

6:00 – 7:00 PM – NON MEETING WITH COUNSEL

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

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

7:00 PM

JULY 16, 2009

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the June 11, 2009 Planning Board Work Session;
2. Approval of Minutes from the June 18, 2009 Planning Board Meeting;

II. PLANNING DIRECTOR'S REPORT

- A. Seacoast Foundation for Health – 100 Campus Drive: Administrative approval of amendment to site review approval (parking lot lights);
- B. Bed Bath & Beyond, Inc. – Spaulding Turnpike/100 Durgin Lane: Administrative approval of extension of Site Review Agreement;
- C. Market Square kiosk: Administrative amendment to Planning Board recommendation;
- D. Work session on Zoning Map changes;
- E. Planning Board Memorandum format changes;

III. PUBLIC HEARINGS

A. The application of **Madison Town houses, LLC, Owner**, for property located at **5, 7, 11 and 13 Old Parish Way (formerly 66 Madison Street)**, wherein amended Site Review approval is requested for revisions to Units 8 – 11 to include interior garages, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 147 as Lots 1-1, 1-2 and 1-3 and lies within the Apartment District. (This application was postponed from the June 18, 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).*

B. The application of **Daniel and Elizabeth Detolla, Owners**, for property located at **116 Odiorne Point Road** and **Steven and Gail Goldberg, Owners**, for property located at **271 Gosport Road**, wherein Preliminary and Final Subdivision Approval is requested for a lot line revision between two lots as follows: Lot 10-7 as shown on Assessor Plan 224 currently consists of 47,157 ± s.f. and shall remain 47,157 ± s.f. with continuous street frontage on Odiorne Point Road and Lot 10-8 as shown on Assessor Plan 224 currently consists of 50,843 ± s.f. and shall remain 50,843 ± s.f. with continuous street frontage on Gosport Road. Said properties lie within a Single Residence A (SRA) District where a minimum area of 43,560 s.f. is required. *(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 **51 Islington Street, LLC, Owner**, for property located at **51 Islington Street**, wherein Site Review approval is requested to construct one 4-story, 7,718 \pm s.f. residential building and one 5-story 11,995 \pm s.f. mixed use building, after demolition of the existing building, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 126 as Lot 33 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).*

D. 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 **Pease Development Authority, Applicant**, for property located at **200 Grafton Drive**, wherein site review approval is requested to replace an existing clubhouse with a new 7,200 s.f. (footprint) clubhouse, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 345 as Lot 1 and lies within the Natural Resource Protection 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 **Clear Channel Broadcasting, Inc., Owner**, and **Flo TV Inc., f/k/a, Mediaflo USA, Inc., Applicant**, for property located at **815 Lafayette Road**, wherein Site Review approval is requested to construct a broadcast antenna on an existing guyed tower and to install a 10' x 11' s.f. equipment shelter within the existing compound, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 245 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).*

F. A public hearing is convened to solicit public comment on a proposed Zoning Ordinance amendment to allow Continuing Care Retirement Community by Conditional Use Permit in the Office Research District. *(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.)*

IV. CITY COUNCIL REFERRALS/REQUESTS

G. Request from Mario Giberti requesting to purchase City-owned land located adjacent to 16 Barberry Lane; (This matter was postponed from the June 18, 2009 Planning Board Meeting); *(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.)*

H. Request from Robert Sevigny, Applicant, for property located at 36 Market Street, to install a projecting sign and a retractable awning; *(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.)*

I. Request from Deb Orlando, Applicant, for property located at 222 State 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.)*

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.

