

**6:00 – 7:00 pm Joint Work Session with Board of Adjustment
Neighborhood Zoning and Sign Regulations**

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

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

7:00 PM

OCTOBER 21, 2010

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the August 19, 2010 Planning Board Meeting.
2. Approval of Minutes from the September 16 2010 Planning Board Meeting.

II. OLD BUSINESS

A. The application of the **City of Portsmouth, Owner**, for property located at **155 Parrott Avenue**, requesting Site Plan approval for the renovation and expansion of the Portsmouth Middle School, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 128 as Lot 15 & 16 and lies within the Municipal District.

B. The application of **Richard and Linda Harding, Owners**, for property located at **1808 Islington Street**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots with the following: Proposed Lot 1 having 64,951 ± s.f. (1.4911 acres) and 140' of continuous street frontage on Islington Street and Proposed Lot 2 having 17,400 ± s.f. (0.3994 acres) and 100' of continuous street frontage on Islington Street. Said property is shown on Assessor Plan 241 as Lot 15 and lies within a Single Residence B (SRB) District.

III. NEW BUSINESS

A. The application of **Chris and Alison Pyott, Owners**, for property located at **774 Middle Street, Unit 4**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for the construction of an addition to an existing structure and a rain garden within a wetland buffer. Said property is shown on Assessor Map 153 as Lot 9 and lies within the General Residence A (GRA) District and the Historic District.

B. The application of **Chris and Alison Pyott, Owners**, for property located at **774 Middle Street, Unit 4**, requesting Site Plan Approval for the construction of a 384 s.f. 2-story addition, 42 s.f. porch and 85 s.f. deck to an existing residence, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 153 as Lot 9 and lies within the General Residence A (GRA) District and the Historic District.

C. The application of **Regeneration Park, LLC, Owner**, for property located at **3612 Lafayette Road**, requesting an Amended Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for the removal of 16,900 s.f. of paving (rather than the removal of 19,000 s.f. of paving which was approved on April 15, 2010), a portion of which falls within a wetland buffer. Said property is shown on Assessor Map 297 as Lot 3 and lies within the Gateway District.

D. The application of **Regeneration Park, LLC, Owner**, for property located at **3612 Lafayette Road**, requesting Amended Site Plan Approval to include restaurant use in the building resulting in revised parking configuration, addition of a grease trap and the addition of two exterior doors, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 297 as Lot 3 and lies within the Gateway District.

E. The application of **Tain Properties, LLC, Owner**, for property located at **195 Commerce Way**, requesting Site Plan Approval for parking lot improvements with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 216 as Lot 1-8 and lies within the Office Research (OR) District.

F. The application of **Tain Properties, LLC, Owner**, for property located at **215 Commerce Way**, requesting Site Plan Approval for parking lot improvements with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 216 as Lot 1-8A and lies within the Office Research (OR) District.

G. The application of **Sarnia Properties, Inc., Owner**, for property located at **933 Route One By-Pass**, requesting Site Plan Approval for parking lot improvements with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 142 as Lot 37 and lies within the Business (B) District.

IV. CITY COUNCIL REFERRALS/REQUESTS

A. Letter from Peter Loughlin, Attorney representing Service Credit Union, regarding Ordinance amendment proposal to Chapter 10, Section 10.517, Roof Appurtenances and Other Rooftop Features.

B. Request from Matthew King, of Mombo Restaurant, for property located at 66 Marcy Street, to install a projecting sign over City property.

C. Request from Daniel LaCava, of Foobar Restaurant, for property located at 21 Congress Street, to install a projecting sign over City property.

V. PLANNING DIRECTOR'S REPORT

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.