

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

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

7:00 PM

MAY 15, 2008

AMENDED AGENDA

I. APPROVAL OF MINUTES

- A. Approval of Minutes from the April 10, 2008 Joint Work Session with the Conservation Commission;
- B. Approval of Minutes from the April 17, 2008 Planning Board Meeting;

II. PUBLIC HEARINGS

A. The application of **Aquila Chase and Marcia N. Chase, Owners**, for property located at **71 Baycliff Road** and **Stephen J. Little and Rosemarie Golini, Owners**, for property located at **82 Driftwood Lane**, wherein Preliminary and Final Subdivision approval (Lot Line Revision) is requested between two lots having the following: Lot 42 as shown on Assessor Plan 207 decreasing in area from 24,695 ± s.f. to 24,618 ± s.f., with 71.20' ± of continuous street frontage on Driftwood Lane and Lot 46 as shown on Assessor Plan 207 increasing in area from 12,203 ± s.f. to 12,280 ± s.f. and with 27.75' ± of continuous street frontage on Baycliff Road, and lying in a zone where a minimum lot area of 15,000 s.f. and 100' of street frontage is required. Said properties are located in a Single Residence B district and are shown on Assessor Plan 207 as Lots 42 and 46. (Plat plan is on file in the Planning Department Office and is identified as Plan #02-01-08). *The Board action in this matter has been deemed to be quasi judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.*

B. The application of **Stephen J. Little, Owner**, for property located at **2 Moebus Terrace** and **Donald H. Sargent Living Trust, Owner**, for property located at 33 Pleasant Point Drive, wherein Preliminary and Final Subdivision approval (Lot Line Revision) is requested between two lots having the following: Lot 25 as shown on Assessor Plan 207 increasing in area from 22,783 ± s.f. to 28,427 ± s.f., with 113.63' ± of continuous street frontage on Moebus Terrace and Lot 26 as shown on Assessor Plan 207 decreasing in area from 27,912 ± s.f. to 22,268 ± s.f. and with 322.58' ± of continuous street frontage on Pleasant Point Drive, and lying in a zone where a minimum lot area of 15,000 s.f. and 100' of street frontage is required. Said properties are located in a Single Residence B district and are shown on Assessor Plan 207 as Lots 25 and 26. (Plat plan is on file in the Planning Department Office and is identified as Plan #03-01-08). *The Board action in this matter has been deemed to be quasi judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.*

C. The amended application of **David F. Mahoney Marital Qtip Trust, Owner** and **Granite State Minerals, Applicant**, for property located at **227 Market Street**, where an amendment to an approved site plan is requested to allow utilities to be brought on site above ground. Said property is shown on Assessor Plan 119 as Lot 6 and lies within the Waterfront Industrial district; *The Board action in this matter has been deemed to be quasi judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.*

D. The amended application of **Parrott Avenue Place, Inc., Owner**, for property located at **127 Parrott Avenue**, where an amendment to an approved site plan is requested to relocate a fence to the property line, plant two new trees and create three new parking spaces, with related paving, utilities, landscaping, drainage, lighting and associated site improvements. Said property is shown on Assessor Plan 115 as Lot 3 and lies within the Mixed Residential Office District and Historic District A; *The Board action in this matter has been deemed to be quasi judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.*

E. The application of **7 Islington Street, LLC, Owner**, for property located at **29 Tanner Street**, and **7 Islington Street, LLC, Owner**, for property located at **40 Bridge Street**, wherein Preliminary and Final Subdivision approval (Lot Line Revision) is requested between two lots having the following: Lot 49 as shown on Assessor Plan 126 decreasing in area from 3,342 ± s.f. to 3,025 ± s.f., with 48.96' ± of continuous street frontage on Tanner Street and Lot 52 as shown on Assessor Plan 126 increasing in area from 7,111 ± s.f. to 7,428 ± s.f. and with 119.47' ± of continuous street frontage on Bridge Street, and lying in a zone where a minimum lot area of 7,500 s.f. and 100' of street frontage is required. Said properties are located in a Mixed Residential Office District, Central Business B District and Historic District A and are shown on Assessor Plan 126 as Lots 49 and 52. (Plat plan is on file in the Planning Department Office and is identified as Plan #05-02-08). *The Board action in this matter has been deemed to be quasi judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.*

F. The application of **Madison Commercial Group, LLC, Owner**, for property located at **72 Mirona Road**, wherein Site Review approval is requested to construct a 3,400 s.f. footprint retail/commercial use building, garage and storage area, after the demolition of a portion of the existing building, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 253 as Lot 3 and lies within the General Business district. *The Board action in this matter has been deemed to be quasi judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.*

III. CITY COUNCIL REFERRALS/REQUESTS

A. Request of Brora, LLC, to erect a free standing pylon sign on a public right-of-way at the intersection of Market Street and Portsmouth Boulevard;

IV. NEW BUSINESS

A. Update on U.S. Route One Advisory Committee – Rockingham Planning Commission;

B. Request of HarborCorp, LLC for a One-Year Extension of Subdivision Approval which was granted on June 7, 2007 for property located off Deer Street, Green Street, Russell Street, Market Street and Maplewood Avenue:

C. Request of HarborCorp, LLC for a One-Year Extension of Site Review Approval which was granted on June 7, 2007 for property located off Deer Street, Green Street, Russell Street, Market Street and Maplewood Avenue:

V. OLD BUSINESS

A. Appointment of Planning Board Representation to the Historic District Commission;

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.