

**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, September 16, 2021** starting at 7:00 p.m. in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

The request of **Ricci Construction Company Inc, (Owner)** and **Green & Company Building & Development Corp. (Applicant)** for property located at **3400 Lafayette Rd** requesting Conditional Use Permit for a Development Site in accordance with Section 10.5B40 of the Zoning Ordinance and Site Plan Review approval for construction of a 50-unit multi-family residential development that includes community space and related landscaping, drainage, paving, utilities and other site improvements. Said property is shown on Assessor Map 297 Lot 11 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District and the Natural Resource Protection (NRP) District.

The request of **Ricci Construction Company Inc, (Owner)** and **Green & Company Building & Development Corp. (Applicant)** for property located at **3400 Lafayette Rd** requesting a wetland Conditional Use Permit under section 10.1017 to construct 50 town homes on an undeveloped lot. The applicant is proposing five areas of wetland impact for a total of 21,350 square feet of permanent impact and three areas of temporary impact for a total of 2,350 square feet. Said property is shown on Assessor Map 297 Lot 11 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District and the Natural Resource Protection (NRP) District.

The request of **Kelly Property Trust A.B. and Ashley W.M. (Owners)**, for property located at **0 Oriental Gardens** requesting an application for a wetland conditional use permit under section 10.1017 to remove existing obsolete sewer infrastructure and improve a storm water outfall on the site with a proposed temporary impact of 4,554 square feet and permanent impact of 187 square feet. Said property is shown on Assessor Map 215 Lot 9 and lies within the Gateway Corridor (G1) and Office Research (OR) Districts.

The request of **Spaulding Group, LLC, (Owner)** for property located at **180 Spaulding Turnpike** requesting a wetland Conditional Use Permit under section 10.1017 to expand and reconstruct an existing building within the wetland buffer. The application calls for temporary impacts of 2,528 square feet and permanent impacts of 3,287 square feet. The entire application is proposed where the site is completely impervious surface where a portion of pavement is being converted in to a building. Said property is shown on Assessor Map 236 Lot 39 and lies within the General Business (GB) District.

The request of **Ivo and Caitlin Van Der Graaff, (Owners)** for property located at **10 FW Hartford Drive** requesting a wetland Conditional Use Permit according to section 10.1010 of the City's Zoning Ordinance to remove 15 trees 12 of which are located in the wetland or wetland buffer adjacent to the residence at 10 FW Hartford. The removal of the trees will result in a disturbance of 450 square feet in the wetland area and 500 square feet in the inland wetland buffer. Said property is shown on Assessor Map 269 Lot 53 and lies within the Single Residence B (SRB) District.

Request of **64 Vaughan Mall, LLC and Northern Tier Real Estate Acquisition & Development, LLC, (Owners)** for properties located at **64 Vaughan Street (Lot 1)** and **172 Hanover Street (Lot 1-A)**, requesting Preliminary and Final Subdivision approval (Lot Line Revision) to convey 133 square feet from Lot 1 to Lot 1-A which will result in a total lot area of 13,964 square feet of lot area for Lot 1 and 5,621 square feet of lot area for Lot 1-A. Said properties are shown on Assessor Map 126 Lot 1 and Lot 1-A and lie within the Character District 5 (CD5), Downtown Overlay District, and Historic District.

Request of **Mary M. Griffin, (Owner)**, for property located at **7 Curriers Cove** requesting a wetland Conditional Use Permit under section 10.1017. The applicant is proposing to replace and failing culvert under the Currier's Cove roadway with 192 square feet of wetland disturbance and 1,208 square feet of wetland buffer disturbance. The existing 36"corrugated metal culvert is proposed to be replaced with a reinforced concrete culvert four feet shorter than the existing culvert with new concrete headwalls for both the inlet and outlet location with areas of rip rap proposed to dissipate energy on the outlet side and to protect the inlet side from erosion and undercutting. The application also proposed removal of existing vegetation and includes a planting plan for new vegetation. Said properties are shown on Assessor Map 204 Lot 16 and lie within the Single Residence A (SRA) District.

Request of **2422 Lafayette Road Associates, LLC C/O Waterstone Retail (Owner)** for property located at **2454 Lafayette Road** requesting Design Review Approval to demolish the existing 29,000 square foot structure and replace it with a 41,000 square foot footprint structure consisting of five (5) stories and 100 multi-family condominium units. Said property is shown on Assessor Map 273 Lot 3 and lies within the Gateway Corridor (G1) District.

Juliet T.H. Walker, AICP
Planning Director

Members of the public also have the option to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. Registration information will be provided on the meeting agenda when it is posted to the web page. For technical assistance, please contact the Planning Department by email (planning@cityofportsmouth.com) or by phone 610-7216.

Those interested in submitting written comments should email planning@cityofportsmouth.com or mail to the Planning Department, City Hall, 1 Junkins Ave, Portsmouth, NH 03801. Comments for any public hearings that are received by 4:00 pm the day of the meeting will be incorporated into the record of the meeting.