

**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, November 21, 2013**, starting at 7:00 pm in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

1. A public hearing to consider amending the Zoning Ordinance, Section 10.630 – Historic District by making the following changes:
  - a. Provide for limited administrative approvals by City staff for very small projects such as field changes or minor changes to a previously approved Certificate of Approval;
  - b. Require electronic submission of electronic copies of plans, renderings and other applications materials;
  - c. Require submission of an electronic or physical model for all proposed projects greater than 10,000 sq. ft. GFA; and
  - d. Provide for a Consent Agenda approval process for small projects.
2. A public hearing to consider amending the Subdivision Rules & Regulations by making the following changes:
  - a. Establish requirements and procedures for review of certain applications for subdivision approval by the Technical Advisory Committee; and
  - b. Require that approved plans be recorded at the Registry within a specified time after approval.
3. A public hearing to consider amending the Site Plan Review Regulations by increasing the required number of plan sets for submission to the Technical Advisory Committee from 9 to 10.
4. The application of **Ertugrul Yurtseven, Owner**, for property located at **292 Lang Road**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into four lots with the following:
  - a. Proposed Lot 4 having 87,153  $\pm$  s.f. (2 acres) and 201.36'  $\pm$  of continuous street frontage on Lang Road.
  - b. Proposed Lot 4-1 having 405,342  $\pm$  s.f. (9.31 acres) and 384.05'  $\pm$  of continuous street frontage on Lang Road.
  - c. Proposed Lot 4-2 having 177,434  $\pm$  s.f. (4.07 acres) and 100'  $\pm$  of continuous street frontage on Lang Road.
  - d. Proposed Lot 4-3 having 140,181  $\pm$  s.f. (3.22 acres) and 310.87'  $\pm$  of continuous street frontage on Lang Road.

Said lot is shown on Assessor Plan 287 as Lot 4 and 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.

5. The application of **Maplewood & Vaughan Holding Company, LLC, Owner**, for property located at **111 Maplewood Avenue**, requesting Site Plan Approval to construct a 4-story mixed-use building with 40,000± s.f. of building coverage; 94,320± s.f. of floor area, including 14,140 s.f. of commercial use on the 1<sup>st</sup> floor and 70 residential units on the 2<sup>nd</sup> – 4<sup>th</sup> floors; and 104 surface parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 8 and lies within the Central Business A (CBA) District, the Historic District and the Downtown Overlay District (DOD).

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 November 18th, 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.