

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

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

**7:00 PM**

**MARCH 19, 2009**

**AGENDA**

**I. APPROVAL OF MINUTES**

1. Approval of Minutes from the February 12, 2009 Planning Board Meeting;
2. Approval of Minutes from the February 19, 2009 Planning Board Meeting;
3. Approval of Minutes from the February 26, 2009 Planning Board Work Session;

**II. PUBLIC HEARINGS**

A. The application of **Catherine R. Whelan, Owner**, of property located at **660 Middle Street** wherein Preliminary and Final Subdivision Approval is requested to subdivide one lot into three lots with the following: Proposed Lot 1 having 16,377  $\pm$  s.f. (.38  $\pm$  acres) and 70'  $\pm$  of street frontage on Middle Street; Proposed Lot 2 having 21,124  $\pm$  s.f. (.48  $\pm$  acres) and 108' off of a right of way; and Proposed Lot 3 having 21,268  $\pm$  s.f. (.49  $\pm$  acres) and 114' off of a right of way; and lying in a zone where a minimum lot area of 7,500 s.f. and 100' of continuous street frontage is required. Said property is shown on Assessor Plan 147 as Lot 19 and lies within a General Residence A (GRA) 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.)*

B. The application of **Charles E. Cogswell and Ronald C.J. Cogswell, co-Trustees of the Eva L. J. Cogswell Family Trust, Owners**, of property located at **370 Meadow Road** and **Charles E. Cogswell and Ronald C.J. Cogswell, Trustees of the Charles E. Cogswell Revocable InterVivos Trust, Owners**, for property located at **73 Rockingham Avenue**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots having the following: Lot 19 as shown on Assessor Plan 236 increasing in area from 5,000  $\pm$  s.f. to 6,852  $\pm$  s.f. and continuous street frontage increasing from 50' to 78.36' and Lot 19A as shown on Assessor Plan 236 decreasing in area from 23,838  $\pm$  s.f. to 21,986  $\pm$  s.f. and continuance street front remaining at 180'  $\pm$ , and lying in a district where a minimum lot area of 15,000 s.f. and 100' of continuous street frontage is required. Said properties are located in a Single Residence B District and are shown on Assessor Plan 236 as Lots 19 and 19A. *(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 **Public Service of New Hampshire, Owner**, for property located in the **PSNH Right of Way at Griffin Road**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the removal of five (5) existing utility poles and the construction of two (2) new utility poles, all within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 259 as Lot 1, Assessor Plan 263 as Lot 1-1 and Assessor Plan 165 as Lot 14 and lie within the Industrial and Municipal 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).*

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D. The application of **Ocean Properties, Ltd, Applicant**, for property located at **1 International Drive**, wherein Site Review approval is requested to construct a 72,000 s.f. 4-story office building, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 303 as Lot 2 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).*

### **III. CITY COUNCIL REFERRALS/REQUESTS**

A. Request from John Ducci, Northern Tier Real Estate Acquisition & Development, LLC, for property located at 172 Hanover Street, to remove the current glass atrium enclosure and replace with a more permanent structure;

B. Request from Laurel Crawford, Empower Yoga Center, LLC, for property located at 63 Market Street, to install a projecting sign;

C. Request from JASK Realty Trust, for property between Bartlett Street and the U.S. Route One By-Pass, to rezone land;

### **IV. OLD BUSINESS**

A. Request of Madison Commercial Group for property located at 72 Mirona Road for a one year extension of Site Review Approval which was granted on May 15, 2008;

B. Report back on condition compliance for property located at 195 Hanover Street;

### **V. AMENDED SITE PLAN REVIEW**

A. Request of Lafayette School Senior Apartments for property located at 100 Lafayette Road, for amended Site Review Approval to add an exterior generator;

### **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.**