

7:00 pm – 7:30 pm NON-MEETING WITH COUNSEL in Conference Room A

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

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

**7:30 PM
2009**

JANUARY 15,

AGENDA

I. NEW BUSINESS

A. Election of Officers;

II. OTHER BUSINESS

A. Presentation of **Capital Improvement Program**;

III. APPROVAL OF MINUTES

1. Approval of Minutes from the November 20, 2008 Planning Board Meeting;
2. Approval of Minutes from the December 18, 2008 Planning Board Meeting;

IV. PUBLIC HEARINGS

A. The application of **Henry and Jaqueline Brandt, Owners**, for property located at **37 Wholey Way** and **Salmon Falls Holding, LLC, Owners**, for property located **off Echo Avenue**, wherein Preliminary and Final Subdivision Approval (Lot Line Revisions) is requested between two lots as follows: Lot 64 as shown on Assessor Plan 237 increasing in area from 2,728 \pm s.f. to 15,056 \pm s.f. with 224.99' \pm of continuous street frontage on Echo Avenue and Wholey Way and Lot 76 as shown on Assessor Plan 237 decreasing in area from 43,703 \pm s.f. to 31,375 \pm s.f. with 200.89' \pm of continuous street frontage on Wholey Way, and lying in a district 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 237 as Lots 64 and 76. (Plat plan is on file in the Planning Department Office and is identified as Plan #12-01-08). *(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 **7 Islington, LLC, Owner**, for property located at **40 Bridge Street**, wherein Site Review approval is requested to construct a 5,472 \pm s.f., four story, ten unit retail/residential building, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 126 as Lot 52 and lies within the Central Business B (CBB) district, Downtown Overlay District (DOD) 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).*

C. The application of **2422 Lafayette Road Associates, LLC, Owner**, for property located at **2454 Lafayette Road**, wherein Site Review approval is requested to construct a 25,500 ± s.f. retail addition, to construct a 27,350 ± s.f. stand alone retail building, and to demolish 155 ± s.f. of existing building to separate the buildings, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 273 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).*

V. CITY COUNCIL REFERRALS/REQUESTS

A. Letter from **Gregg Sessler and John Akar, of Cava, LLC**, regarding license agreement for **10 Comercial Alley** to erect a sign over the public right-of-way; *(The Board action in this matter has been deemed to be legislative 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.)*

VI. NEW BUSINESS

A. Request of **Scott Gove, of Catalpa Realty, LLC, Owner**, for property located at **249 Islington Street**, for a one year extension of Site Review Approval which was granted on February 21, 2008; *(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. Request of **Meadowbrook Inn Corporation, Owner**, for property located at **549 Route One By-Pass (Traffic Circle)**, for a one year extension of Site Review Approval which was granted on February 21, 2008; *(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).*

VII. 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.