

**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, December 20, 2018** starting at 6:30 p.m. in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

- A. The request of Residents of Pinehurst Road, to amend the zoning for the properties on Pinehurst Road from General Residence A (GRA) to Single Residence B (SRB).
- B. The request of Attorney Robert Ciandella to amend the zoning for 290 Gosling Road from Waterfront Industrial (WI) to Office Research (OR).
- C. The application of Carolyn B. McCombe Rev. Trust of 1998, Carolyn B. McCombe, Trustee, Owner, for property located at 910 Sagamore Avenue, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer to install a replacement residential sewage disposal system and remove the old system septic tank and pump chamber, with 1,576 \pm s.f. of impact to the tidal wetland buffer. Said property is shown on Assessor Map 223, as Lot 26A and lies within the Waterfront Business (WB) District.
- D. The application of Brick Act, LLC, Owner, and Kristin Fichera/Tree House School, Applicant, for property located at 102 State Street, requesting Conditional Use Permit approval pursuant to Section 10.1112.52 of the Zoning Ordinance to expand a preschool from 20 students to 28 students, where 14 parking spaces are required and 0 off-street parking currently exists and no additional off-street parking is proposed. Said property is shown on Assessor Map 107 as Lot 52-1 and lies within the Character District 4 (CD4) and the Historic District.
- E. The application of Samuel Dushkin and Nicole Defeo, Owners, for property located at 149 Cass Street, requesting Conditional Use Permit approval pursuant to Section 10.815 of the Zoning Ordinance to create a one room Garden Cottage in an existing 19' X 19' building, with a footprint of 361 s.f. and a gross floor area of 351 s.f. Said property is shown on Assessor Map 1461 as Lot 7 and lies within the General Residence C (GRC) District.
- F. The application of Islamic Society of the Seacoast Area,, Owner, for property located at 686 Maplewood Avenue, requesting Conditional Use Permit approval pursuant to Section 10.1112.52 of the Zoning Ordinance to allow 60 parking spaces where 78 parking spaces are required. Said property is shown on Assessor Map 220 as Lot 90 and lies within the Single Residence B (SRB) District.
- G. The application of The City of Portsmouth, New Hampshire, Owner, for property located at 125 Cottage Street, requesting Site Plan approval for adaptive reuse and renovations of the former U.S. Army Reserve Center into a Senior Activity Center, and a front entry addition with a footprint and Gross Floor Area of 150 s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 174 as Lot 15 and lies within the Municipal (M) District.

H. The application of 2422 Lafayette Road Associates, LLC, Owner, for property located at **2454** Lafayette Road, requesting Amended Site Plan approval to construct three (3) restaurant buildings; Proposed Building #1: 5,000 s.f. footprint and Gross Floor Area, Proposed Building #2: 1,600 s.f. footprint and Gross Floor Area; Proposed Building #3: 2,310 s.f. footprint and Gross Floor Area, with related green space and associated site improvements within the existing plaza parking area. Said property is shown on Assessor Map 273 as Lot 3 and lies within the Gateway Corridor (G1) 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 December 17, 2018, or check the City's website at 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.