

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, September 19, 2013**, starting at 7:00 pm in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

1. The application of Carol S. and Joseph G. McGinty, Owners, and the Frances T. Sanderson Revocable Trust and Lynn J. Sanderson Revocable Trust, Paul G. Sanderson, Trustee, Owners, for property located 300 Spinney Road and off Spinney Road, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots as follows:

- a. Lot 6 on Assessor Map 169 decreasing in area from 30,000 s.f. to 28,363 s.f. and with continuous street frontage on Spinney Road decreasing from 150 ft. to 132.54 ft.
- b. Lot 24 on Assessor Map 170 increasing in area from 181,725 s.f. to 183,362 s.f. with 139.06 ft. of continuous street frontage on Middle Road.

Said properties are located in the Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100 ft. of continuous street frontage.

2. The application of the Frances T. Sanderson Revocable Trust and Lynn J. Sanderson Revocable Trust, Paul G. Sanderson, Trustee, Owners, and Spinney Road Land Holdings, LLC, Applicant, for property located off Spinney Road and Middle Road, for Preliminary and Final Subdivision Approval to subdivide two lots into five lots with a new public right-of-way, with the following: Lot 5 on Assessor Map 167 having 263,937 s.f. (6.06 acres) and Lot 24 on Assessor Map 170 having 183,362 s.f. (4.21 acres), to be consolidated and subdivided into five separate lots ranging in size from 15,500 s.f. (0.36 acre) to 352,414 s.f. (8.09 acres), and all with a minimum of 100 ft. of continuous frontage on the proposed public right-of-way. Said properties are located in the Single Residence B (SRB) District which requires a minimum lot size of 15,000 s.f. and 100 ft. of continuous street frontage.

3. The application of Frances T. Sanderson Revocable Trust and Lynn J. Sanderson Revocable Trust, Owners, and Spinney Road Land Holdings, LLC, Applicant, for property located off Spinney Road and Middle Road, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a wetland buffer to install a rain garden of which a portion is within the wetland buffer, with 3,120 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 170 as Lot 24 and lies within the Single Residence B (SRB) District.

4. The application of Christine M. Davidson Trust, Owner, for property located at 137 Walker Bungalow Road, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a wetland buffer, to construct a new one-story 504 s.f. addition, relocate a 184 s.f. deck, and two rain gardens as stormwater improvement features in

the wetland buffer. Said property is shown on Assessor Map 202 as Lot 4 and lies within the Single Residence B (SRB) District.

5. The application of John P. and Amy L. Sheehan, Owners, for property located at 130 Aldrich Road, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a wetland buffer, for repairs/replacement of the existing shed foundation and associated improvements, with 192 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 153 as Lot 4 and lies within the Single Residence B (SRB) District.

6. The application of Scary Realty, LLC, Owner, and Jay S. Gibson Revocable Trust and Mary Pat H. Gibson Revocable Trust, Owners, for properties located at 279 & 285 Richards Avenue, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots as follows:

- a. Lot 53 on Assessor Map 130 decreasing in area from 12,359 s.f. to 8,730 s.f. with 39.92 ft. of continuous street frontage on Richards Avenue.
- b. Lot 54 on Assessor Map 130 increasing in area from 3,425 s.f. to 7,054 s.f. with 46.25 ft. of continuous street frontage on Richards Avenue.

Said properties are located in the General Residence A (GRA) which requires a minimum lot size of 7,500 s.f. and 100 ft. of continuous street frontage.

7. The application Deborah B. Fortin Revocable Trust of 2001 and Paul P. Fortin Revocable Trust of 2001, Owners, for property located at 355 F.W. Hartford Drive, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer, to construct a garage addition and associated stormwater improvements in the wetland buffer, with 378 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 270 as Lot 12 and lies within the Single Residence B (SRB) District.

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 September 16th, 2013, 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.