

**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, October 17, 2013**, starting at 7:00 pm in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

1. The request of Tom and Zelita Morgan to expand the Historic District southerly to the intersection of Richards and Parrott Avenues and westerly to the intersection of Austin and Summer Streets.
2. The application of 2422 Lafayette Road Associates, LLC, Owners, for property located at 2454 Lafayette Road (Southgate Plaza), requesting Amended Site Plan Approval to revise the new retail building, add a rain garden at the rear of the site, and make related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 273, Lot 3 and lies within the Gateway District.
3. The application of Pease Development Authority, Owner and Stonegate Construction N.H., LLC, Applicant, for property located at 249 Corporate Drive, requesting Preliminary and Final Subdivision approval to create a new lot on Corporate Drive, consisting of 218,981 s.f. (5.027 acres) and decreasing the remaining land area identified as Map 303, Lot 6 (Pease Development Authority map 314, Lot 0) by 5.027 acres, constituting a portion of the Pease International Tradeport. Said lot lies within the Pease Airport, Business & Commercial District (ABC) where a minimum lot area of 5 acres is required.
4. The application of Stonegate Construction N.H., LLC, Applicant, for property located at 249 Corporate Drive, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland and wetland buffer, to construct a new driveway and to replace a drainage outfall structure, with 457 s.f. of impact to the inland wetland and 1,951 s.f. of impact to the inland wetland buffer. Said property is shown on Assessor from Map 303, Lot 6 (Pease Development Authority Map 314, Lot 0) and lies within the Pease Airport, Business & Commercial District (ABC).
5. The application of Stonegate Construction N.H., LLC, Applicant for property located at 249 Corporate Drive, requesting Site Plan Review for a proposed 37,013 s.f. office building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is subject to subdivision from Map 303, Lot 6 (Pease Development Authority Map 314, Lot 0) and lies within the Airport Business Commercial District.
6. The application of Catherine T. Moretti, Owner, for property located on Central Avenue, requesting Preliminary and Final Subdivision Approval to subdivide one lot into three lots with the following:
 1. Proposed Lot 1 having 39,391 \pm s.f. and 169.07' of continuous street frontage on Central Avenue;
 2. Proposed Lot 2 having 32,427 \pm s.f. and 104.14' of continuous street frontage on Central Avenue;
 3. Proposed Lot 3 having 21,232 \pm s.f. and 100' of continuous street frontage on Central Avenue.

Said lots are shown on Assessor Plan 220 as a portion of Lot 87 and lie within the Single Residence B (SRB) District where a minimum lot area of 15,000 s.f. and 100' of continuous street frontage is required. (On March 21, 2013 the Planning Board granted subdivision approval to subdivide Lot 87 into two separate lots.) (See RCRD Plan D-37764)

7. The application of Pine Siskin, LLC, Owner, for property located at 219 Gosport Road, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a wetland buffer, to construct a 1,749 s.f. in-ground pool and associated patio, with 2,709 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 224 as Lot 10-11 and lies within the Single Residence A (SRA) District.

8. The application of Great Bay School Training Center, Owner, and David Lemieux, Applicant, for property located at 417 Lafayette Road, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots with the following:

- a. Proposed Lot 1 having 15,000 ± s.f. and 149.35' of continuous street frontage on Lafayette Road;
- b. Proposed Lot 2 having 16,620 ± s.f. and 100' of continuous street frontage on Lafayette Road.

Said lot is shown on Assessor Plan 230 as Lot 23 and lies within the Single Residence B (SRB) District where a minimum lot area of 15,000 s.f. and 100' of continuous street frontage is required.

9. The application of Borthwick Forest, LLC, Owner, for property located between Islington Street and Borthwick Avenue, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to construct a road from Borthwick Avenue to Islington Street in connection with a proposed subdivision, with 10,700 s.f. of impact to the wetland buffer and 5,800 s.f. of wetland buffer restoration. Said properties are shown on Assessor Plan 233, as Lots 112 & 113 and Assessor Plan 241 as Lot 25 and lie within the Single Residence B (SRB) District and the Office Research (OR) District.

10. The application of Beth and Marco Gross-Santos, Owners, and JP Ventures, Applicant, for property located on Marjorie Street, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to construct a single family home with driveway, drainage and landscaping, with 6,976 s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 232 as part of Lot 14 and lies within the Single Residence B (SRB) District. Said Lot 14 was restored to its pre-merger status by City Council vote on April 15, 2013, and three of the merged lots will be voluntarily merged by the owner to create a new building lot.

11. The application of Hillcrest at Portsmouth, Owner, for property located at 3201 Lafayette Road, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to replace existing street lights and repair and replace existing sewer laterals, with 2,000 ± s.f. of temporary impact to the wetland buffer. Said property is shown on Assessor Plan 291 as Lot 7 and lies within the Garden Apartment/Mobile Home (GAMH) District.

Rick Taintor,
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 October 15th, 2013, 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.