

6:30 – 7:15 pm Work Session in City Council Chambers regarding a Zoning Ordinance Amendment for Office Research, relative to banking on U.S. Route One

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

7:15 P.M.

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

AGENDA

I. APPROVAL OF MINUTES

A. Approval of Minutes from the October 20, 2005 Planning Board Meeting;

II. PUBLIC HEARINGS

A. The application of **Portsmouth Farms, LLC, Owner, and Starbucks Coffee Company, Applicant**, for property located at **1855 Woodbury Avenue** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to allow the renovation of an existing building and the addition of a drive-thru window within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 215 as Lot 11 and lies within a General Business District. (This application was tabled at the October 20, 2005 Planning Board Meeting)

B. The application of **Portsmouth Hospital Office Building Association (Jackson Grey Condominiums), Owner**, for property located at **330 Borthwick Avenue** and **Islington Woods, Owner**, for property located **off Borthwick Avenue** where Preliminary and Final Subdivision approval (Parking Lot Easement) is requested to allow a 22,738 ± s.f. (0.52 acre) parking lot easement on the southeasterly portion of property shown on Assessor Plan 234 as Lot 52. Said properties are located in an Office Research district and are shown on Assessor Plan 240 as Lot 2-2 and Assessor Plan 234 as Lot 52. (Plat plan is on file in the Planning Department Office and is identified as Plan #18-01-05). (This application was tabled at the October 20, 2005 Planning Board Meeting)

C. The application of **Saco Avenue Professional Building, Inc., Owner**, for property located at **125 Brewery Lane**, wherein site plan approval is requested to construct a 4-story, 64' x 240', 15,500 ± s.f., 48-unit residential building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 154 as Lot 2 and lies within a Business district. (This application was tabled at the October 20, 2005 Planning Board Meeting)

D. The application of **Portsmouth Casey Home, Owner, and Heyland Development, Applicant**, for property located at **1950 Lafayette Road**, wherein site plan approval is requested to construct a 2 ½ story office building, with a 3,280 ± s.f. footprint and a 1 story 6,000 ± s.f. function hall, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 267 as Lot 7 and lies within an Office Research district. (This application was tabled at the October 20, 2005 Planning Board Meeting)

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 **New Hampshire Community Technical College, Applicant**, for property located at **320 Corporate Drive** wherein Preliminary and Final Subdivision approval is requested with the following: The proposed lot having an area of 13.05 ± acres (568,386 s.f.) and 1,260' ± of continuous street frontage off Corporate Drive and the remaining land area being decreased by 13.05 ± acres and constituting a portion of the Tradeport. The proposed lots lie in a zone where a minimum lot area of 5 acres and 200' of continuous street frontage is required. Said properties are located in a 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 #19-01-05).

F. The application of **Paul J. Holloway, Jr., et al, Owner**, for property located at **500 Route One By-Pass and off Cottage Street** wherein site plan approval is requested for the reconfiguration of the lot known as Coast Pontiac Cadillac GMC, creating a new driveway off Cottage Street, blocking off the existing driveway, the relocation of existing parking spaces and the addition of new parking spaces, with related paving, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Plan 173 as Lots 9 and 11 and lie within a General Residence A District;

III. CITY COUNCIL REFERRALS/REQUESTS

- A. Request to review archeological matters and historic sites in the City;
- B. Request for Amendment to Zoning Ordinance to Permit Financial Institutions in the Office/Research Zone;
- C. Request for the discontinuance of Falkland Way;
- D. Request of Exchange City to Erect a sign at 25 Granite Street;
- E. Request to purchase “Unnamed Lane” abutting Pleasant Street;

IV. OLD BUSINESS

- A. Request for Amendment to zoning Ordinance to re-zone land at Banfield Road and Constitution Avenue from Office Research to Industrial;

V. NEW BUSINESS

- A. Revisions to Planning Board Rules & Regulations;
- B. Discussion on PDA Land Use Regulations and Master Plan (Raymond Will);
- C. Report back from DPW on current standard for monuments;
- D. Appointment of CIP Sub-Committee;

VI. AMENDED SITE PLAN REVIEW

- A. Portsmouth Boulevard – Proposed changes to fence location, type and slope modifications;
- B. 430 West Road – relocation of dumpster and parking spaces;
- C. 157 – 165 Deer Street (Centrix Bank) – addition of dumpster and eliminatin of parking spaces;
- D. 22 Deer Street – revisions to gutters;

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: