

**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, July 18, 2024** 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 **Perkins Kwoka Joint Revocable Trust (Owner)**, for property located at **224 Broad Street, Unit 3** is requesting a Wetland Conditional Use Permit from Section 10.1017.50 for the replacement and expansion of an existing 192 s.f. sunroom and the demolition of a 286 s.f. rear deck, with new construction proposed for an addition of 384 s.f. to the existing sunroom, a new 367.5 s.f. rear deck and regrading of a portion of the site for the installation of a retaining wall and underdrain for stormwater control. The applicant is proposing to remove 491 s.f. of existing pavers and asphalt to be replaced with 401 s.f. of new pavers. This proposal includes the removal of the existing lawn to be replaced with a micro-clover seed mix, a planting plan, and a stone drip edge. Said property is located on Assessor Map 131 Lot 13-3 and lies within the General Residence A (GRA) District.

The request of **Lonza Biologics (Owner)**, for property located at **5 Technology Way (Formerly 70 Corporate Drive)** requesting Amended Site Plan approval for the addition of Phase Photovoltaic Cell (PV) Solar canopies over the previously approved temporary surface parking lot with associated utility infrastructure improvements. Said property is located on Assessor Map 305 Lot 6 and lies within the Airport Business (ABC) District.

The request of **The City of Portsmouth (Owner)**, for property located at **50 Andrew Jarvis Drive** requesting a Wetland Conditional Use Permit from Section 10.1017.50 of the Ordinance for the conversion of an existing practice field into a baseball and softball practice field which includes adding an 800 s.f. batting cage, a 40' wide backstop with posts driven into the ground, and the removal of approximately 800 s.f. of existing grass for replacement with an infield mix of clay, sand and silt. All of this work will occur within the 100' wetland buffer. Said property is located on Assessor Map 229 Lot 3 and lies within the Municipal (M) District.

The request of **The City of Portsmouth (Owner)**, for property located at **0 Maplewood Avenue** requesting an after the fact Wetland Conditional Use Permit from Section 10.1017.50 of the Ordinance due to the emergency authorization issued by NHDES on May 16, 2024 for repair of the stone wall alongside the North Cemetery. This application is for the restoration and repair of the wall in-kind which includes installation of new stone, non-woven geotextile along the eroded bank, importing structural backfill, and loam and seeding the disturbed areas once finished. Said property is located on Assessor Map 124 Lot 2 and lies within the Municipal (M) District.

The request of **Rosania RR & KL Revocable Trust (Owner)**, for property located at **32 Boss Avenue** requesting a Conditional Use Permit in accordance with Section 10.440, Use 19.22 for a Home Occupation 2. Said property is located on Assessor Map 153 Lot 5 and lies within the Single Residence B (SRB) District.

The request of **Mark E. and Janet Greenwood (Owners)**, for property located at **480 Dennett Street** requesting a Conditional Use Permit from Section 10.814 for a Detached Accessory Dwelling Unit (DADU) for the demolition of the existing garage and construction of a new DADU Said property is located on Assessor Map 160 Lot 26 and lies within the General Residence A (GRA) District.

The request of **Portsmouth West End Development LLC (Owner)**, for property located at **125 Brewery Lane** requesting a Conditional Use Permit in accordance with Section 10.440, Use 19.50 for an outdoor dining and drinking area as an accessory use. Said property is located on Assessor Map 154 Lot 2 and lies within the Character District 4-W (CD-4W) District.

Planning and Sustainability Director  
Peter Britz

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](mailto:planning@cityofportsmouth.com)) or by phone 610-7216.

**Note:** The Agenda for the Planning Board meeting will differ from the Legal Notice. For information on the Agenda call the Planning Department at 610-7216 or check the City's website at [www.cityofportsmouth.com/planportsmouth/planning-board](http://www.cityofportsmouth.com/planportsmouth/planning-board).

Those interested in submitting written comments should email [planning@cityofportsmouth.com](mailto:planning@cityofportsmouth.com). Comments received by close of business the day before the meeting will be incorporated into the record of the meeting. Any comments received after this deadline must be submitted in person by the individual at the meeting.