

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

7:00 PM

MARCH 15, 2007

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the February 1, 2007 Planning Board Meeting;
2. Approval of Minutes from the February 15, 2007 Planning Board Meeting;

II. PUBLIC HEARINGS

A. The Portsmouth Planning Board is conducting a public hearing to take public comment on proposed amendments to the City's 1995 Zoning Ordinance, as amended. The amendments include changes and additions to the following sections: Chapter 10, Section 10-102 – Definition: Floor Area Ratio; Section 10-304 (A) Business – Table 10 Dimensional Requirements; and Section 10-304 – New (E) and (F) for Central Business A District (CBA). Copies of the proposed amendments are on file in the Planning Department Office and available for public inspection.

B. The Portsmouth Planning Board is conducting a public hearing to take public comment on a proposed amendment to the City's 1995 Zoning Ordinance, as amended. The amendment includes the addition of the following section: Nonresidential Planned Unit Development (PUD) which would function as an overlay in the Office Research (OR) and Industrial (I) Districts. Copies of the proposed amendment are on file in the Planning Department Office and available for public inspection.

C. The application of **Meadowbrook Motor Inc, Owner, and Key Auto Group, Inc., Applicant**, for property located off **U.S. Route One By-Pass (Traffic Circle)**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to develop the site to include a hotel, a retail building, three restaurants, and a convenience store/gas station, within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 234 as Lot 51 and lies within a General Business District; (This application was tabled at the February 15, 2007 Planning Board Meeting)

D. The application of **Steven and Christie Scott, Owners**, for property located at **293 Dennett Street**, **Danny Medeiros, Owner**, for property located at **287 Dennett Street**, and **Walter and Patricia Holt, Owners**, for property located **off Dennett Street**, wherein Preliminary Subdivision Approval is requested to subdivide Map 142, Lot 15 and combine it with Map 142, Lots 1 & 2, as follows: Map 142, Lot 1 increasing in area from 7,313 s.f. to 14,436 s.f. and with 59.85' of continuous street frontage on Dennett Street (unchanged) and Map 142, Lot 2 increasing in area from 3,655 s.f. to 10,778 s.f. and with 28.04' of continuous street frontage on Dennett Street (unchanged), and lying in a zone where a minimum lot area of 7,500 s.f. and 100' of street frontage is required. Said lots are shown on Assessor Plan 142 as Lots 1, 2 and 15 and lie within a General Residence A District;

E. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, wherein Site Review approval is requested to construct a 23,000 ± s.f. 3-story office building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 216 as Lot 1-8B and lies within the Office Research/ Mariner's Village district. (This application was tabled at the January 30, 2007 Technical Advisory Committee Meeting)

F. The application of **Tain Properties, LLC, Owner**, for property located at **215 Commerce Way**, wherein amended Site Review approval is requested to re-stripe an existing parking area and add a paved aisle to the abutting parcel, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 216 as Lot 1-8A and lies within an Office Research/ Mariner's Village district. (This application was tabled at the January 20, 2007 Technical Advisory Committee Meeting)

G. The Planning Board is conducting this Public Hearing in order to solicit Public Comment on a proposed amendment to the Planning Board's *Site Review Regulations*. This amendment applies to the Section regulating "Applicant's Responsibilities" by adding a new Subsection 6 that requires the party seeking Site Review Approval to complete and submit for the City's review and approval as to content and form a Construction Management and Mitigation Plan. Copies of this amendment are available for public inspection in the Planning Department Office at the Municipal Complex.

III. CITY COUNCIL REFERRALS/REQUESTS

A. Request to replace the "Community Campus" signs at 100 Campus Drive with a large sign listing each of the agencies;

IV. 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: