

6:00 – 7:00 pm WORK SESSION on Off-Street Parking in Central Business District

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

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

7:00 PM

APRIL 16, 2009

AGENDA

I. APPROVAL OF MINUTES

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

II. PUBLIC HEARINGS

A. The application of **Public Service Company of New Hampshire, Owner**, for property located at **400 Gosling Road**, wherein Site Review approval is requested to replace the existing coal loader located on the main dock, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 214 as Lot 1 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).*

B. 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; This application was postponed from the March 19, 2009 Planning Board Meeting. (This application was postponed from the March 19, 2009 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 Mark Wentworth Home, Owner**, for property located at **337 Pleasant Street**, wherein Preliminary and Final Subdivision Approval (Lot Line Revisions) is requested to create two proposed lots out of three existing lots, as follows: Lot 62 as shown on Assessor's Map 103 consisting of 1,922 ± s.f. and 64' ± of street frontage on Howard Street and 59' ± of street frontage on Pleasant Street; Lot 63 as shown on Assessor's Map 103 consisting of 6,449 ± s.f. and 71' ± street frontage on Pleasant Street; and Lot 64 as shown on Assessor's Map 103 consisting of 7,429 ± s.f. and 72' ± street frontage on Pleasant Street. Said three lots to be consolidated into two lots as follows: Proposed Lot 62 consisting of 6,555 ± s.f. and 111' ± of street frontage on Howard Street and 117' ± of street frontage on Pleasant Street; Proposed Lot 64 consisting of 9,245 ± s.f. and 84' ± of street frontage on Pleasant Street; Said lots lying in a district where a minimum lot area of 5,000 s.f. and 80' of continuous street frontage is required. Said properties are shown on Assessor Map 103 as Lots 62, 63 and 64 and lie within a General Residential B District 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 **RKDOLLA, LLC, Owner**, for property located at **198 Islington Street**, wherein Site Review approval is requested to construct a 3/4 story, 5,671 ± s.f. addition to an existing building, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 137 as Lot 20 and lies within the Historic District A and Central Business B 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).*

E. The application of **Orchard Park Owner's Association, Owner**, for property located at **875 Greenland Road**, wherein Amended Site Review approval is requested for parking lot rehabilitation, new sidewalks, new lighting, and landscape improvements, with related paving, utilities, drainage and associated site improvements. Said property is shown on Assessor Plan 259 as Lot 12 and lies within the 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).*

F. The application of **Parade Office, LLC, Owner**, for property located at **195 Hanover Street (as proposed subdivided Lot 1)**, wherein Amended Site Review approval is requested in order to amend existing Planning Board conditions of approval granted on September 18, 2008, so as to construct a 25,270 ± s.f. 5-story building, consisting of a 128-key hotel, 7,500 ± s.f. of retail and 2,500 ± s.f. of restaurant, after the demolition of the existing building, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the Central Business B District, the Historic District A and the Downtown Overlay District (DOD); *(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 **Parade Office, LLC, Owner**, for property located at **195 Hanover Street (as proposed subdivided Lot 2)**, wherein Amended Site Review approval is requested in order to amend existing Planning Board conditions of approval granted on September 18, 2008, so as to construct a 10,850 ± s.f. 5-story building, consisting of 10,000 ± s.f. of retail and 36 dwelling units, after the demolition of the existing building, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the Central Business B District, the Historic District A and the Downtown Overlay District (DOD); *(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 Anello's Gluten Free Café, for property located at 41 Congress Street, to install a projecting sign; *(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.)*

B.) 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; *(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.)*

C.) Request from Alex Vandermark, The Juicery, for property located at 51 Hanover Street, to install a projecting sign; *(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.)*

D.) Request from Scott H. Segee, Fa La Lo of Portsmouth, LLC, for property located at 51 Ceres Street, to install a projecting sign; (*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.*)

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.