

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

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

7:00 PM

OCTOBER 15, 2009

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the September 10, 2009 Planning Board Meeting.
2. Approval of Minutes from the September 17, 2009 Planning Board Meeting.
3. Approval of Minutes from the September 24, 2009 Planning Board Meeting.

II. PUBLIC HEARINGS

*The Board's action in these matters 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.*

A. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, and **Brora, LLC, Owner**, for property located **off Portsmouth Boulevard and Dunlin Way**, wherein Preliminary and Final Subdivision approval (Lot Line Revision) is requested between two lots having the following: Lot 1-8B as shown on Assessor Plan 216 increasing in area from 196,918 s.f. (4.52 acres) to 247,954 s.f. (5.69 acres) and with continuous street frontage on Commerce Way and Portsmouth Boulevard and Lot 11 as shown on Assessor Plan 213 decreasing from 290,076 s.f. (6.66 acres) to 239,040 s.f. (5.49 acres) and with continuous street frontage on Portsmouth Boulevard and Dunlin Way. Said lots lie in an Office Research District and the Office Research component of the Office Research/Mariner's Village Overlay District, where a minimum lot area of 3 acres is required.

B. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, wherein Site Review approval is requested to construct a 3-story 69,693 \pm s.f. office building, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 216 as Lot 1-8B and lies in the Office Research District and the Office Research component of the Office Research/Mariner's Village Overlay District.

C. The application of **Tain Properties, LLC, Owner**, for property located at **215 Commerce Way**, wherein Site Review approval is requested to re-stripe the existing parking lot and add a paved aisle to an abutting property, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 216 as Lot 1-8A and lies within the Office Research District.

D. The application of **Portsmouth FFI, LLC, Owner**, for property located at **650 Borthwick Avenue**, requesting a Conditional Use Permit under Article VI, Section 10-608(B) of the Zoning Ordinance for the restoration of approximately 1,258 s.f. and drainage swale maintenance of approximately 1,239 s.f., all within an Inland Wetlands Protection District and Inland Wetlands Protection District Buffer Zone. Said property is shown on Assessor Plan 234, as Lot 7-6 and lies within the General Business District.

III. CITY COUNCIL REFERRALS/REQUESTS

*The Board's action in these matters 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.*

A. Request from John Dussi, for The Page Restaurant and Bar, for property located at 172 Hanover Street, for (1) placement and illumination of a temporary sign on the Vaughn Mall; and (2) reconsideration of the Board's recommendation for a projecting sign.

B. Letter from Charles A. Griffin, Esq., for Richard B. Duddy and Sue Ellen Duddy, regarding release of a portion of McClintock Avenue (paper street).

C. Letter from Peter J. Loughlin, for the Foundation for Seacoast Health, for placement of a sign for the Community Campus at intersection of Lafayette Road and West Road.

D. Request from Harrison Alan Workman to name a private road off Sagamore Avenue as "Workman's Road" or "Workman's Cove".

IV. PLANNING DIRECTOR'S REPORT

A. 73 Prospect Street: Administrative approval of amendment to site review approval (walkway surface material).

B. 650 Borthwick Avenue – Portsmouth FFI, LLC (Fairfield Inn): Administrative approval of amendment to site review approval (wetlands restoration under Conditional Use Permit – see Item II.D above).

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.

Informational: