

**6:30 – 7:30 PM WORK SESSION: Draft Revised Zoning Ordinance Overview**

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

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

**7:30 PM**

**JUNE 19, 2008**

**AGENDA**

**I. APPROVAL OF MINUTES**

1. Approval of Minutes from the April 24, 2008 Joint Work Session with the Planning Board and theHDC;
2. Approval of Minutes from the May 1, 2008 Joint Work Session with the Planning Board and the Conservation Commission;
3. Approval of Minutes from the May 8, 2008 Planning Board Work Session;
4. Approval of Minutes from the May 15, 2008 Planning Board Meeting;

**II. OTHER BUSINESS**

- A. Presentation by the Rockingham Planning Commission on the U.S. Route One Corridor Study;

**III. PUBLIC HEARINGS**

A. A compliance hearing shall be held to determine whether **Portsmouth Casey Home, Owner, and Heyland Development, Applicant**, for property located at **1950 Lafayette Road**, has complied with their Site Review Approval granted on November 17, 2005 and amended on March 16, 2006 to construct a 2 ½ story office building, with a 3,280 ± s.f. footprint and a 1 story 6,000 ± s.f. function hall, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 267 as Lot 7 and lies within an Office Research district; This Application was postponed at the May 15 2008 Planning Board Meeting. *(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 **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). This Application was postponed at the May 15 2008 Planning Board Meeting. *(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 application of the **Francis Daddario, Owner**, for property located **1840 Woodbury Avenue**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to construct an infiltration basin on uplands within the 100' buffer, removal of 1,860 s.f. of pavement within the 100' buffer and construction of a 1,750 s.f. addition to an existing building partially within the 100' buffer, all within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 239 as Lot 8 and lies within a 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.)*

D. The application of the **Heritage Hill Condominium Association, Owner**, for property located **1275 Maplewood Avenue**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to dig a trench from one light pole to another to repair an underground branch circuit within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 219 as Lot 40 and lies within a Single Residence B 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.)*

E. The application of **George A. Dodge, III, Revocable Trust of 2002 and Erica C. Dodge Revocable Trust of 2002, Owners**, for property located at **175 State Street and 25 Penhallow Street**, wherein Preliminary and Final Subdivision approval (Lot Line Revision) is requested between two lots having the following: Lot 45 as shown on Assessor Plan 107 decreasing in area from 3,507 ± s.f. to 3,157 ± s.f., with 33' ± of continuous street frontage on State Street and Lot 43 as shown on Assessor Plan 107 increasing in area from 455 ± s.f. to 805 ± s.f. and street frontage on Sheafe Street increasing from 25' ± to 57' ±, and lying in a zone where a minimum lot area of 1,000 s.f. and no street frontage is required. Said properties are located in the Central Business B District and the Historic District A and are shown on Assessor Plan 107 as Lots 43 and 45. (Plat plan is on file in the Planning Department Office and is identified as Plan #06-01-08). *(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.)*

F. The application of the **Commerce Way, LLC, Owner**, for property known as the private right of way entitled **Commerce Way**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the reconstruction of Commerce Way in order to meet City roadway standards, including increasing the curve radius for safety and traffic purposes, relocation of overhead utilities to underground utilities, upgrading of closed drainage systems, landscaping, guardrail construction, roadway lighting and the addition of 6,325 s.f. of sidewalk, all within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 216 as Lot 1 and lies within an Office Research 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.)*

G. The application of **Pike Industries, Inc., Owner**, for property located at **650 Peverly Hill Road**, wherein amended Site Review approval is requested to increase the size of a previously approved 30' x 50' Recycled Asphalt Pavement (RAP) covered storage shed to a new size of 40' x 80', with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 254 as Lot 7 and lies within the Industrial (I) 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.)*

H. The application of **Portsmouth Housing Authority, Owner**, for property located at **175 Greenleaf Avenue**, wherein Site Review approval is requested for renovations at Wamesit Place apartments, including building alterations, resurfacing pavement and drainage improvements, with related utilities, lighting, landscaping, and associated site improvements. Said property is shown on Assessor Plan 243 as Lot 3 and lies within the Garden Apartment/Mobile Home 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.)*

**IV. CITY COUNCIL REFERRALS/REQUESTS**

- A. Request of Portsmouth City Soccer Club to hang a banner at Leary Field during soccer season;
- B. Request of New Adventure Entertainment, LLC, to install outdoor lighting and awnings on building located at 172 Hanover Street;

**V. NEW BUSINESS**

- A. Request of the Foundation for Seacoast Health for a One Year Extension of Site Review Approval granted on June 28, 2007 for property located at 100 Campus Drive;
- B. Request of Michael Del La Cruz for a One Year Extension of Site Review Approval granted on June 21, 2007 for property located at 75 Congress Street;

**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.**