

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

7:00 P.M.

**CITY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

JULY 21, 2005

AGENDA

I. APPROVAL OF MINUTES

1. Minutes from the June 16, 2005 Planning Board Meeting;
2. Minutes from the January 27, 2005 Planning Board Worksession;

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 June 16, 2005 Planning Board Meeting)

B. The application of **Smith, Minch and Frost Properties, Owner**, for property located at **159 State Street** and **Rand K. and Samantha R. Peck, James and Katherine Quick, Christopher Cloitre, Aaron J. and Jill A. Gructer, Jonathan A. and Lisa Daniels and Robert Kosciusko and Carrie Benn, Owners**, for property located at **147 State Street** where Preliminary and Final Subdivision approval (Lot Line Relocation) is requested between two lots having the following: Lot 46-3 as shown on Assessor Plan 107 increasing in area from 5,099 ± s.f. to 5,624 ± s.f. and Lot 46-4 as shown on Assessor Plan 107 decreasing in area from 5,287 ± s.f. to 4761 ± s.f., and lying in a zone where a minimum lot area of 1,000 s.f. is required and no minimum street frontage is required. Said properties are located in a Central Business B and Historic A districts and are shown on Assessor Plan 107 as Lots 46-3 and 46-4. (Plat plan is on file in the Planning Department Office and is identified as Plan #10-01-05) (This application was tabled at the June 16, 2005 Planning Board Meeting)

C. The application of **Michael R. Clark, Owner**, for property located at **325 Little Harbor Road** where 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. (Plat plan is on file in the Planning Department Office and is identified as Plan #10-02-04).

D. The application of **Robert and Shari Pantanella, Owners**, for property located at **156 Holly Lane** and **Matthew Fessenden, Owner**, for property located at **581 Colonial Drive** where Preliminary and Final Subdivision approval (Lot Line Change) is requested between two lots having the following: Lot 28 as shown on Assessor Plan 260 increasing in area from 6,016 ± s.f. to 10,119 ± s.f. and having 100' of continuous street frontage off of Colonial Drive and Lot 56 as shown on Assessor Plan 261 decreasing in area from 24,589 ± s.f. to 20,119 ± s.f. and having 60' of continuous street frontage off of Holly Lane, and lying in a zone where a minimum lot area of 15,00 s.f. and 100' of continuous street frontage is required. Said properties are located in a Single Residence B district and are shown on Assessor Plan 260 as Lot 28 and Assessor Plan 261 at Lot 56. (Plat plan is on file in the Planning Department Office and is identified as Plan #13-01-05).

E. The application of **Deer Street Associates, Owner, and Centrix Bank & Trust, Applicant**, for property located at **165 Deer Street**, wherein site plan approval is requested for the addition of a covered entrance and porte-cochere with a teller window, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 125 as Lots 17 & 18 and lies within Central Business B District, the Downtown Overlay District and Historic District A.

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 amended site plan approval is requested for the expansion of an existing 124,852 ± s.f. Wal-Mart Store to a 190,800 ± s.f. s.f. Wal-Mart Supercenter, with related paving, utilities, landscaping, drainage and associated site improvements. A public hearing will be held on Applicant's Request to Amend Stipulation #12 of June 16, 2005 Site Plan Approval. 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 to review archeological matters and historic sites in the City;
2. Request from Kenneth & Deborah Smith for a license for land use beside and in back of their property located at 298 Myrtle Avenue;
3. Proposed Pedestrian Walkway Connecting Johnson Court and Junkins Avenue along the South Mill Pond;

VI. AMENDED SITE PLAN REVIEW

- A. 207 International Drive

V. OLD BUSINESS

1. PDA Wetlands Worksession at PDA;

IV. NEW BUSINESS

- A. Discussion of Possible Regional Impact

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.