

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

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

7:00 PM

SEPTEMBER 17, 2009

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the August 20, 2009 Planning Board Meeting;

II. PUBLIC HEARINGS

A. The application of **51 Islington Street, LLC, Owner**, for property located at **51 Islington Street**, requesting Site Review approval to construct one 5-story 11,995 ± s.f. (footprint) mixed use building, which includes 28 residential units and 10,100 ± s.f. of retail space, 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)*

B. The application of **Karen G. & Thomas S. Carpenter, Owners**, for property located at **139 Brackett Road**, and **Peter B. Schwab, Owner**, for property located at **270 South Street**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots having the following: Map 206, Lot 15 increasing in area from 7,517 ± s.f. to 8,850 ± s.f. and with 94' ± s.f. of continuous street frontage on Brackett Road and Map 111, Lot 6 decreasing in area from 41,885 ± s.f. to 40,452 ± s.f. and with 30' ± of continuous street frontage on South Street. Said lots lie in the Single Residence B District (SRB), where a minimum of 15,000 s.f. and 100' of continuous street frontage is required, 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).*

C. The application of **Saco Avenue Professional Building, Inc., Owner**, for property located at **125 Brewery Lane**, for an additional one year extension of Site Review Approval which was granted by the Planning Board on November 18, 2005 and subsequently extended to November 17, 2009, to construct a 4-story, 64' x 240', 15,500 ± s.f., 48-unit residential building, with related paving, utilities, landscaping, drainage and associated site improvements. This extension is to allow the City to complete utility work on the property in connection with a major sewer separation project which is not scheduled to be completed until October of 2010. Said property is shown on Assessor Plan 154 as Lot 2 and lies within a 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. 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. This was postponed from the August 20, 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.)*

B. Letter from the Music Hall requesting that a section of Chestnut Street in front of the theater (between Congress Street and Porter Street) be renamed Music Hall 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.)*

C. Request from Erika Murphy, of the Common Man, for property located at 96 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.)*

D. Request from Bethany Hayes, of TJ's Cantina of Portsmouth, for property located at 54 Daniel 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.)*

E. Request from JASK Realty, for property between Bartlett Street and the U. S. Route One Bypass, to rezone land. *(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. Acceptance of easements for Raleigh Way Streetscape Improvements. *(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. Letter from Charles A. Griffin, Esq. regarding release of paper street, portion of McClintock Avenue to Richard B. Duddy and Sue Ellen Duddy. *(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 Parade Office, LLC for property located at 195 Hanover Street, Lot #2, for a one year extension of Site Review Approval granted on September 18, 2008. *(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 of Harborcorp, LLC. for property located off Deer Street, Green Street, Russell Street, Market Street and Maplewood Avenue, for a one year extension of Site Review Approval which was granted (amended) on October 16, 2008. *(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 of Harborcorp, LLC for property located off Deer Street, Green Street, Russell Street, Market Street and Maplewood Avenue for a one year extension of Preliminary and Final Subdivision Approval granted (amended) on October 16, 2008. *(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 of Karen Kapelos for property located at 3310 Lafayette Road for a one year extension of Preliminary and Final Subdivision Approval granted on October 16, 2008. *(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. Informational Report on Adoption of Building Code Revisions by Richard Hopley, Chief Building Inspector.

V. PLANNING DIRECTOR'S REPORT

- A. 600 Lafayette Road (Crossroads House) – Amended Site Review approval to allow the construction of an emergency generator.
- B. 2422 Lafayette Road (Southgate Plaza) – Amended Site Review approval for revised lighting.

VI. ADJOURNMENT

WORK SESSION – Immediately following Public Meeting

- A. Zoning Map Changes.

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.

Informational: