

ITEM #6: Old Business

- a. **Discussion and possible vote regarding Seacoast Geriatrics, located on Garrison Rd. (P03-69)**

The Planning Department recommends that this application remain on the table as new plans have not yet been submitted.

ITEM #7: New Business

- a. **Impact Fee Waiver Request for Jaclyn Claxton, Assessor's Map 19, Lot Number 70, for property located at 6 Lancaster Street.**

This lot has existed for many decades. Lancaster Street was discontinued by the City Council in 1976. The City Council adopted the Impact Fee Ordinance as Chapter 170-28.7 on January 22, 2003 and the Planning Board adopted the School Impact Fee on February 25, 2003. On August 1, 2003 the City issued a quit claim deed to Mr. and Mrs. Claxton for the discontinued portion of the street in front of their property. This provided a larger building envelope for their proposed single family home. The building permit for this lot was approved on September 26, 2003. RSA 674:39 states, in part, that subdivision plats that have been approved and recorded are exempt from zoning ordinance amendments for four years, provided that substantial completion of the improvements on the plat have occurred and that active and substantial development has begun within 12 months. Due to the fact that this lot was created more than four years before the adoption of the school impact fee, that the quit claim deed was not granted until five months after the adoption of the school impact fee, and the lot is not grandfathered under RSA 674:39, the Planning Department recommends that the waiver be denied.