

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

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

7:00 PM

OCTOBER 24, 2013

AGENDA

I. PUBLIC HEARING – OLD BUSINESS

*The Board's action in this matter 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 **Catherine T. Moretti, Owner**, for property located **on Central Avenue**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into three lots with the following:

1. Proposed Lot 1 having 39,391 ± s.f. and 169.07' of continuous street frontage on Central Avenue;
2. Proposed Lot 2 having 32,427 ± s.f. and 104.14' of continuous street frontage on Central Avenue;
3. Proposed Lot 3 having 21,232 ± s.f. and 100' of continuous street frontage on Central Avenue.

Said lots are shown on Assessor Plan 220 as a portion of Lot 87 and lie within the Single Residence B (SRB) District where a minimum lot area of 15,000 s.f. and 100' of continuous street frontage is required. (On March 21, 2013 the Planning Board granted subdivision approval to subdivide Lot 87 into two separate lots.) (See RCRD Plan D-37764) (This application was postponed at the October 17, 2013 Planning Board meeting.)

II. PUBLIC HEARING – NEW BUSINESS

*The Board's action in this matter 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. A public hearing on proposed amendments to the Zoning Ordinance to implement form-based zoning in the downtown area. The proposed amendments include:

- (1) Inserting a new Article 5A – Character Districts, as set forth in the draft ordinance consisting of proposed ordinance text (dated October 4, 2013), and proposed illustrations, maps and tables; and
- (2) Making conforming amendments to other sections of the Zoning Ordinance (dated October 3, 2013), including Sections 10.410 (Establishment and Purpose of Districts), 10.420 (District Location and Boundaries), 10.640 (Downtown Overlay District), 10.1230 (Sign Districts) and 10.1520 (Definitions – Terms with Specialized Applications).

III. PLANNING DIRECTOR'S REPORT

IV. 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 610-7270 one week prior to the meeting.