

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

7:00 P.M.

**CITY COUNCIL CHAMBERS NOVEMBER 16, 2006
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

AGENDA

I. APPROVAL OF MINUTES

A. Approval of Minutes from the October 19, 2006 Planning Board Meeting;

II. PUBLIC HEARINGS

A. 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; (This application was tabled at the October 19, 2006 Planning Board Meeting.)

B. The application of **Elizabeth Cummings, Owner**, for property located at **39 New Castle Avenue**, wherein Preliminary Subdivision approval is requested to subdivide one lot into two with the following: Proposed Lot 1 having 10,500 \pm s.f. and 68' of street frontage on New Castle Avenue and 141' of street frontage on Humphrey's Court and Proposed Lot 2 having 6,870 \pm s.f. and 83.00' of street frontage on New Castle Avenue, and lying in a zone where a minimum lot area of 5,000 s.f. and 80' of street frontage is required. Said property is shown on Assessor Plan 101 as Lot 36 and lies within a General Residence B District and Historic District A.

C. The application of **Arthur E. and Joan T. Jones, Owners**, for property located **off Merrimac Street** and **The Woman's City Club of Portsmouth, Owner**, for property located at **375 Middle Street**, wherein Preliminary and Final Subdivision approval (Lot Line Revision) is requested between two lots having the following: Lot 20 as shown on Map 136 decreasing in area from 12,471 s.f. to 12,982 s.f. and with 79.10' of continuous street frontage on Middle Street and newly subdivided lot which was previously a portion of Lot 18 on Map 136 increasing in area from 10,370 s.f. to 15,082 s.f. and with continuous street frontage on Merrimac Street. Said lots are shown on Assessor Plan 136 as Lot 20 and a newly subdivided lot which was previously a portion of Lot 18, said lots lie within a Mixed Residential Office District and Lot 20 on Map 136 lies partially in the HDC Overlay District;

D. The application of **The Home Depot U.S.A., Inc., Owner** and **Christmas Tree Shops, Inc., c/o Bed Bath and Beyond, Inc., Applicant**, for property located **Off Durgin Lane** wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to demolish the existing building and replace with a retail plaza within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 239 as Lots 13-2, 16 & 18 and lies within a General Business District;

E. The application of **Perry Silverstein and Kristin Magnus Silverstein, Owners**, for property located **off Penhallow Street** and **19 Market Street** wherein Preliminary and Final Subdivision approval (Lot Line Relocation) is requested between two lots having the following: Lot 12 as shown on Assessor's Plan 106 decreasing in area from 6,266 s.f. to 6,220 s.f. and with continuous street frontage on Market Street and Lot 9 as shown on Assessor's Plan 106 increasing in area from 2,273 s.f. to 2,319 s.f. and with continuous street frontage on Penhallow Street. Said property is shown on Assessor Plan 106 as Lots 9 & 12 and lie in a Central Business B District, Historic District A and the Downtown Overlay District;

F. The application of **Temple Israel, Owner**, for property located at **170 and 200 State Street**, wherein Site Review approval is requested to construct a 15'± x 8'± s.f. elevator enclosure and a 525± s.f. irregularly shaped entryway at the rear of the existing structure, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 107 as Lots 65, 66 and 75 and lies within the Central Business B, Historic District A and the Downtown Overlay Districts.

G. The application of **Strawbery Banke, Inc., Owner**, for property located on **Washington Street**, wherein Site Review approval is requested to construct an irregularly shaped 5,500± s.f. 2-story building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 108 as Lot 2 and lies within the Mixed Residential Office District and Historic District A.

H. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 400 of the Pease Development Authority Site Review Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of **Two International Group, LLC, Applicant**, for property located at **100 International Drive**, wherein site plan approval is requested for the construction of a 17,485 ± s.f. (footprint) 3-story addition to an existing office building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 306 as Lot 0007 and lies within an Industrial District.

III. NEW BUSINESS

A. Appointment of CIP Sub-Committee;

B. Subdivision/Separation of Property Located at 126-128 Concord Way;

IV. OLD BUSINESS

A. 1855 Woodbury Avenue (Starbucks) – building foundation revision:

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 431-2006 ext. 270 one week prior to the meeting.

Informational:

1. Letter from the Seacosat Metropolitan Planning Association (MPO) dated October 2, 2006 regarding the Newington-Dover Spaulding Turnpike Widening Project;
2. Letter from the Hodgson Brook Restoration Project dated October 20, 2006;
3. Letter from the New Hampshire Division of Historical Resources dated October 20, 2006 regarding proposed telecommunications installation at 300 Woodbury Avenue;