

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, 2012, starting at 7:00 pm in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

A. The application of Lynn J. Sanderson & Frances T. Sanderson Revocable Trusts, Paul G. Sanderson, Trustee, Owner, for property located at 1046 Islington Street and property on Spinney Road, requesting Preliminary and Final Subdivision approval for a Lot Line Revision between two existing lots having the following: Lot 12 as shown on Assessor Map 171 increasing in area from 4,246 ± s.f. to 15,001 ± s.f. and Lot 13 as shown on Assessor Map 171 decreasing in area from 2.88 ± acres to 114,723 ± s.f. Said lots lie within the Single Residence B (SRB) district where a minimum lot area of 15,000 s.f. is required.

B. The application of Lynn J. Sanderson & Frances T. Sanderson Revocable Trusts, Paul G. Sanderson, Trustee, Owner, for property located on Spinney Road, requesting Preliminary and Final Subdivision approval to subdivide one lot into four lots as follows:

- a. Proposed Lot 1 consisting of 28,315 ± s.f. and 109.03' of street frontage.
- b. Proposed Lot 2 consisting of 33,107 ± s.f. and 110.72' of street frontage.
- c. Proposed Lot 3 consisting of 36,028 ± s.f. and 100.66' of street frontage.
- d. Proposed Lot 4 consisting of 17,404 ± sf. and 100.00' of street frontage.

Said lot lies within the Single Residence B (SRB) district where a minimum lot area of 15,000 s.f. and 100' of continuous street frontage is required.

C. The application of Richard P. Fecteau, Owner, for property located at 120 Spaulding Turnpike, Two Way Realty, LLC, Owner, for property located at 100 Spaulding Turnpike, and Five Way Realty, LLC, Owner, for property located at 80 Spaulding Turnpike, (to be consolidated into one lot), requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer, involving demolition and construction, driveways, septic systems and construction of a stormwater management system, with 42,331 s.f. of impact to the wetland buffer. Said properties are shown on Assessor Map 236 as Lots 33, 37, and 38 and lie within the General Business (GB) and Single Residence B (SRB) District.

D. The application of Public Service Company of New Hampshire, Owner, for property located at 435 Route 1 Bypass, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer, for the demolition and reconstruction of a distribution substation to update equipment, with 4,974 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 234 as Lot 2A and lies within the Office Research District.

- E. The application of Michelle White and Walter Ziebarth, Owners, for property located at 3 Marsh Lane, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a tidal wetland buffer, for the demolition of a one bay garage and the construction of a two bay garage, with 650 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 123 as Lot 6 and lies within the General Residence A (GRA) District and the Historic District.
- F. The application of Robert R. and Mary E. Threeton, Owners, for property located at 476 Ocean Road, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer, for the demolition of a rear deck and stairs and the construction of a replacement deck with stairs and landing, with 344 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 294 as Lot 7 and lies within the Single Residence A (SRA) District.
- G. The application of Margaret T. Coate, Owner, for property located at 110 Clinton Street, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer, for the demolition and construction of a single family home with detached garage, with 4,176 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 158 as Lot 4 and lies within the General Residence A (GRA) District.
- H. The application of Olde Parish Townhouses Condominium Association, Owner, for property located at 66 Madison Street, requesting Amended Site Plan approval to revise a condition of previous Site Plan approval granted on January 22, 2004 by the Planning Board which requires cross-easements for all utilities for recording at the Registry of Deeds. Said property is shown on Assessor Map 147 as Lots 1-1, 1-2 and 1-3 and lie within the General Residence C (GRC) District.
- I. The application of Parade Office, LLC, Owner, for property located at 195 Hanover Street (Portwalk, Phase III), requesting Amended Site Plan approval to expand the total retail space from 7,210 s.f. to 10,050 s.f. along Maplewood Avenue and from 2,650 s.f. to 6,210 s.f. on Portwalk Place; expand the residential lobby area on Portwalk Place from 1,670 s.f. to 2,860 s.f.; reduce the total restaurant area from 8,375 s.f. to 3,070 s.f.; revise the areas of the hotel building and the upper floors of the residential building; replace a brick wall in front of the parking deck with a metal screen; add an easement under Deer Street, Maplewood Avenue and Hanover Street for subsurface earth retention tie backs; revise total vehicle parking spaces from 268 to 240; and reduce bicycle parking spaces from 28 to 20; with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 1 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD), and the Historic District.
- J. The application of 30 Maplewood Avenue, LLC, Owner, for property located at 30 Maplewood Avenue, requesting Amended Site Plan approval to add a full basement to the building, add a patio on the Bridge Street side, relocate entrances and add an additional grease trap, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 2 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD), and the Historic District.

K. Proposed amendments to the Site Plan Review Regulations, Section 1.2.3 – Developments of Regional Impact and Article 2 – Application and Review Process.

Rick Taintor,  
Planning Director

Note: The Agenda for the Planning Board meeting will differ from the Legal Notice. For information on the Agenda call the Planning Department at 610-7217 during the week of July 16, 2012, 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.