

**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, May 16, 2019** 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 **RJF-Maplewood, LLC, Owner** and **RW Norfolk Holdings, LLC, Applicant**, for property located at **111 Maplewood Avenue** requesting Preliminary and Final Subdivision approval for a two lot subdivision as follows: the subject lot to be divided so that Lot 1 becomes 58,583 s.f. with 840 ft. of street frontage and Lot 2 becomes 42,779 s.f. with 610 ft. of street frontage Said property is shown on Assessor Map 124 as Lot 8 and lies within the Character District 5 (CD5), Historic and Downtown Overlay Districts.
- B. The application of **RJF-Maplewood, LLC, Owner** and **RW Norfolk Holdings, LLC, Applicant**, for property located at **111 Maplewood Avenue**, in the North End Incentive Overlay District, requesting a Conditional Use Permit in accordance with Section 10.5A56.23 of the Zoning Ordinance to allow the additional 3,351 s.f. of Community Space provided by this project to be credited to the applicant for use in another development in the same Incentive Overlay District.
- C. The application of **RJF-Maplewood, LLC, Owner** and **RW Norfolk Holdings, LLC, Applicant**, for property located at **111 Maplewood Avenue** requesting Site Plan approval to construct a 3½-story commercial building with a footprint of 20,000 s.f. and gross floor area of 74,000 s.f. with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 8 and lies within the Character District 5 (CD5), Historic and Downtown Overlay Districts.
- D. The application of **Great Rhythm Brewing Company, LLC, Applicant** and **Clipper Traders, LLC** for property located at **105 Bartlett Street** requesting a Conditional Use Permit in accordance with Sections 10.240 and 10.440 (#19.50) of the Zoning Ordinance to allow an Outdoor Dining or Drinking Area as an accessory use. Said property is shown on Assessor Map 157 as Lot 1 and lies within the Character District 4-W (CD4-W) District.
- E. The application of **Boston & Maine Corporation (Lot 4) and Iron Horse Properties, LLC, (Lot 4-2) Owners** for properties located off **Bartlett Street** and **Maplewood Ave** requesting a Lot Line Relocation to transfer 72,337 ± s.f. from Lot 4 to Lot 4-2. Said properties are shown on Assessor Map 164 as Lots 4 and 4-2 and lie within the Character District 4-LI (CD4-LI), Office Research (OR) and the Transportation Corridor (TC) Districts.
- F. The request of Revisit McIntyre, a New Hampshire nonprofit corporation, to amend the zoning for the property located at **62 Daniel Street**, Map 106, Lot 8 (current Federal Building) from Character District 4 and Character District 5 (CD4 and CD5) to a Natural Resource Protection (NRP) District or Municipal (M) District or combination of both.

G. Petition by residents and homeowners of Chase Drive, Cutts Avenue, Forest Street, and Brigham Lane to reconsider the December 2017 decision to re-zone three properties located along Chase Drive and Cutts Avenue from Single Residence B (SRB) to Gateway Neighborhood Mixed Use Corridor (G2) and to re-zone the properties back to Single Residence B.

Juliet T.H. Walker, AICP
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 May 13, 2019, or check the City's website at www.cityofportsmouth.com/planportsmouth/planning-board.

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.