

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 17, 2008, starting at 7:00 P.M. in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

1. The application of Parade Office, LLC, Owner, and for property located at 195 Hanover Street, wherein Site Review approval is requested to construct a 123,234 \pm s.f. second basement level, 332 \pm space parking garage and parking layout modification to first basement level parking garage which was previously approved, 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 District, Downtown Overlay District (DOD) and the Historic District A;
2. The application of the City of Portsmouth, Owner, and PHA Housing Development, LTD, Applicant, for property located at 100 Lafayette Road, wherein Site Review approval is requested to convert an existing vacant building to 10 one-bedroom units for seniors 62 or older, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 151 as Lot 8 and lies within the Municipal District;
3. The application of Portsmouth Regional Hospital, Owner, for property located at 333 Borthwick Avenue, wherein Site Review approval is requested to construct 15,417 s.f. (footprint) of building expansion, with 68,731 \pm s.f. of gross floor space, to be located in four separate locations as follows: 1) 2,478 s.f. expansion of the front entrance; 2) 7,600 s.f. expansion of the loading dock area; 3) 1,889 s.f. expansion of the mechanical room; and 4) 3,450 s.f. expansion to the emergency room entrance, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 240 as Lot 2-1 and lies within the Office Research District;
4. The application of Cross Roads House, Inc., Owner, for property located at 600 Lafayette Road, wherein Site Review approval is requested to construct a 10,843 \pm s.f. 2-story building, after demolishing three existing buildings, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 243 as Lot 2-A and lies within the General Business District;
5. The application of The Hill Unit Owners Association, Owners, for property located off Deer Street, commonly known as "The Hill", wherein Site Review approval is requested to add a loading area to be used in common with abutting property owned by Parade Office, LLC, and to add 11 on site parking spaces with the placement of bollards to prohibit traffic flow, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 118 as Lot 26 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District A;
6. The application of Stephen Meade, Brian Donnelly and Nettie Thompson, Owners, for property located at 159 Woodbury Avenue and Antonina Cavalieri, Owner, for property located at 179 Woodbury Avenue, wherein Preliminary Subdivision approval (Lot Line Revision) is requested between two lots having the following: Lot 58 as shown on Map 162 decreasing in area from 23,019 s.f. to 22,596 s.f. and street frontage on Woodbury Avenue remaining at 106.9' and Lot 57 as shown on Map 162 increasing in area from 5,600 s.f. to 6,023 s.f. and street frontage on Woodbury Avenue remaining at 56.71, 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 162 as Lots 57 and 58 and lie within a General Residence A District.

7. 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 Two International Group, LLC, Applicant, for property located at 200 International Drive, wherein Preliminary and Final Subdivision approval (Lot Line Revision) is requested to remove a lot line to increase the size of an existing lot identified as Assessor Plan 312, as Lot 3 from 443,886 s.f. (or 10.19 acres) to 888,157 s.f. (or 20.38 acres) and decreasing the remainder of the undivided Pease Development Authority property by 444,271 s.f. (or 10.19 acres). Said lots lie within the Industrial District where a minimum lot area of 10 acres is required. Said property is shown on Assessor Plan 312 as Lot 3 (Plat plans are on file in the Planning Department Office and are identified as #16-01-07).

8. 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 Two International Group, Applicant, for property located at 180 International Drive, wherein site review approval is requested for the construction of a two story 56,000 s.f. building, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 312 as Lot 3 and lies within the Industrial District;

9. The application of The Home Depot U.S.A., Inc., Owner and Christmas Tree Shops, Inc., c/o Bed Bath and Beyond, Inc., Applicant, for property located Off Durgin Lane wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* to demolish the existing building and replace with a retail plaza within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 239 as Lots 13-2, 16 & 18 and lies within a General Business District;

10. The application of Catherine R. Whelan, Owner, of property located at 660 Middle Street wherein Preliminary Subdivision Approval is requested to subdivide one lot into three lots with the following: Proposed Lot 1 having 19,428 ± s.f. (.446 ± acres) and 70' ± of street frontage on Middle Street; Proposed Lot 2 having 19,428 ± s.f. (.446 ± acres) and 0' of street frontage; and Proposed Lot 3 having 19,428 ± s.f. (.446 ± acres) and 0' of street frontage; and lying in a zone where a minimum lot area of 7,500 s.f. and 100' of continuous street frontage is required. Said property is shown on Assessor Plan 147 as Lot 19 and lies within a General Residence A (GRA) District and Historic District A.

11. The application of Catalpa Realty Trust, Owner, for property located at 249 Islington Street, wherein Site Review approval is requested to construct a 41' x 61' three story addition to an existing building, after the demolition of the existing rear section, with related paving, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 138 as Lot 43 and lies within the Central Business B district and the Historic District A;

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 January 14, 2008 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.

