

**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, March 19, 2015** 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 **Denise A. Croteau Revocable Trust, Owner**, for property located at 241 Walker Bungalow Road, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to construct a 288 ± s.f. addition onto the rear of the existing structure with 598 ± s.f. of impact. Said property is shown on Assessor Plan 201 as Lot 13 and lies within the Single Residence B (SRB) District.

B. The application of **Harrison Alan Workman, Owner**, and **Heidi S. Ricci, Applicant**, for property located at **912 Sagamore Avenue**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a tidal wetland buffer for septic system and driveway construction, with 477 ± s.f. of permanent impact to the wetland buffer and 2,411 ± s.f. of temporary impact to the wetland buffer.. Said property is shown on Assessor Plan 223 as Lot 26 and lies within the Waterfront Business (WB) District.

C. The application of **Liberty Mutual Group, Owner**, for property located at **225 Borthwick Avenue**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer including 216± s.f. of permanent impact to construct a 50' x 50' concrete pad for a new emergency egress from the southerly building and 448 ± s.f. of temporary impact to allow for construction access to the building during construction, for a total of 670 s.f. of impact to the wetland buffer.. Said property is shown on Assessor Plan 240 as Lot 1 and lies within the Office Research (OR) District.

D. The application of **Rye Corner Gas, LLC, Owner**, for property located at **1150 Sagamore Avenue**, **Two Wentworth House Road LLC, Owner**, for property located at **2 Wentworth House Road**, and the **Bean Group, Applicant**, requesting Site Plan Approval for the demolition of an abandoned gas station and a single family dwelling and the construction of an 8,000 s.f. professional office building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 201 as Lots 21 and 22 and lies within the Mixed Residential Business (MRB) district.

E. The application of **North End Properties, LLC, Owner, and Deer Street Development Company, Inc., doing business in NH as Harborcorp of Portsmouth, Applicant**, for property located on **Russell Street, Deer Street and Maplewood Avenue**, requesting Site Plan Approval for a proposed 5-story mixed use development with a footprint of 72,600 ± s.f. and gross floor area of 352,736 ± s.f., including a hotel/event center with 24,000 s.f. of event center space and 97 hotel rooms, 23 residential condominiums, a 44,169 s.f. of retail, and 523 parking spaces (382 spaces in a garage structure and 141 below-grade spaces serving the retail use); with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 21, Assessor Map 118 as Lot 28 and Assessor Map 124 as Lot 12, Assessor Map 119 as Lot 1-1A, Assessor Map 119 as Lot 1-1C and Assessor Map 119 as Lot 4 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic 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 March 16<sup>th</sup>, 2015, or check the City's website at [www.cityofportsmouth.com](http://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.**