

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

7:00 P.M.

CITY COUNCIL CHAMBERS

MAY 19, 2005

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

AGENDA

I. APPROVAL OF MINUTES

1. Minutes from April 21, 2005 Planning Board Meeting;

II. PUBLIC HEARINGS

A. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 500 of the Pease Development Authority Subdivision Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of **General Services Administration, New England Region, Applicant**, for property located at **254 Corporate Drive** wherein Preliminary and Final Subdivision approval is requested with the following: Lot 0000 having an area of 30.18 ± acres and with continuous street frontage off Corporate Drive; and the remaining land area being decreased by 30.18 ± acres and constituting a portion of the Tradeport; and, lying in a zone where a minimum lot area of 5.0 acres and 200' of continuous street frontage is required. Said properties are located in an Airport Business Commercial district and are shown on Assessor Plan 315, as Lot 0004. (Plat plans are on file in the Planning Department Office and are identified as #02-01-05) (This application was tabled at the April 21, 2005 Planning Board Meeting)

B. The application of **Philip J. and Marie E. Beaupre, Owners**, for property located at **297 Peverly Hill Road**, wherein an Amendment to a previously approved subdivision is requested to move a driveway from the northerly side of the lot to the southerly side of the lot, said proposed driveway to be located off of Peverly Hill Road. Said property is shown on Assessor Plan 255 as Lot 7 and lies within a Single Residence B district. (This application was tabled at the April 21, 2005 Planning Board Meeting)

C. The application of **Michael Power, Owner**, for property located at **105 Saratoga Way** and **Thomas and Lisa Conrad, Owners**, for property located **off Saratoga Way**, wherein Final Subdivision approval (Lot Line Change) is requested between two lots having the following: Lot 36-1 as shown on Assessor Plan 212 increasing in area from 3,939 ± s.f. to 4,349 ± s.f. and with continuous street frontage off Saratoga Way and Lot 37 as shown on Assessor Plan 212 decreasing in area from 43,888 ± s.f. to 43,479 ± s.f. and with continuous street frontage off Saratoga Way, and lying in a zone where a minimum lot area of 5,000 s.f. and 80' of continuous street frontage is required. Said properties are located in a General Residence B district and are shown on Assessor Plan 212 as Lots 36-1 and 37. (Plat plan is on file in the Planning Department Office and is identified as Plan #03-01-05).

D. The application of **2859 Lafayette Road Ventures, LLC, Owner**, for property located at **2859 Lafayette Road** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to allow the addition of four bays to an existing car wash with associated accessways and parking within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 286 as Lots 19 and 20 and lies within a General Business district.

E. The application of **April Weeks, Owner**, for property located at **115 Pinehurst Road and adjacent vacant lot**, wherein Preliminary and Final Subdivision approval (Lot Line Change) is requested between two lots having the following: Lot 75 as shown on Assessor Plan 221 decreasing in area from 17,011 ± s.f. to 14,836 ± s.f. and with 115.49 ‘ of continuous street frontage off Pinehurst Road and Lot 95 as shown on Assessor Plan 221 increasing in area from 13,049 ± s.f. to 15,224 ± s.f. and with 115.49 ‘ of continuous street frontage off Pinehurst Road. Said properties are located in a General Residence A District and are shown on Assessor Plan 221 as Lots 75 and 95. (Plat plan is on file in the Planning Department Office and is identified as Plan #07-01-05)

F. The application of **Wal-Mart Real Estate Business Trust and Joker’s Realty One, LLC, Owners, Wal-Mart Stores, Inc., Applicant**, for property located at **2460 Lafayette Road**, wherein site plan approval is requested for the expansion of an existing 124,852 ± s.f. Wal-Mart Store to a 190,800 ± s.f. Wal-Mart Supercenter, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 285 as Lots 16-1 & 2 and lies within a General Business district.

III. CITY COUNCIL REFERRALS/REQUESTS

1. Request for Amendment to Zoning Ordinance to Permit Financial Institutions in the Office/Research Zone;

IV. NEW BUSINESS

- A. Request for One Year Extention of Site Plan Approval for Property located at 58 State Street, granted on May 20, 2004;
- B. Subdivision request for **244 - 246 Concord Way**;

V. 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 610-7274 one week prior to the meeting.

Informational:

- 1) Letter from “Concerned Citizens of Portsmouth” dated Marcy 7, 2005;
- 2) Copy of Supreme Court Decision Richard Taylor v. Town of Plaistow, (issued April 22, 2005);
- 3) Final Order from Rockingham County Superior Court, James Boyle, Trustee, 150 Greenleaf Avenue Realty Trust v. City of Portsmouth, #04-E-663, dated April 8, 2005;