

**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, July 20, 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 **Thirty Maplewood, LLC, Owner**, for property located at **30 Maplewood Avenue** (46-64 Maplewood Ave), for a Conditional Use Permit under Section 10.535.12 of the Zoning Ordinance (as adopted when the project was vested through Design Review approval in December 2013) to allow an increase in building height above the maximum height specified in Section 10.531. Said property is shown on Assessor Plan 125 as Lot 2 and lies within Character District 4 (CD4) (Central Business District in December 2013), Downtown Overlay District and Historic District.
- B. The application of **Eversource Energy, Owner of a Right-of-Way**, for property located off **Ocean Road and Greenland Road**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland and inland wetland buffer for the reconstruction of 26 existing utility poles, with 222,124 \pm s.f. of impact to the inland wetland and 64,714 \pm s.f. of impact to the inland wetland buffer. Said properties are shown on Assessor Map 258 - Lot 1; Map 258 - Lot 34; Map 258 - Lot 35; Map 258 - Lot 36; Map 282 - Lot 5; Map 258 - Lot 54; Map 281 - Lot 2, and lie within the Municipal, Natural Resource Protection (NRP), Rural and Industrial Districts.
- C. The application of **Chance B. and Edward R. Allen, Owners**, for property located at **88 Sims Avenue**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for the construction of a 208 s.f. addition to a single family residence, with 300 \pm s.f. of impact to the inland wetland buffer. Said property is shown on Assessor Map 232, as Lot 131 and lies within the Single Residence B (SRB) District.
- D. The application of **Pease Development Authority, Owner, and Summit Land Development, LLC, Applicant**, for property located at **160 Corporate Drive**, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for the construction of a two story manufacturing and office building with a footprint of 85,500 s.f. and 190 parking spaces, with 178 \pm s.f. of impact to the inland wetland buffer. Said property is shown on Assessor Map 313, as Lot 2 and lies within the Pease Airport, Business, Commercial (ABS) District.
- E. The application of **Pease Development Authority, Owner, and Summit Land Development, LLC, Applicant**, for property located at **160 Corporate Drive**, requesting Site Plan Approval to construct a two-story manufacturing and office building with a footprint of 85,500 s.f., including 190 parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 313 as Lot 2, and lies within the Pease Airport, Business, Commercial (ABC) District.
- F. The application of **Steven H. Lee, Owner**, for property located at **174 Dodge Avenue**, requesting Conditional Use Permit approval to create a two-story 1,000 \pm s.f. garden cottage in an existing building, with associated paving, lighting, and utilities. Said property is shown on Assessor Map 258 as Lot 43 and lies within the Single Residence B (SRB) District.

G. The application of **Alexander C. Garside and Nicole Outsen, Owners**, for property located at **212 Park Street**, and the **Trudy Gould Irrevocable Living Trust, Owner, William A. Gould, Trustee**, for property located at **226 Park Street**, requesting Preliminary and Final Subdivision Approval (Lot Line Revision) between two lots as follows:

- (1) Map 149, Lot 50 decreasing in area from 13,218 ± s.f. (0.3034 acres) to 8,736 ± s.f. (0.2005 acres) with 47.69' of continuous street frontage on Park Street.
- (2) Map 149, Lot 51 increasing in area from 7,597 ± s.f. (0.1744 acres) to 12,079 ± s.f. (0.2773 acres) with 50' of continuous street frontage on Park Street.

Said lots lie within the Municipal (M) district and Character District 5 (CD5) which have no minimum requirements for lot area or street frontage.

H. The application of **Paul M. and Laura L. Mannle, Owners**, for property located at **1490 Islington Street**, requesting Conditional Use Permit approval to create a one-bedroom 727 ± s.f. attached accessory dwelling unit on the first floor of an existing single family residence, with associated paving, lighting, and utilities. Said property is shown on Assessor Map 233 as Lot 108 and lies within the Single Residence B (SRB) District.

I. The application of **Christopher L. and Anna D. Shultz, Owners**, for property located at **140 Orchard Street**, requesting Conditional Use Permit approval to create a 2-story, one-bedroom, 584 ± s.f. garden cottage in an existing building, with associated paving, lighting, and utilities. Said property is shown on Assessor Map 149 as Lot 38 and lies within the General Residence A (GRA) District.

J. The application of **Pease Development Authority, Owner, and 19 Rye Street, LLC, c/o Two International Group, Applicant**, for property located at **19 Rye Street**, requesting Site Plan Approval to construct a two-story office building with a footprint of 14,859 s.f., including 146 parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessors Map 305 as Lot 4, and lies within the Pease Airport, Business, Commercial (ABC) District

K. The application of **Merton Alan Investments, LLC, Owner**, for property located at **30 Cate Street**, requesting Amended Site Plan Approval to remove the 10 foot wide walkthroughs in the center of the two 8-unit buildings and move the units together; to provide a 20 foot wide separation between the 6-unit building to create two 3-unit buildings; and the revision of grading and utilities to accommodate the new building locations. Said property is shown on Assessors Map 165 as Lot 1 and lie within Character District 4-W (CD-4W).

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 July 17, 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.