

6:00 pm – 7:30 pm WORK SESSION regarding Zoning Ordinance Re-Write

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

7:30 P.M.

**CITY COUNCIL CHAMBERS OCTOBER 19, 2006
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the September 21, 2006 Planning Board Meeting;
2. Approval of Minutes from the September 28, 2006 Planning Board Meeting;

II. PUBLIC HEARINGS

A. The application of the **City of Portsmouth, Owner**, and **Nextel Communications, Applicant**, for property located at **280 Constitution Avenue**, wherein Site Review approval is requested to construct an 11' 6" x 20' equipment shed and backup generator pad adjacent to an existing water tank and to install antennae on the top of an existing water tank, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 273 as Lot 8 and lies within a Municipal district;

B. A public hearing is convened to consider the request of The Housing Partnership for an access easement on Bedford Way. The purpose of this hearing is to solicit public comment on this request. Relevant materials are available for public inspection in the Planning Department. Said properties are shown on Assessor Plan 212 as Lot 120-A which lies within a Municipal District and Lot 118 which lies within a General Residence B District;

C. Public hearing is convened to consider the request of The Housing Partnership for an amendment to Section 10-1508 of the City's Zoning Ordinance relating to Planned Unit Developments (PUD). The purpose of this hearing is to solicit public comment on this request. Relevant materials are available for public inspection in the Planning Department;

D. The application of **The Society of the Protection of New Hampshire Forests, Owner**, for property located at **400 Little Harbor Road** (a/k/a The Creek Farm) wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to widen an access driveway to accommodate traffic within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 203 as Lot 8 and lies within a Rural Residential District;

E. The application of **The Society for the Protection of New Hampshire Forests, Owner**, for property located at **400 Little Harbor Road**, wherein Site Review approval is requested to widen an access driveway and provide public parking, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 203 as Lot 8 and lies within a Rural Residential district;

F. The application of **Millennium Borthwick, LLC, Owner**, for property located at **155 Borthwick Avenue** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to add 13,771 s.f. of grading and pavement within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 259 as Lot 14-1 and lies within an Industrial District;

G. The application of **Michael LeCroix, Owner**, for property located at **151 High Street** wherein Final Subdivision approval (Lot Line Revision) is requested between two lots having the following: Lot 18 as shown on Assessor Plan 118 decreasing in area from 6,800 ± s.f. to 4,233 ± s.f. and decreasing continuous street frontage off of High Street from 57.2' to 42.8' and Lot 19 as shown on Assessor Plan 118 increasing in area from 626 ± s.f. to 3,192± s.f. and increasing continuous street frontage off of High Street from 13' to 27.4', and lying 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 118 as Lots 18 & 19 and lie within a General Business B District, Downtown Overlay District and Historic District A;

H. The application of **Portsmouth Hospital Office Building Association, Owner**, for property located at **330 Borthwick Avenue (Jackson Gray Medical Office Building)**, wherein Site Review approval is requested to expand an existing asphalt parking lot by 50 parking spaces into a vacant wooded area, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 240 as Lot 2-2 and lies within an Office Research district.

III. CITY COUNCIL REFERRALS/REQUESTS

A. Disposal of or reuse under the City Ordinance of the old Library Building (8 Islington Street);

IV. NEW BUSINESS

A. Property Located at 125 Brewery Lane – Request for One Year Extension of Site Review approval;

V. AMENDED SITE PLAN REVIEW

A. Property Located at 566 Islington Street – Amended Site Review approval to remove and replace two trees;

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.

Informational:

- 1) 2007 Meeting Schedule for the Planning Department;
- 2) Letter from the NH Division of Historical Resources dated September 25, 2006 regarding Atlantic Heights;