

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

**7:30 P.M.**

**CITY COUNCIL CHAMBERS  
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE** **AUGUST 18, 2005**

**AGENDA**

**I. APPROVAL OF MINUTES**

1. Minutes from the July 21, 2005 Planning Board Meeting;

**II. PUBLIC HEARINGS**

A. The application of **360 Constitution Avenue, LLC, Owner**, for property located at **360 Constitution Avenue**, wherein approval is requested to excavate 28,000 ± cubic yards of material from the site. Said property is shown on Assessor Plan 274 as Lot 1-C and lies within an Office Research district.

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 July 21, 2005 Planning Board Meeting)

C. The application of **Thomas Heany, Owner**, for property located at **816 Middle Street** where Preliminary and Final Subdivision approval is requested to subdivide one lot into two lots with the following: Lot 1 having 10,056 ± s.f. and 100 feet of continuous street frontage on Lawrence Street and Lot 2 having 15,046 ± s.f. and 97.79 feet of continuous street frontage on Middle 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 property is shown on Assessor Plan 152 as Lot 44 and lies within a General Residence A district. (Plat plan is on file in the Planning Department Office and is identified as Plan #15-01-05).

D. The application of **Marc C. Griffin and Beth P. Griffin, Owners**, for property located at **239 Broad Street** and **Mary Catherine Gato, Owner**, for property located at **336 Miller Avenue** where Preliminary and Final Subdivision approval (Lot Line Change) is requested between two lots having the following: Lot 15 as shown on Assessor Plan 131 increasing in area from 5,654 ± s.f. to 7,454 ± s.f. and having 48' of continuous street frontage off of Broad Street and Lot 27 as shown on Assessor Plan 131 decreasing in area from 12,857 ± s.f. to 11,057 ± s.f. and having 83' of continuous street frontage off of Miller Avenue, 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 131 as Lot 15 and Lot 27. (Plat plan is on file in the Planning Department Office and is identified as Plan #16-01-05).

E. 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 **40 Oak Avenue** wherein Preliminary and Final Subdivision approval is requested with the following: Lot 0000 having an area of 11.57 ± acres and with 600' ± of continuous street frontage off Oak Avenue; and the remaining land area being decreased by 11.57 ± 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 plan is on file in the Planning Department Office and is identified as Plan #02-02-05).

F. A public meeting is convened to review a new version of the City's zoning map. Please note there are no changes in zoning boundaries or districts. This map is a different presentation of the existing zoning information. The black and white version will be replaced with a full color map. This map uses Geographic Information System (GIS) as base data and incorporates property boundaries. The zoning map is on file in the City Planning Department Office.

**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. Request for Amendment to Zoning Ordinance to Permit Financial Institutions in the Office/Research Zone;
4. Request to Re-Zone land at Banfield Road and Constitution Avenue;

**IV. NEW BUSINESS**

- A. Seacoast Foundation, Walking Trail Signs – Central Business District;
- B. Request for One Year Extension for Site Review Approval for 1800 Woodbury Avenue;

**VI. AMENDED SITE PLAN REVIEW**

1. 280 Heritage Avenue;
2. 155 Griffin Road;

**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:**