

**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, December 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 Craig Welch and Stefany Shaheen, Owners, for property located at 77 South Street, requesting Amended Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a tidal wetland buffer, to provide a foundation drain to release sub-surface water pressures in the area of the previously approved house addition, resulting in an additional 350 s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 102 as Lot 48 and lies within the General Residence B (GRB) District.

2. The application of the Hill Hanover Group, LLC, Owner and G. L. Rogers and Company, Inc., Applicant, for properties located at 181 Hill Street and 317-339 Hanover Street, requesting Preliminary and Final Subdivision (Lot Line Revision) approval as follows:

- a. Assessor Map 125, Lot 14 decreasing in area from 38,305 s.f. to 16,127 s.f. with no change in street frontage; and
- b. Assessor Map 138, Lot 62 increasing in area from 20,574 s.f. to 42,752 s.f. with no change in street frontage.

Said properties lie within the Mixed Residential Office (MRO) and Mixed Residential Business (MRB) Districts where the minimum lot area is 7,500 s.f.

3. The amended application of 143 Daniel Street, LLC, Owner, and Steven Wilson, Applicant, for property located at 143 Daniel Street, requesting Site Plan Approval to demolish the “gymnasium” portion of the existing “Army Navy building” and construct two new connected buildings, with the “Daniel Street building” being a 3 ½ story mixed-use building with a footprint of 4,033 ± s.f. and gross floor area of 14,060 ± s.f., and the “Chapel Street building” being a 2 ½ story residential building with a footprint of 2,580 ± s.f. and gross floor area of 7,138 ± s.f., for a total of 15 residential units and 19 lower level parking spaces, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 105 as Lot 19 and lies within the Central Business B (CBB) District, the Historic District and the Downtown Overlay District (DOD).

4. The application of 1<sup>st</sup> Colebrook Bank, Owner, for property located at 2400 Lafayette Road, requesting Site Plan Approval to construct a 30’ x 40’, one-story, 1,200 s.f. addition to an existing bank building and expansion and reconfiguration of the parking lot, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 273 as Lot 6 and lies within the Gateway (GW) District.

5. The application of Harborcorp, LLC, Owner, for property located on Russell Street, Deer Street and Maplewood Avenue, requesting Design Review for a proposed 5-story mixed use development with a footprint of 72,680 ± s.f. and gross floor area of 390,831 ± s.f., including a hotel/event center with 141,781 s.f. of event center space and 98 hotel rooms, 14 residential condominiums, a 40,000 s.f. retail supermarket, and 660 parking spaces (490 spaces in a garage structure and 170 below-grade spaces serving the retail use); with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 125 as Lot 21, Assessor Map 118 as Lot 28 and Assessor Map 124 as Lot 126 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District.

6. The application of 30 Maplewood Avenue, LLC, Owner, for property located at 30 Maplewood Avenue, requesting Design Review for a proposed 3 ½ story mixed use building with a footprint of 14,370 ± s.f. and gross floor area of 46,535 ± s.f., consisting of first floor office space and 16 covered parking spaces and 20 residential units on the 2<sup>nd</sup>, 3<sup>rd</sup> and top half stories, 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.

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 December 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.