

6:30 – 7:30 pm – WORK SESSION on Draft Zoning Ordinance

REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

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

7:30 PM

OCTOBER 16, 2008

AGENDA

I. APPROVAL OF MINUTES

- A. Approval of Minutes from the September 18, 2008 Planning Board Meeting;
- B. Approval of Minutes from the September 25, 2008 Planning Board Work Session;

II. PUBLIC HEARINGS

A. The application of **Harborcorp, LLC, Harborside Inn, Inc., and Harborside Associates, Owners**, for properties located **off Deer Street, Green Street, Russell Street, Market Street, and Maplewood Avenue** wherein amended Preliminary and Final Subdivision approval (Lot Line Revisions) is requested for the purpose of eliminating any reference to ownership by the City of a parking garage to allow for the following: 1) the consolidation of Harborcorp, LLC lots 12, 21 and 28 into one lot consisting of 2.36 ± acres with conforming area, street access and frontage and including approximately 17,446 ±s.f. of land to be conveyed from the City to this lot (collectively these lots comprise the existing surface parking lot in the area bounded by Russell, Deer, Green Streets and Maplewood Avenue) and the City owned land is currently part of the Russell and Green Street right-of-ways and these two right-of-ways will be reconfigured as part of this application and subsequent development project; 2) Harborside Associates, Lot 1-1C (existing hotel and condominium lot) is conveying approximately 434 ±s.f. of land to the City for use within the proposed relocated Russell Street right-of-way; 3) Harborside Inn, Inc. Lot 1-1A with an area of approximately 2,640 ±s.f. is being conveyed to the City for use within the proposed relocated Russell Street right-of-way; and, 4) a conveyance from the City of a portion of the Russell and Market Streets right-of-ways totaling approximately 4,220 ± s.f. to Map 119, Lot 4 for the proposed realignment of the intersection of Russell and Market Streets. All resulting lots are in conformance with the Zoning Ordinances and Subdivision Rules Regulations. Said lots are shown on Assessor Plan 118 as Lot 28, Assessor Plan 119 as Lots 1-1A, 1-1C and 4, Assessor Plan 124 as Lot 12 and Assessor Plan 125 as Lot 21 and such other land of the City as shown on the subdivision/lot line revision plan and lying within the Central Business A (CBA) and the Central Business B District (CBB), the Downtown Overlay District (DOD) and the 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.)*

B. The application of **Harborcorp, LLC, Owners**, for properties located **off Deer Street, Green Street, Russell Street, and Maplewood Avenue** wherein amended Preliminary and Final Subdivision approval is requested for the purpose of eliminating any reference to ownership by the City of a parking garage to reconfigure three existing lots into two proposed lots, as follows: 1) Eliminate lot line between lot 12 as shown on Assessor Plan 124 and as Lot 28 as shown on Assessor Plan 118; 2) Eliminate lot line between Lot 28 as shown on Assessor Plan 118 and Lot 21 as shown on Assessor Plan 125; 3) Subdivide the aforementioned lots into two proposed lots, with proposed lot 1 consisting

of 38,084 ± s.f. and proposed lot 2 consisting of 65,011 ± s.f. Said lots are shown on Assessor Plan 118 as Lot 28, Assessor Plan 124 as Lot 12 and Assessor Plan 125 as Lot 21 and such other land of the City as shown on the subdivision plan and lying within the Central Business A (CBA) and the Central Business B District (CBB), the Downtown Overlay District (DOD) and the 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.)*

C. The application of **Harborcorp, LLC, Owner** for property located **off Deer Street, Green Street, Market Street, Russell Street and Maplewood Avenue**, wherein amended Site Review approval is requested for the purpose of eliminating any reference to ownership by the City of a parking garage to construct an 83,118 ± s.f. 6/7-story structure consisting of a hotel, convention center, parking garage and 21 residential condominiums, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 118 as Lot 28, Assessor Plan 119 as Lot 1-1A, Lot 1-1C and Lot 4, Assessor Plan 124 as Lot 12, and Assessor Plan 125 as Lot 21 and lie within the Central Business A (CBA) District, the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the 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.)*

D. The application of **Karen E. Kapelos Revocable Trust of 1995, Owner**, for property located at **3310 Lafayette Road** wherein Preliminary and Final Subdivision Approval is requested to subdivide one lot into two lots with the following: Proposed Lot 1 having 18,844 ± s.f. and 140' ± of street frontage on Winchester Street and Proposed Lot 2 having 22,448 ± s.f. and 160' ± of street frontage on Winchester Street; and lying in a zone where a minimum lot area of 15,000 s.f. and 100' of continuous street frontage is required. Said property is shown on Assessor Plan 292 as Lot 164 and lies within a Single Residence B (SRB) 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 **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 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 #05-03-08). *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 Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 500 of the Pease Development Authority Subdivision Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of **Summit Land Development, Applicant**, for property located at **183, 185, and 187 International Drive**, wherein Preliminary and Final Subdivision approval is requested with the following: Proposed Lot having an area of 8.777 ± acres (382,332 ± s.f.) and 382' ± of continuous street frontage off International Drive and 878' ± of continuous street frontage off of Oak Avenue; and the remaining land area being decreased by 382,332 ± acres and constituting a portion of the Tradeport. Said lot lies within the Airport Business and Commercial District where a minimum lot area of 5 acres and 200' of street frontage is required. Said property is shown on Assessor Plan 313 as Lot 17 (Plat plan is on file in the Planning Department Office and is identified as #09-01-08). *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.*

G. 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 **Summit Lane Development, Applicant**, for property located at **183, 185, 187 International Drive**, wherein site review approval is requested for the construction of three multi-story buildings totaling 95,500 ± s.f., with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 313 as Lot 17 and lies within the Airport Business Commercial 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 request of **Fleet Street Properties, LLC, Owner**, for property located at **154 Fleet Street**, for a third additional one year extension of Site Review Approval which was granted by the Planning Board on October 20, 2005, to construct a 3,246 ± s.f. 4-story building with basement, after removal of the existing building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 117 as Lot 6 and lies within a Central Business B, Historic A and Downtown Overlay Districts. *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. AMENDED SITE PLAN REVIEW

A. Amendments to Site Review Approval for Property Located at 549 Route One (Traffic Circle), The Meadowbrook Inn Corporation, Owner;

V. NEW BUSINESS

A. New PDA Wetland Ordinance;

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: