

**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 18, 2019** starting at 7:00 p.m. in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

Please note that some of the applications listed below may not be included in the public hearing referenced above. Please contact the Planning Department to confirm which applications will have a public hearing in July.

- A. The application of **Cate Street Development, LLC, Owner**, for property located at **428 Route 1 Bypass, Cate Street, 55 Cate Street, 161 Cate Street and 1 Cate Street**, requesting Site Plan approval for the redevelopment of the properties into a mixed use development, including 22,000 s.f. +/- retail space, 22,000 s.f. +/- office space, 250 residential apartment units; Proposed Residential Building A: 4-stories, 132 units, 24,850 s.f. footprint and 141,885 Gross Floor Area; Proposed Residential Building B: 4-stories, 118 units, 21,350 s.f. footprint and 110,170 Gross Floor Area, and 23 townhouses; Proposed Townhome Buildings A: 8,640 s.f. total footprint and 25,920 Gross Floor Area; Proposed Townhome Buildings B: 11,440 total footprint and 34,320 Gross Floor Area, and 510 parking spaces with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Map 172 as Lot 1, Map 173 as Lot 2, Map 165 as Lot 2, Map 163 as Lot 33 and Map 163 as Lot 34 and lie within the Gateway Corridor (G1) District.
- B. The application of **Arbor View & The Pines, LLC, Owner**, for property located at **145 Lang Road** requesting a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance for provision of 367 parking spaces where a maximum of 336 are allowed by Section 10.1112.51 of the Zoning Ordinance. Said property is shown on Assessor Map 287 as Lot 1 and lies within the Garden Apartment/Mobile Home Park (GA/MH) District.
- C. The application of **Arbor View & The Pines, LLC, Owner**, for property located at **145 Lang Road** requesting Amended Site Plan Review approval to construct two (2) three-story multi-family buildings and associated site improvements, grading, utilities, stormwater management and landscape improvements. Said property is shown on Assessor Map 287 as Lot 1 and lies within the Garden Apartment/Mobile Home Park (GA/MH) District.
- D. The application of **Michael De La Cruz, Owner** for property located at **63 Congress Street** requesting Site Plan approval to convert an existing basement and driveway into a small residential parking garage with a gross floor area of approximately 15,000 square feet. Said property is shown on Assessor Map 117 as Lot 5 and lies within the Character District 5 (CD5) District. LU 19-128.
- E. The application of **2219 Lafayette Road, LLC, Owner** and **MSC a division of TFMoran, Inc., Applicant** for property located at **2219 Lafayette Road** requesting Site Plan approval for the construction of a 5,438 square foot addition to an existing car dealership and related changes to the parking and display areas with associated landscaping, drainage, and other site improvements. Said property is shown on Assessor Map 272 as Lot 1 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) and the Single Residence A (SRA) Districts. LU 19-84.
- F. The application of **Noele Clews, Owner** and **Ambit Engineering, Inc., Applicant** for property located at **799 South Street** requesting Preliminary and Final Subdivision approval to subdivide a lot with an area of 76,889 s.f. and 395' of continuous street frontage into three (3) lots as follows: proposed Lot 1 with an area of 9,004 s.f. and 100' of continuous street frontage; proposed Lot 2 with an area of 58,885 s.f. and 95' of

continuous street frontage; and proposed Lot 3 with an area of 9,000 s.f. and 100' of continuous street frontage. Said property is located on Assessor Map 132 as Lot 24 and lies within the General Residence A (GRA) District. LU 19-32.

G. The application of **Kenneth Young, Owner** and **Charles Hoyt Designs, Applicant** for property located at **346 Colonial Drive** requesting Conditional Use Permit approval in accordance with Section 10.814 of the Zoning Ordinance for the addition of a 515 sq. ft. Attached Accessory Dwelling Unit above a proposed garage addition. Said property is shown on Assessor Map 260 as Lot 136 and lies within the Single Residence B (SRB) District. LU #19-131.

H. The application of **Jay and Audra Mayski, Owners** of property located at **210 FW Hartford Drive** requesting Wetland Conditional Use Permit approval in accordance with Section 10.1017 of the Zoning Ordinance to relocate an 8' by 12' shed into the wetland buffer adjacent to the house. The shed will be constructed on blocks over stone with a stone drip edge to help infiltrate storm water. Said property is shown on Assessor Map 270 as Lot 32 and lies within the Single Residence B (SRB) District. LU #19-138.

I. The application of **Liberty Mutual Insurance, Owner**, and **Altus Engineering, Inc., Applicant** for property located at **225 Borthwick Avenue** requesting Wetland Conditional Use Permit approval in accordance with Section 10.1017 of the Zoning Ordinance. The applicant is proposing improvements to an existing parking lot including regrading, re-striping and improvements for accessibility all within the footprint of the existing paved area. The project proposes an impact of 16,900 square feet in the inland wetland buffer zone. Said property is shown on Assessor Map 240 as Lot 1 and lies within the Office Research (OR) District. LU #19-139.

J. The application of **Liberty Mutual Insurance, Owner**, and **Altus Engineering, Inc., Applicant** for property located at **225 Borthwick Avenue** requesting amended Site Plan Review Approval for improvements to an existing parking area. Said property is shown on Assessor Map 240 as Lot 1 and lies within the Office Research (OR) District. LU #19-139.

Juliet T.H. Walker, AICP
Planning Director

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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 15, 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.