

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

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

**7:00 PM
2009**

NOVEMBER 19,

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the September 24, 2009 Planning Board Meeting
2. Approval of Minutes from the October 8, 2009 Planning Board Meeting
3. Approval of Minutes from the October 15, 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 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 **Freedom Ring Communications, LLC, Applicant**, for property located at **359 Corporate Drive**, wherein Site Review approval is requested to construct a 2-story 15,000 s.f. addition to the existing 2-story office building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 316 as Lot 1 and lies within the Industrial District.

B. The application of **Sean Mahoney, Owner**, for property located at **27 Austin Street**, and **Pamela Thacher, owner**, for property located at **180 Middle Street**, wherein Preliminary and Final Subdivision approval (Lot Line Revision) is requested between two lots having the following: Lot 28 as shown on Assessor Plan 127 increasing in area from 26,514 ± s.f. to 32,294 ± s.f. and with continuous street frontage remaining at 173' on Austin Street; and Lot 8 as shown on Assessor Plan 127 decreasing in area from 29,596 ± s.f. to 23,816 ± s.f. and with continuous street frontage remaining at 133' on Middle Street. Said lots lie in the Mixed Residential Office District (MRO) where a minimum lot area of 7,500 s.f. and 100' of continuous street frontage is required, and in the Historic District A.

C. The application of **Seacoast Development Group, LLC, Owner, and Hodgson Brook Restoration Project, Applicant**, for property located at **505 Route One By-Pass**, requesting a Conditional Use Permit under Article VI, Section 10-608(B) of the Zoning Ordinance to expand the existing riparian buffer by 1,200 s.f. and construct a 6' x 18' vegetated bioretention cell, all within an Inland Wetlands Protection District and Inland Wetlands Protection District Buffer Zone. Said property is shown on Assessor Plan 234 as Lot 5 and lies within the General Business District.

D. 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 to create parking spaces, and to erect a mixed-use 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. (This application was filed with the Planning Department on July 31, 2009 and postponed to a time indefinite at the August 20, 2009 Planning Board Meeting)

E. 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 3,605 s.f. of wetland area and an undetermined area of wetland buffer area to create parking spaces, and to erect a mixed use 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. (This application was filed with the Planning Department on October 29, 2009)

III. PUBLIC HEARINGS – STREET NAMES

*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. Public hearing on a request to name a private road off Sagamore Avenue as "Workman's Road" or "Workman's Cove," in order to enhance public safety, emergency response time and convenience for residences and businesses located on said private road. The properties to be affected are currently designated as 910, 911, 912, 913, 919 and 929 Sagamore Avenue, and are identified on Assessor Map 223 as Lots 26, 26-A, 27, 28, 29 and 33.

B. Public hearing on a request to change the name of the portion of Woodbury Avenue between Market Street and the Newington town line to "Market Street." The properties that would be affected by the requested name change are currently numbered 1303 and 1420–1981 Woodbury Avenue.

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

C. Request from Debbie Mugerini, Applicant, of The Old Stove Bake Shoppe, for property located at 18 Ladd Street, to install a projecting sign.

D. Request from Michael Pouliotte, Applicant, of Traditional Wood Works, Inc., for property located at 207 Market Street, to install a projecting sign.

V. NEW BUSINESS

A. Appointment of CIP Sub-Committee.

B. Request of Eric Place for Subdivision/Separation of Property Located at 249 and 251 Raleigh Way, pursuant to Article II, Section 10-401-A.4. of the Zoning Ordinance.

VI. PLANNING DIRECTOR'S REPORT

A. Update on Zoning Ordinance revision.

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.

Informational: