

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

7:00 P.M.

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

MAY 18, 2006

AGENDA

I. PUBLIC HEARINGS

A. The application of **Bacman Enterprises, Inc., Owner**, for property located at **140 Edmund Avenue**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to improve on site parking spaces, retaining walls and landscaping within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 220 as Lot 81 and lies within a Single Residence B district. (This application was tabled at the April 20, 2006 Planning Board Meeting.)

B. The application of **Stephen Kelm, Owner**, for property located at **46 State Street**, where in Preliminary and Final Subdivision approval is requested to subdivide one lot into two lots with the following: Proposed Lot A having 1,570 ± s.f. and 22.41' of continuous street frontage on State Street and Proposed Lot B having 2,720 ± s.f. and 38.10' of continuous street frontage on State Street, and lying in a zone where a minimum lot area of 1,000 s.f. and no street frontage is required. Said property is shown on Assessor Plan 105 as Lot 11 and lie within the Central Business B District, Downtown Overlay District and Historic District A. (Plat plan is on file in the Planning Department Office and is identified as Plan #06-01-06). (This application was tabled at the April 20, 2006 Planning Board Meeting.)

C. The application of **Stephen Kelm, Owner**, for property located at **46 State Street and March Twenty Two, LLC, Owner**, for property located at **58 State Street**, wherein Preliminary and Final Subdivision approval (Lot Line Revision) is requested between two lots having the following: Lot 11 as shown on Assessor Plan 105 decreasing in area from 4,303 s.f. to 2,733 s.f. and decreasing in continuous street frontage off of State Street from 60.51' to 38.10' and Lot 12 as shown on Assessor Plan 105 increasing in area from 1,810 s.f. to 3,380 s.f. and increasing in continuous street frontage off of State Street from 26.00' to 48.41'. Said lots lie in a zone where a minimum lot area of 1,000 s.f. and no continuous street frontage is required. Said properties are shown on Assessor Plan 105 as Lots 11 & 12 and lie within a Central Business B and Historic District A District.

D. The application of **Strawbery Banke, Inc., Owner**, for property located at **17 Hancock Street**, wherein Preliminary and Final Subdivision approval is requested to subdivide one lot into two with the following: Proposed Lot 000 having 6,245 ± s.f. and 100' of street frontage on Hancock Street and Proposed Lot 001 having 4,116 ± s.f. and 83.49' of street frontage on Hancock Street and 43.57' of street frontage on Washington Street, and lying in a zone where a minimum lot area of 7,500 s.f. and 100' of street frontage is required. Said property is shown on Assessor Plan 103 as Lot 88 and lies within a Mixed Residential Office and Historic District A District.

E. The application of **Kearsarge Mill Condominium Association, Owner**, for property located at **361 Hanover Street** wherein Amended Site Review approval is requested 1) to amend easements regarding access between the this lot and abutting lot owned by Hill Hanover Group shown on Assessor Plan 138 as Lot 64; 2) to allow a parking easement from the City of Portsmouth for abutting property shown on Assessor Plan 138 as Lot 60; and 3) to grant an access easement to the City of Portsmouth to allow them to maintain and repair a building located on abutting property shown on Assessor Plan 138 as Lot 60, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 138 as Lot 63 and lies within a Central Business B District.

II. CITY COUNCIL REFERRALS/REQUESTS

- A. Request from The Housing Partnership for an Amendment to Section 10-1503 of the City's Zoning Ordinance Relating to Residential Planned Unit Developments (PUD); (Referred from the March 20, 2006 City Council Meeting);
- B. Request from The Housing Partnership for an access easement for property located on Bedford Way; (Referred from the March 3, 2006 City Council Meeting and combined with the above request for a Zoning Amendment by The Housing Authority);

III. OLD BUSINESS

- A. Planning Board appointment to the Historic District Commission;

IV. AMENDED SITE PLAN REVIEW

- A. Property Located at 6-16 Congress Street – addition of grease trap;
- B. Property Located at 3002 Lafayette Road;

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 610-7270 one week prior to the meeting.

Informational:

- 1) City Council referral for informational purposes. Letter and Petition from Islington Creek Neighborhood requesting a review of traffic and safety signage in neighborhood.