

**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, January 20, 2005, starting at 7:00 P.M. in the City Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

1. The application of Aranisian Oil Company, Inc., Owner, for property located at 1166 Greenland Road wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to allow the re-use of an existing concrete sign base within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 279 as Lot 2 and lies within an Industrial district.
2. The application of Michael R. Clark, Owner, for property located at 325 Little Harbor Road where Preliminary and Final Subdivision approval is requested to subdivide one lot into two lots with the following: Lot 1 having 180,000 \pm s.f. (4.2 acres) and 154.43 feet of continuous street frontage on Little Harbor Road and Lot 2 having 279,000 \pm s.f. (6.4 acres) and 151.38 feet of continuous street frontage on Little Harbor Road, and lying in a zone where a minimum lot area of 1 acre and 150' of continuous street frontage is required. Said property is shown on Assessor Plan 204 as Lot 5 and lies within a Single Residence A district.
3. The application of Lambert Lake Associates, Owner, for property located at 2299 Lafayette Road where Preliminary and Final Subdivision approval is requested to subdivide one lot into two lots with the following: Lot 1 having 80,000 \pm s.f. and 200 feet of continuous street frontage and Lot 2 having 80,000 \pm s.f. and 200 feet of continuous street frontage, and lying in a zone where a minimum lot area of 43.560 s.f. and 200' of continuous street frontage is required. Said property is shown on Assessor Plan 272 as Lot 4 and lies within a General Business district.
4. The application of Fay Rubin, Owner, and 1003 South Street, LLC, Owner, for properties located at 57 Marston Avenue and 1003 South Street wherein a Lot Line Change is requested between two lots having the following: Lot 5 as shown on Assessor Plan 150 increasing in area from .145 acres to .162 acres and with continuous street frontage off Marston Avenue and Lot 6 as shown on Assessor Plan 150 decreasing in area from .362 acres to .346 acres and with continuous street frontage off of South 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 located in a General Residence A district and are shown on Assessor Plan 150 as Lots 5 & 6. (Plat plans are on file in the Planning Department Office and are identified as Plan #12-01-04).
5. The application of Strawberry Banke, Inc., Owner, for property located off Marcy Street, wherein site plan approval is requested to construct a 1-story 3,300 \pm s.f. free standing Orientation Center, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 104 as Lot 007 and lies within a Mixed Residential Office district and Historic District A.
6. A public meeting is convened to consider amendments to Article VII, Flood Plain Development, as contained in the City's 1995 Zoning Ordinance as amended. The effect of these changes is to update the City's Flood Plain Development ordinance. With this proposal the entire section is amended and replaced. Sections being changed include the following: Purpose; Definitions; Building Permits; Water and Sewer Systems; Flood Information; Federal and State Certifications; Riverine and Watercourses; Special Flood Hazard Areas; and, Variances and Appeals. Copies of the proposed amendments are on file in the City Planning Department.

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 January 17th, 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.