

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, July 19, 2007, starting at 7:00 P.M. in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

1. A public hearing is convened to consider the request of Icon Realty, LLC, the owner of a parcel of commercial land formerly known as "Woodbury Gardens" at the corner of Woodbury Avenue and Market Street, shown on Map 217 Lot 1, for two proposed zoning amendments to the City's 1995 Zoning Ordinance, as amended. The first amendment proposes to delete the small Mixed Residential Business (MRB) zone from Icon's property and change the zoning to General Business (GB). The second amendment proposes to rezone two lots on Granite Street, shown on Map 217 as Lots 3 and 4, from Single Residence B (SRB) to General Business (GB). The purpose of this hearing is to solicit public comment on this request. Relevant materials are available for public inspection in the Planning Department;
2. The application of Michael and Leanne Edwards, Owners, for property located at 64 Brackett Road and Eugene and Kimberly LaCroce, Owners, for property located at 68 Brackett Road, wherein Preliminary Subdivision approval (Lot Line Revision) is requested between two lots having the following: Lot 22 as shown on Map 206 decreasing in area from 6,738 s.f. to 6,338 s.f. and street frontage on Brackett Road decreasing from 62' to 58' and Lot 21 as shown on Map 206 increasing in area from 5,849 s.f. to 6,249 s.f. and street frontage on Brackett Road increasing from 56' to 60', and lying in a zone where a minimum lot area of 15,000 s.f. and 100' of street frontage is required. The intent of this application is to convey a 4' x 100' strip of land situate between the two lots from Lot 22 to Lot 21. Said lots are shown on Assessor Plan 206 as Lots 21 and 22 and lie within a Single Residence B District;
3. The application of David F. Mahoney Marital Qtip Trust, Owner, and Granite State Minerals, Applicant, for property located at 227 Market Street, wherein in Site Review approval is requested to relocate an existing 24' x 58' scale building and to install a second scale, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 119 as Lot 6 and lies within the Waterfront Industrial (WI) District; (This application was tabled at the June 5, 2007 Technical Advisory Committee Meeting)
4. The application of Parade Office, LLC, Owner, for property located at 195 Hanover Street (aka Parade Mall) wherein Site Review approval is requested to construct four buildings and an underground parking garage, consisting of the following: 1) a 52,138 ± s.f. (10,900 ± s.f. footprint) 5-story building, consisting of retail and 28 residential units; 2) a 98,303 ± s.f. (25,800 ± s.f. footprint) 5-story building, consisting of retail, restaurant and a hotel; 3) a 128,267 ± s.f. (45,600 ± s.f. footprint) 4-story building, consisting of retail, restaurant and office space; 4) a 95,490 ± s.f. (24,600 ± s.f. footprint) 4-story building, consisting of retail, restaurant and office space; and 5) a 135,859 ± s.f. underground parking garage, after demolition of the existing building, all with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 125 as Lot 1 and lies within the Central Business B (CBB) District, the Historic District A and the Downtown Overlay District (DOD); (This application was tabled at the June 5, 2007 Technical Advisory Committee Meeting)

5. The application of C. Frederick Lowell and Alfred J. McElaney, Owners, for property located at 62 Deer Street, and The Hill Condominium Association, Owners, for property located off Deer Street, wherein Site Review approval is requested for the installation of a trench drain to facilitate site drainage, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 118 as Lots 26 and 27 and lies within the Central Business B (CBB) District, the Historic District A and the Downtown Overlay District (DOD);
6. The application of 85 Heritage Avenue Holdings, LLC, Owner, and Mike MacDonald, Applicant, for property located at 85 Heritage Avenue, wherein Site Review approval is requested to modify the existing building by increasing the gross floor area from 7,200 s.f. to 9,000 s.f. by adding a second floor to the northern half of the interior of the building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 285 as Lot 5 and lies within the Industrial District;
7. The application of Bellwood Associates Limited Partnership, Owner, for property located at 2300 Lafayette Road, wherein Site Review approval is requested for the installation of a new water park slide and pool, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 273 as Lot 5 and lies within the General Business and Industrial District;
8. The Portsmouth Planning Board, acting pursuant to NH RSA 12-G:13 and Chapter 500 of the Pease Development Authority Subdivision Regulations, will review and make a recommendation to the Board of Directors of the Pease Development Authority regarding the following: The application of 177 Corporate, LLC, Applicant, for property located at 177 Corporate Drive, wherein Preliminary and Final Subdivision approval is requested with the following: Proposed Lot 1 having an area of $5.001 \pm$ acres ($217,859 \pm$ s.f.) and 648' of continuous street frontage off Corporate Drive; and the remaining land area being decreased by $5.001 \pm$ acres and constituting a portion of the Tradeport. Said lot lies within a Business/Commercial District where a minimum lot area of 5.0 acres and 200' of continuous street frontage is required. Said property is shown on Assessor Plan 314, as Lot 0001. (Plat plans are on file in the Planning Department Office and are identified as #08-01-07).
9. 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 177 Corporate Drive, LLC, Applicant, for property located at 177 Corporate Drive, wherein site review approval is requested for the construction of a $10,400 \pm$ s.f. 1+ story building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 314 as Lot 0001 and lies within a Business/Commercial District;

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 July 16, 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.