

**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 19, 2018** 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 Portsmouth Housing Authority, Owner, for property located at 140 Court Street, requesting Conditional Use Permit approval pursuant to Section 10.1112.52 of the Zoning Ordinance to allow 64 residential units with 60 parking spaces, where 135 parking spaces are required. Said property is shown on Assessor Map 116 as Lot 38 and lies within the Character District 4 (CD4) and the Historic District.

B. The application of Portsmouth Housing Authority, Owner, for property located at 140 Court Street, and Ed Pac, LLC, Owner, for property located at 152 Court Street, requesting Preliminary and Final Subdivision Approval (Lot Line Revision) as follows:

1. Proposed Lot 38 as shown on Assessor Map 116 increasing in size from 59,976 s.f. to 62,559 s.f.; and

2. Proposed Lot 37 as shown on Assessor Map 116 decreasing in size from 4,587 s.f. to 2,004 s.f. Said properties are shown on Assessors Map 116 as Lots 37 & 38 and are located within the Character District 4 (CD4) and the Historic District, where there is no minimum lot area and no minimum continuous street frontage.

C. The application of Mark J. and Marla P. Baldassare, Owners, for property located at 191 Sagamore Avenue, requesting Conditional Use Permit approval pursuant to Section 10.815 of the Zoning Ordinance to create a 2-story, one bedroom, Garden Cottage in an existing building, with a footprint of 400  $\pm$  s.f. and gross floor area of 373 s.f., with associated paving, lighting, and utilities. Said property is shown on Assessor Map 221 as Lot 21 and lies within the General Residence A (GRA) District.

D. The application of Ivana Verflova and Mattias Verfl, Owners, for property located at 639 Middle Road, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to construct a 442  $\pm$  s.f. wooden deck, with 1' of gravel skirting around the perimeter, with 442  $\pm$  s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 232 as Lot 122 and lies within the Single Residence B (SRB) District.

E. The application of Bruce Osborn, Barry Osborn and C. Kevin Osborn, Owners, for property located at 187 Woodbury Avenue and Frank Cavalieri, et al, Owners, for property located at 179 Woodbury Avenue, requesting Preliminary and Final Subdivision Approval (Lot Line Revision) between two lots as follows:

1. Map162, Lot 56 increasing in area from 11,246  $\pm$  s.f. to 11,366  $\pm$  s.f. with 113'  $\pm$  of continuous street frontage along Woodbury Avenue; and

2. Map 162, Lot 57 decreasing in area from 5,587  $\pm$  s.f. to 5,467  $\pm$  s.f. with 56"  $\pm$  of continuous street frontage along Woodbury Avenue.

Said lots lie within the General Residence A (GRA) District which requires a minimum lot area of 7,500 s.f. and minimum continuous street frontage of 100'.

F. The application of Barbara R. Frankel, Owner, and Greengard Residences, Applicant, for property located at 89 Brewery Lane, requesting Site Plan approval to construct a 2-story assisted living home, with a footprint of 3,146 s.f. and gross floor area of 9,438 s.f. , with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 146 as Lot 263 and lies within the within the Character District-4 L2 (CD4-L2) District.

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 16, 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.**