

**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, June 18, 2015** starting at 7:00 p.m. in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

1. Proposal to amend the Zoning Ordinance and Zoning Map to implement Character-Based Zoning in the North End, to revise various provisions of Article 5A – Character Districts, and to make conforming amendments to other sections of the Zoning Ordinance. (This matter was referred to the Planning Board by the City Council on April 20, 2015.)
2. The application of Micronics, Inc., Owner, and City of Portsmouth, Applicant, for property located at 200 West Road, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within an inland wetland and wetland buffer to provide drainage improvements to convey the stormwater by replacing the undersized 30” culvert with two 30” culverts and dredging a portion of the wetland to convey the flows, with 3,900  $\pm$  s.f. of impact to the wetland buffer and 4,600  $\pm$  s.f. of impact to the wetland. Said property is shown on Assessor Plan 267 as Lot 22 and lies within the Industrial (I) District.
3. The request of Portsmouth Land Acquisitions, LLC, Owner, for property located at 428 U.S. Route 1 By-Pass, property off Cate Street and 55 Cate Street, for Design Review under the Site Plan Review Regulations, for a proposed mixed use development consisting of 288 dwelling units and 40,000 s.f. of commercial space in 3 buildings, 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, and Map 163 as Lots 33, 34 and 37, and lie within the Industrial (I) District, the Office Research (OR) District, and the Municipal (M) District.
4. The application of Chinburg Developers, LLC, Owner, for property located at 1163 Sagamore Avenue, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer for demolition of an existing clubhouse and construction of 11 residential units including a private accessdrive, stormwater/drainage structures and sewer upgrade along Sagamore Avenue, with 9,682  $\pm$  s.f. of total impact to the wetland buffer (7,295  $\pm$  of impact for on-site improvements, 649  $\pm$  for off-site stormwater/drainage structures and 1,738  $\pm$  for off-site sewer improvements along Sagamore Avenue). Said property is shown on Assessor Plan 224 as Lot 17 and lies within the Mixed Residential Office (MRO) District.
5. The application of Hillcrest at Portsmouth, LLC, Owner, for property located at 3201 Lafayette Road, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to install five new manufactured homes at the following addresses: 429 Striped Bass Avenue (with proposed garage and paved driveway expansion), 229 Mackerel Avenue (with proposed shed and paved driveway expansion), 150 Codfish Corner Road (with proposed garage and paved driveway expansion), 180 Codfish Corner Road (with proposed garage, proposed shed and paved driveway expansion), 171 Codfish Corner Road (with proposed shed and paved driveway expansion), with 25,038  $\pm$  s.f. of total impact to the wetland buffer. Said property is shown on Assessor Plan 291 as Lot 7 and lies within the Gateway (G), Garden Apartment/Mobile Home (GA/MH) and Rural (R) Districts.

6. The application of Eversource (formerly Public Service Company of New Hampshire), Owner, for property located on Borthwick Avenue, 445 Route 1 By-Pass, and Barberry Lane; Northern Utilities, Inc., Owner, for property located at 139 Barberry Lane; HCA Health Services of NH, Inc., Owner, for property located on Borthwick Avenue; and the City of Portsmouth, Owner, for property located on Borthwick Avenue, requesting an amendment to a previously approved Conditional Use Permit approved by the Planning Board on November 20, 2014 under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to (1) construct a 10,000 ± s.f., 10' x 10', gravel switch yard with associated equipment and structures, 8' chain-link fence, gravel access way, retaining wall and paved driveway apron and (2) install a 2,250 ± linear foot 115 kV transmission line with a 90' wide path. Said amendment requests the installation of an additional 25' tall riser pole and a separate fourth underground conduit to be used for emergency back –up, with 10 ± s.f. of additional permanent impact to the inland wetland buffer. Said properties are shown on Assessor Plan 234 as Lots 1, 2, 3, 7-4A, 7-7, and 7-3 and lie within the Office Research (OR) District and Municipal (M) District.

7. The application of Lonza Biologics, Applicant, for property located at 101 International Drive, requesting Site Plan Approval for the expansion of the existing facility including exterior improvements that include a mezzanine with cooling towers, concrete pads for four transformers, one generator and one future generator, one control house, one nitrogen tank, one compactor pad, electric duct bank and two electric manholes, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 305 as Lot 6 and lies within the Pease Airport Business & Commercial (ABC) 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 June 15, 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.**