

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 16, 2006**, starting at **7:00 P.M.** in the City Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

A. The application of SGB & RGB Ventures, LLC, Owner, for property located at 1800 Woodbury Avenue wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to remove 3, 191 ± s.f. of asphalt pavement and construct a 2,292 ± building and add 899 ± of landscaped area within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 239 as Lot 7-3 and lies within a General Business district.

B. The application of the Porter Street Townhouse Homeowners Association, Applicant, for property located at 12 – 32 Porter Street wherein Amended Subdivision Approval is requested to install an automatic parking gate on the sides of Lots 46 and 57 on Assessor Plan 117, effecting access to the rear of Lots 46, 48, 49, 50, 51, 52, 53, 54, 55, 56, and 57. Said properties are shown on Assessor Plan 117 as Lots 46, 48, 49, 50, 51, 52, 53, 54, 55, 56, and 57 and lie within the Central Business B, Historic District A and Downtown Overlay Districts.

C. The application of Nash Family Investment Properties, Owner, and Smuttynose Brewing Company, Applicant, for property located at 225 Heritage Avenue, wherein site plan approval is requested to construct a one-story 16'4" x 43'8" building addition, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 284 as Lot 1 and lies within an Industrial district.

D. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 400 of the Pease Development Authority Site Review Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of Lonza Biologics, Inc., Applicant, for property located at 101 International Drive, wherein site plan approval is requested for the construction of a 3-story, 299,000 ± s.f. addition to an existing building, and temporary construction facilities, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 305 as Lots 1, 2 and 6 and lies within the Airport Business

E. The Portsmouth Planning Board is conducting a public hearing to take public comment on proposed amendments to the City's Subdivision Rules and Regulations as amended. The amendment coordinates expiration language. Copies of the proposed amendments are on file in the Planning Department Office and available for public inspection.

F. The Portsmouth Planning Board is conducting a public hearing to take public comment on proposed amendments to the City's Site Review Regulations as amended. The amendment coordinates expiration language. Copies of the proposed amendments are on file in the Planning Department Office and available for public inspection.

G. The Portsmouth Planning Board is conducting a public hearing to take public comment on proposed amendments to the City's 1995 Zoning Ordinance, as amended. The amendments include changes to the following sections: 1) Article I, Section 10-102, Definitions, by adding certain definitions; 2) Article II, Section 10-207, Table 3, Uses in Mixed Residential Districts; Article II, Section 10-208, Table 4, Uses in Business Districts; Article II, Section 10-209, Uses in Airport Districts; Article II, Section 10-209, Table 5, Uses in Industrial Districts, by adding and expanding Financial Institutions; 3) Article III, Section 10-305 (A) Industrial, Table 11 Dimensional Requirements, by changing dimensional requirements; and 4) Article IV, Section 400, Supplementary Regulations, by adding a new Section 10-405 Standards for Drive-Through Facilities. Copies of the proposed amendments are on file in the Planning Department Office and available for public inspection.

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 610-7217 during the week of March 13, 2006 for information on the Agenda format 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.