

LEGAL NOTICE
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

NOTICE IS HEREBY GIVEN that the Planning Board will hold Public Hearings on the following applications on Thursday, December 15, 2005, starting at 7:00 P.M. in the City Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

A. The application of T-Beyer Realty, LLC, Owner, for property located at 141 Banfield Road wherein an amendment to Conditional Use Approval received on November 21, 2002 is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to allow parking on an existing area of pavement and revisions to the drainage swale within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 254 as Lot 2 and lies within an Industrial District.

B. The application of Irving W. Spinney, Revocable Trust, Janice L. Karkos, Trustee, Owner and Dawn M. & Arthur R. Tobin, III, Applicants, for property located off Middle Road wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to allow the construction of a two story residential building to be built on an existing concrete foundation within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 232 as Lot 122 and lies within a Single Residence B District.

C. The application of Frank J. A. and Irja Cilluffo and Four Seas Partners, Owners for property located at 179 & 181 Pleasant Street, wherein Preliminary and Final Subdivision Approval (Lot Line Change) is requested between two lots having the following: Lot 15 increasing in area from 32,395 s.f. (.743 acres) to 40,204 s.f. (.923 acres) and with continuous street frontage off of Pleasant Street and Lot 16-1 decreasing in area from 15,787 s.f. (.362 acres) to 7,977 s.f. (.183 acres) with continuous street frontage off Pleasant Street; and, lying in a zone where a minimum lot area of 7,500 s.f. and 100' of continuous street frontage is required. Said properties are shown on Assessor Plan 108, as Lots 15 and 16-1 and lie within the Mixed Residential Office District.

D. The application of Dennett-Prospect Realty Investments, LLC, Owner, for property located at 69-73 Prospect Street wherein site review approval is requested for the renovation of an existing multi-family dwelling on Lot 28 to convert structure from 6 dwelling units to 4 dwelling units and the construction of a two dwelling unit structure on Lot 29, with related paving, utilities, landscaping, drainage and associated site improvements. Said properties are shown on Assessor Plan 142 as Lots 28 & 29 and lie within a General Residence A District;

David M. Holden
Planning Director

Please note that the actual Agenda format will differ from that of the Legal Notice. Please call the Planning Department at 610-7216 during the week of December 12, 2005 for information on the Agenda format or check the City's website at www.cityofportsmouth.com.

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.