

REVISED TIME: 7:00 – 7:45 pm Non-Meeting with Counsel

CANCELLED: Work Session on Zoning Map Changes

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

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

8:00 PM

AUGUST 20, 2009

AMENDED AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the July 9, 2009 Planning Board Meeting
2. Approval of Minutes from the July 16, 2009 Planning Board Meeting
3. Approval of Minutes from the July 23, 2009 Planning Board Meeting
4. Approval of Minutes from the August 6, 2009 Planning Board Meeting

II. PUBLIC HEARINGS

A. 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 ± s.f. residential building and one 5-story 11,995 ± 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. This application was postponed at the July 16, 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 **J. P. Nadeau, Owner, and Witch Cove Marina Development, LLC, Applicant**, for property located at **187 Wentworth Road**, requesting a Conditional Use Permit under Article VI, Section 10-608(B) of the Zoning Ordinance to fill 6,730 s.f. of wetland area and an undetermined area of wetland buffer area, and to erect a mixed-use (commercial/residential) structure, all within an Inland Wetlands Protection District and Inland Wetlands Protection District Buffer Zone. Said property is shown on Assessor Plan 201, as Lots 17 and 18 and lies within the Waterfront 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).*

III. CITY COUNCIL REFERRALS/REQUESTS

A. Bow-Ceres Street Waterfront Improvement Project – Acceptance of Passageway Easements. *(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. Bow-Ceres Street Waterfront Improvement Project – Granting of Utility Easements. (*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 Jason Scott, Applicant, for property located at 78 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.*)

D. Request from Benjamin Nutter Architects, Applicant, for property located at 10 Commercial Alley, Suite 3, 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.*)

E. Request from Samantha Finigan and Whitney Swaffield, Applicants, for property located at 206 Market 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.*)

F. Request from Ted Mountzuris, of The Page, Applicant, for property located at 172 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.*)

G. Offer by Packard Development to donate conservation land on Banfield Road. (*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 to review the possibility of changing the name of the northern end of Woodbury Avenue, from the Market Street intersection to the Newington town line. (*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. NEW BUSINESS

A. Request of Seacoast Trust LLP for property located at 150 Route One By-Pass for a one year extension of Site Review Approval which was granted on August 28, 2009.

V. PLANNING DIRECTOR'S REPORT

A. 100 Lafayette Road (Lafayette School) - Administrative approval for amendment to approved Site Plan.

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.