

6:00 – 7:00 pm Joint Work Session with Board of Adjustment - Sign Regulations

REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

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

7:00 PM
2010

NOVEMBER 18,

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the October 21 2010 Planning Board Meeting;

II. OLD BUSINESS

*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 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. (This application was postponed at the October 21, 2010 Planning Board Meeting)

B. 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. (This application was postponed at the October 21, 2010 Planning Board Meeting)

III. NEW BUSINESS

*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 **Dennis Graves and Jeffrey Graves, Owners**, for property located at **191 Wentworth House Road**, and **Clay Cove Realty Trust, Owner**, for property located **off Wentworth Road**, for a Conditional Use Permit Application under Section 10.1017 of the Zoning Ordinance for the in-kind replacement of the timber bulkheads, access dock, decks and awning, all within a wetland buffer. Said properties are shown on Assessor Map 201 as Lots 14 & 15 and lie within the Waterfront Business District.

B. The application of **Jonathan and Megan Parker, Owners**, for property located at **31 Sherburne Avenue**, and **Lillian A. McCann, Owner**, for property located at **84 Rockland Street**, requesting Preliminary and Final Subdivision Approval (Lot Line Revision) between two lots having the following: Lot 15 as shown on Assessor Plan 113 increasing in area from 5,750 s.f. to 7,294 s.f. and with 100' of street frontage on Sherburne Avenue; and Lot 26 as shown on Assessor Plan 113 decreasing from 7,036 s.f. to 5,492 s.f. and with 100' of street frontage on Elwyn Avenue. Said lots lie within the General Residence A (GRA) District.

C. The application of **Richard Bonhomme Realty, LLC, Owner**, and **Chinburg Builders, Applicant**, for property located on Kearsarge Way, for Preliminary Subdivision Approval to consolidate Lots 118, 119 and 122 as shown on Assessor Plan 212, totaling 227,623 s.f. (5.2255 acres), and subdividing the lot into 21 individual lots varying in size from 5,007 s.f. to 14,002 s.f. Said lots lie within the General Residence B (GRB) District.

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 Jane Gee, of janegee, for property located at 10 Ladd Street, to install a projecting sign over City property.

V. OTHER BUSINESS

- A. Winchester Street – Street Name/Address Issue
- B. Public Undeveloped Land Assessment (PULA) Presentation
- C. Appointment of Capital Improvement Plan Sub-Committee.

VI. PLANNING DIRECTOR'S REPORT

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.