

**LEGAL NOTICE
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

NOTICE IS HEREBY GIVEN that the Planning Board will hold a public hearing on the following applications on **Thursday, June 15, 2017** starting at 7:00 p.m. in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

- A. The application of **Ryan A. and Adrienne A. Cress, Owners**, for property located at **185 Edmond Avenue**, and **the City of Portsmouth, Owner**, for property located **off Edmond Avenue**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to excavate (8' x 55') along the south and west side of the house, remove and replace the existing headwall and failing CMP culvert and install new RCP culvert, with 750 ± s.f. of temporary impact to the wetland buffer. Said properties are shown on Assessor Map 220 as Lots 56 & 79 and lie within the Single Residence B (SRB) and Municipal (M) Districts.
- B. The application of **Pease Development Authority, Owner, and City of Portsmouth, Applicant**, for property located at **135 Corporate Drive**, requesting Conditional Use Permit approval, under Section 304.A.08 of the Pease Land Use Controls, for work within the inland wetland buffer to construct a 74' 8" X 30' 8" headworks building at the wastewater treatment facility, consisting of three levels (one above grade level and two below grade levels), with 23,790 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 303 as Lot 6 and lies within the Pease Airport Business Commercial (ABC) District.
- C. The application of **Pease Development Authority, Owner, and the City of Portsmouth, Applicant**, for property located at **135 Corporate Drive**, requesting Site Plan Approval, under Chapter 400 of the Pease Land Use Controls, Site Review Regulations, to construct a 74' 8" X 30' 8" headworks building consisting of three levels (one above grade level and two below grade levels) totaling 2,290 ± s.f. , with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessors Map 303 as Lot 6, and lies within the Pease Airport, Business, Commercial (ABC) District.
- D. The application of **Society for the Preservation of New England Antiquities of MA, Owner**, for property located at **62 & 76 Northwest Street**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer consisting of minor grading around the house, a new yard drain system, two new grass swales and a level spreader, with 3,400 ± s.f. of impact to the wetland buffer. Said properties are shown on Assessor Map 141 as Lot 29 and Assessor Map 122 as Lot 9 and lie within the General Residence A (GRA) District and the Historic District.
- E. The application of **Elizabeth E. Simpson Revocable Trust, Owner**, for property located at **40 Martine Cottage Road**, and **Carolyn McCombe Revocable Trust of 1998, Elizabeth Barker Berdge Revocable Trust of 1993, and Timothy Barker, Owners**, for property located **off Little Harbor Road**, and requesting Preliminary and Final Subdivision Approval (Lot Line Revision) between two lots as follows:
- (1) Map 202, Lot 14 decreasing in area from 7.33 ± acres to 5.17 ± s.f. acres.
 - (2) Map 202, Lot 15 increasing in area from 2.28 ± acres to 4.44 ± acres.
- Said lots lie within the Rural (R) District where the minimum lot area is 5 acres and there is no continuous street frontage requirement.

F. The application of **Gary and Aerial Sillanpaa, Owners**, for property located at **4 Sylvester Street**, requesting Conditional Use Permit approval to create a two-bedroom 676 ± s.f. detached accessory dwelling unit on the second story of a garage (to be constructed), with associated paving, lighting, and utilities. Said property is shown on Assessor Map 232 as Lot 36 and lies within the Single Residence B (SRB) District.

G. The application of **Kelly Property Trust AB, Owner**, for property located at **Oriental Gardens Mobile Home Park off Woodbury Avenue**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer consisting of installation of rip rap outlet protection associated with an existing 48" RCP culvert and sewer improvements including removing an existing inoperative pump station, subsurface piping and reconstruction of the sewer system to operate by gravity, with 3,318 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 215 as Lot 9 and lies within the Office Research (OR) District.

H. The application of **Christopher and Rachel Delisle, Owners**, for property located at **250 McKinley Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to construct a rain garden to collect existing sump/gutter runoff, add a soil berm and deep rooted plantings along the rear property line, add a thin layer of loam to lower areas to reduce the pitch of grade from the house to wetland, and raise the soil level at the house foundation, with 250 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 250 as Lot 117 and lies within the Single Residence B (SRB) District.

I. The application of **Pauline M. Dowd, Owner**, and **Tuck Realty Corporation, Applicant**, for property located at **288 Peverly Hill Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to demolish a shed and remove debris, with 3,100 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 255 as Lot 8 and lies within the Single Residence A (SRA) District and the Single Residence B (SRB) District.

J. The application of **299 Vaughan Street, LLC, Owner**, for property located **off Vaughan Street**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

- (1) Proposed lot #1 having an area of 47,776 ± s.f. (1.0 acre) and no continuous street frontage.
- (2) Proposed lot #2 having an area of 3,947 ± s.f. (0.09 acres) and no continuous street frontage.

Said property is shown on Assessor Map 123 as Lot 15 and lies within Character District 5 (CD5), the North End Incentive Overlay District, the Downtown Overlay District (DOD) and the Historic District, where there is no minimum lot area or continuous street frontage requirement.

K. The application of **299 Vaughan Street, LLC, Owner**, for property located at **299 Vaughan Street and property located off Vaughan Street**, and **Sanel Realty Trust Company Inc., Owner**, for property located at **225 Vaughan Street**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer for the demolition of the existing buildings and for the construction of a 143 guest room hotel, with 1,970 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 255 as Lot 8 and lies within Character District 5 (CD5), the North End Incentive Overlay District, the Downtown Overlay District (DOD) and the Historic District

L. The application of **299 Vaughan Street, LLC, c/o Cathartes Private Investments, Owner**, for property located at **299 Vaughan Street**, and **Sanel Realty Company, Inc, Owner**, for property located at **225 Vaughan Street**, requesting Site Plan Approval for demolition of the existing buildings and for the construction of a hotel with 143 guest rooms and 2,500± s.f. of commercial space, a 43,325± s.f. public park along the North Mill Pond waterfront (to be deeded to the City), and a 2,869± s.f. public path from Vaughan Street to the waterfront park. Said properties are shown on Assessors Map 123 as Lot 15 and Assessors Map 124 as Lots 10 and 11, and lie within Character District 5 (CD5), the North End Incentive Overlay District, the Downtown Overlay District (DOD) and the Historic District.

M. Request of Debra Regan to transfer title to half of the “paper street” known as Oak Street that abuts 43 Mangrove Street. (City Council Referral)

Juliet T.H. Walker,
Planning Director

Note: The Agenda for the Planning Board meeting will differ from the Legal Notice. For information on the Agenda call the Planning Department at 610-7217 during the week of June 12, 2017, or check the City’s website at www.cityofportsmouth.com.

Notice to the members of the public who are hearing impaired – if you wish to attend a meeting and need assistance, please contact the Human Resources office at 610-7274 one week prior to the meeting.