

**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 21, 2018** starting at 7:00 p.m. in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

1. The application of Peter G. Morin Trust, Owner, for property located at 49 Pickering Street, and Hunking Holdings, LLC, Owner, for property located at 170 Mechanic Street, requesting Preliminary and Final Subdivision Approval (Lot Line Revision) as follows:
  1. Proposed lot #1 increasing from 2,296 ± s.f. to 2,777 ± s.f. , with no change in street frontage.
  2. Proposed lot #2 decreasing from 9,161 ± s.f. to 8,680± s.f., with no change in street frontage.Said properties are shown on Assessor Map 102 as Lots 6 & 7 and are located in the General Residence B (GRB) District.
2. The application of 393 New Castle Avenue, LLC, Owner, for property located at 390 New Castle Avenue, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer to convert an existing 1,260 s.f. gravel driveway and parking area to porous pavement, with 1,395 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 207 as Lot 6 and lies within the Single Residence B (SRB) District.
3. The application of Jon and Joan Dickinson, Owners, for property located at 212 Walker Bungalow Road, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer to demolish the existing home and detached garage, construct a new 1,968 s.f. single family residence with attached 756 s.f. garage, a new septic system and the relocation of the driveway, with 8,990 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 223 as Lot 21 and lies within the Single Residence B (SRB) District.
4. The application of Robert and Whitney Westhelle, Owners, for property located at 198 Essex Avenue, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to construct a wood 12' X 18' garden shed, on cement blocks, with 216 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 232 as Lot 128 and lies within the Single Residence B (SRB) District.
5. The application of Pease Development Authority, Owner, and Lonza Biologics, Inc., Applicant, for property located at 70 and 80 Corporate Drive, requesting Conditional Use Permit approval, under Chapter 300 of the Pease Land Use Controls, Part 304-A Pease Wetlands Protection, for work within the inland wetland buffer for the construction of three proposed industrial buildings: Proposed Building #1 with a 132,000 s.f. footprint; Proposed Building #2: 150,000 s.f. footprint; Proposed Building #3 with a 62,000 s.f. footprint; and two 4-story parking garages, with 55,555± s.f. of impact to the wetland, 66,852 ± s.f. of impact to the wetland buffer and a 1,000 l.f. stream restoration for Hodgson Brook resulting in 42,500 s.f. of wetland creation. Said property is shown on Assessor Map 305 as Lots 1 & 2 and lies within the Pease Airport Business Commercial (ABC) district.

6. The application of Richard P. Fusegni, Owner, for property located at 201 Kearsarge Way, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:
1. Proposed lot #1 having an area of 7,834  $\pm$  s.f. (0.1799 acres) and 97' of continuous street frontage on Mangrove Street and 75' of continuous street frontage on Kearsarge Way; and
  2. Proposed lot #2 having an area of 47,062  $\pm$  s.f. (1.0804 acres) and 131' of continuous street frontage on Kearsarge Way;

Said property is shown on Assessors Map 218 as Lot 5 and is located in the Single Residence B (SRB) District where the minimum lot area is 15,000 s.f. and minimum continuous street frontage is 100'.

7. The application of Jon and Diana Guilbert, Owners, for property located at 15 Thornton Street, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:
1. Proposed lot #1 having an area of 9,074 s.f. (0.2083 acres) and 144.17' of continuous street frontage on Thornton Street; and
  2. Proposed lot #2 having an area of 7,762 s.f. (0.1782 acres) and 101.50' of continuous street frontage on Thornton Street;

Said property is shown on Assessors Map 160 as Lot 1 and is located in the General Residence A (GRA) district where the minimum lot area is 7,500 s.f. and minimum continuous street frontage is 100'.

8. The application of Westwind Townhomes of Portsmouth, Owner, for property located at 1177 Sagamore Avenue, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot #1 having an area of 33,378 s.f. (0.7663 acres) and 121.75' of continuous street frontage on Sagamore Avenue; and
2. Proposed lot #2 having an area of 22,628 s.f. (0.5194 acres) and 102' of continuous street frontage on Sagamore Avenue;

Said property is shown on Assessors Map 224 as Lot 13 and is located in the Mixed Residential Office (MRO) district where the minimum lot area is 7,500 s.f. and minimum continuous street frontage is 100'.

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 18, 2018, or check the City's website at [www.cityofportsmouth.com/planportsmouth/current-land-use-applications](http://www.cityofportsmouth.com/planportsmouth/current-land-use-applications).

**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.**