

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 15, 2007, starting at 7:00 P.M. in the City Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

A. 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 and additions to the following sections: Chapter 10, Section 10-102 – Definition: Floor Area Ratio; Section 10-304 (A) Business – Table 10 Dimensional Requirements; and Section 10-304 – New (E) and (F) for Central Business A District (CBA). Copies of the proposed amendments are on file in the Planning Department Office and available for public inspection.

B. The Portsmouth Planning Board is conducting a public hearing to take public comment on a proposed amendment to the City's 1995 Zoning Ordinance, as amended. The amendment includes the addition of the following section: Nonresidential Planned Unit Development (PUD) which would function as an overlay in the Office Research (OR) and Industrial (I) Districts. Copies of the proposed amendment are on file in the Planning Department Office and available for public inspection.

C. The application of Meadowbrook Motor Inc, Owner, and Key Auto Group, Inc., Applicant, for property located off U.S. Route One By-Pass (Traffic Circle), wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to develop the site to include a hotel, a retail building, three restaurants, and a convenience store/gas station, within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 234 as Lot 51 and lies within a General Business District; (This application was tabled at the February 15, 2007 Planning Board Meeting)

D. The application of Steven and Christie Scott, Owners, for property located at 293 Dennett Street, Danny Medeiros, Owner, for property located at 287 Dennett Street, and Walter and Patricia Holt, Owners, for property located off Dennett Street, wherein Preliminary Subdivision Approval is requested to subdivide Map 142, Lot 15 and combine it with Map 142, Lots 1 & 2, as follows: Map 142, Lot 1 increasing in area from 7,313 s.f. to 14,436 s.f. and with 59.85' of continuous street frontage on Dennett Street (unchanged) and Map 142, Lot 2 increasing in area from 3,655 s.f. to 10,778 s.f. and with 28.04' of continuous street frontage on Dennett Street (unchanged), and lying in a zone where a minimum lot area of 7,500 s.f. and 100' of street frontage is required. Said lots are shown on Assessor Plan 142 as Lots 1, 2 and 15 and lie within a General Residence A District;

E. The application of Moray, LLC, Owner, for property located at 235 Commerce Way, wherein Site Review approval is requested to construct a 23,000 ± s.f. 3-story office building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 216 as Lot 1-8B and lies within the Office Research/ Mariner's Village district.

F. The application of Tain Properties, LLC, Owner, for property located at 215 Commerce Way, wherein amended Site Review approval is requested to re-stripe an existing parking area and add a paved aisle to the abutting parcel, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 216 as Lot 1-8A and lies within an Office Research/ Mariner's Village district.

G. The Portsmouth Planning Board is conducting a public hearing to take public comment on a proposed amendment to the Planning Board's *Site Review Regulations*. This amendment applies to the Section regulating "Applicant's Responsibilities" by adding a new Subsection 6 that requires the party seeking Site Review Approval to complete and submit for the City's review and approval as to content and form a Construction Management and Mitigation Plan. 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 12, 2007 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.