a Work Session on the Master Plan

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

7:00 P.M.

**CITY COUNCIL CHAMBERS FEBRUARY 17, 2005
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

AGENDA

I. APPROVAL OF MINUTES

1. Minutes from the January 20, 2005 Planning Board Meeting;

I. 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 January 20, 2005 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 235 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 January 20, 2005 Planning Board Meeting)

D. 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 ± s.f. (4.2 acres) and 154.43 feet of continuous street frontage on Little Harbor Road and Lot 2 having 279,000 ± 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. (This application was tabled at the January 20, 2005 Planning Board Meeting)

II. PUBLIC HEARINGS

1. The application of **Rachel L. Bratter, Owner**, for property located at **165 Bartlett Street** and **Myles S. and Elizabeth A. Bratter, Owners**, for property located at **48 Clinton Street**, wherein a Lot Line Change is requested between two lots having the following: Lot 7 as shown on Assessor Plan 158 increasing in area from 32,242 ± s.f. to 36,197 ± s.f. and with continuous street frontage off Clinton Street and Lot 10 as shown on Assessor Plan 158 decreasing in area from 12,350 ± s.f. to 8,395 ± s.f. and with continuous street frontage off Bartlett 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 158 as Lots 7 and 10. (Plat plan is on file in the Planning Department Office and is identified as Plan #01-01-05).

2. The application of **145 Heritage Avenue Properties, LLC, Owner**, and **Carlisle Capital Corporation, Applicant**, for property located at **280 Heritage Avenue**, wherein site plan approval is requested for the construction of three buildings as follows: 1) a 120' x 130' 1-story industrial building with 15,600 ± s.f.; 1) a 210' x 140' 1-story industrial building with 29,400 ± s.f., and 3) a 30' x 90' 2-story garage with 2,700 ± s.f., with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 284 as Lot 7 and lies within an Industrial district.

3. This is a notification of the intent of the **New Hampshire Port Authority** to implement specific improvements to the facility located **off Market Street**. These improvements are security related. This is a courtesy notice to the public of these improvements. Said property is shown on Assessor Plan 119 as Lot 5 and lies within a Waterfront Industrial district.

4. The application of **Mark and Chong Jou Kim, Owners**, for property located at **3002 Lafayette Road**, wherein site plan approval is requested to demolish an existing 1-story building and for the construction of a new 1-story, 3,590 ± s.f. building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 292 as Lot 13 and lies within a Mixed Residential Business district.

III. CITY COUNCIL REFERRALS/REQUESTS

- A. Letters from Christ Episcopopol Church and The Church of Jesus Christ of Latter-Day Saints;
- B. Letter from Shawn Rafferty, Re: Historic Sites;
- C. Letter from Attorney Bernard Pelech regarding Avanti Development and conveyance of land;
- D. Letter from Attorney Peter Saari proposing to give the alleyway in the rear of the Wenberry Property running from Fleet Street to Haven Court to the City;

VI. AMENDED SITE PLAN REVIEW

- 1. **430 West Road** – Remove paved parking at the rear of the building and replace with a gravel parking area.
- 2. **235-245 Islington Street** – Treatment of overhead power, telephone and CATV lines;

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 from Islington Woods, LLC, dated February 11, 2005, to Kenneth Smith, Planning Board Chair;