

6:00 pm – 7:00 pm WORK SESSION on proposed Zoning Ordinance and Zoning Map Amendments related to downtown parking and residential development.

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

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

7:00 PM

MAY 19, 2011

AGENDA

I. APPROVAL OF MINUTES

1. Approval of Minutes from the April 21, 2011 Planning Board Meeting;

II. PUBLIC HEARINGS – 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 **Bonhomme Richard Realty, LLC, Owner**, and **Chinburg Builders, Applicant**, for property located **off Kearsarge Way**, for Final Subdivision Approval to consolidate Lots 118, 119 and 122 as shown on Assessor Map 212, totaling 227,623 s.f. (5.2255 acres), and subdividing the lot into 20 individual lots varying in size from 5,053 s.f. to 54,871 s.f. Said lots lie within the General Residence B (GRB) District. (This application was postponed at the April 21, 2011 Planning Board Meeting)

III. PUBLIC HEARINGS – 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 **Regeneration Park, LLC, Owner**, for property located at **3612 Lafayette Road**, requesting Amended Site Plan Approval to include a 29' x 30' concrete deck for restaurant use, a 12' x 30' shed, the relocation of a transformer and generator, and revised parking configuration, 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.

- B. The application of **51 Islington Street, LLC, Owner**, for property located at **51 Islington Street**, requesting Amended Site Plan Approval for the addition of a back up generator on an 11' x 17' concrete transformer pad and surrounded by a 6' wood fence, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 126 as Lot 33 and lies within the Historic District A and the Central Business B (CBB) District.

C. The application of **Stuart and Jennifer Varney, Owners**, for property located at **8 Lens Avenue**, for Conditional Use Permit Approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer, including construction of a 10' x 10' shed, to be placed on cement blocks. Said property is shown on Assessor Map 222 as Lot 58 and lies within the General Residence A (GRA) District.

D. The application of **122 Mill Pond Way Condominium Association, Owner**, for property located at **122 Mill Pond Way**, for Conditional Use Permit Approval under Section 10.1017 of the Zoning Ordinance for work within an inland buffer, including the demolition of an existing storage barn and the construction of a 24' x 50' 4-bay garage. Said property is shown on Assessor Map 143 as Lot 7 and lies within the General Residence A (GRA) District.

E. The application of **Robert C. & Dawn D. Comito, Owners**, for property located at **1185 Maplewood Avenue**, for Conditional Use Permit Approval under Section 10.1017 of the Zoning Ordinance for work within an inland buffer, including construction of a 12' x 16' screen room and a 14' x 16' deck off the rear of the home. Said property is shown on Assessor Map 219 as Lot 42 and lies within the Single Residence B (SRB) District.

F. The application of **Henry and Jaqueline Brandt, Owners**, for property located at **37 Wholey Way** and **Salmon Falls Holding, LLC, Owners**, for property located **off Echo Avenue**, wherein Preliminary and Final Subdivision Approval (Lot Line Revisions) are requested between two lots as follows: Lot 64 as shown on Assessor Map 237 increasing in area from 2,728 ± s.f. to 15,056 ± s.f. with 241.28' ± of continuous street frontage on Echo Avenue and Wholey Way and Lot 76 as shown on Assessor Map 237 decreasing in area from 43,703 ± s.f. to 31,375 ± s.f. with 200.89' ± of continuous street frontage on Wholey Way. Said properties are located in a Single Residence B district and are shown on Assessor Map 237 as Lots 64 and 76. This application was previously denied by the Planning Board; however, the Rockingham County Superior Court subsequently reversed the Board's decision and remanded the matter "for consideration of the wetlands issue and any other concerns not addressed" in the Board's decision.

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. Letter from John Chagnon, P. E., Ambit Engineering, regarding a Subdivision Application for property located off Kearsarge Way (Tax Map 212, Lots 118, 119 and 122).

B. Letter from Ralph Woodman, Jr., of Boynton Waldron Doleac Woodman & Scott PA regarding Lot Line Revision at 155 Parrott Avenue and 82 Court Street.

C. Potential sale of Connie Bean Center.

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.