

**LEGAL NOTICE
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

NOTICE IS HEREBY GIVEN that the Planning Board will hold public hearings on the following requests on **Thursday, March 20, 2014 and Thursday, April 3, 2014**, starting at 7:00 pm in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

THE FOLLOWING WILL BE HEARD ON THURSDAY, MARCH 20, 2014
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A. The application of the City of Portsmouth, Owner, and Jack Rodgers, Applicant, for property located at 50 Clough Drive, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to remove a shed and invasive plants, plant a memorial garden, and install a sculpture and bench, with 950 s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 206 as Lot 20 and lies within the Municipal District.

B. The application of Vincent J. Marconi Revocable Trust and Linda L. Marconi Revocable Trust, Owners, for property located at 501 New Castle Avenue; William T. Marconi, Owner, for property located at 517 New Castle Avenue; and William Marconi Revocable Trust and Eva Marconi Revocable Trust, Owners, for property located at 529 New Castle Avenue, requesting Preliminary and Final Subdivision (Lot Line Revision) approval as follows:

- a. Assessor Map 205, Lot 004 increasing in area from 1.13± acres to 1.16± acres, with no change in street frontage;
- b. Assessor Map 205, Lot 005 increasing in area from .97± acres to 1.02± acres with no change in street frontage; and
- c. Assessor Map 205, Lot 006 decreasing in area from 1.12± acres to 1.04± acres with no change in street frontage.

Said properties lie within the Single Residence A (SRA) District where the minimum lot area is 43,560 s.f. (1 acre).

C. The application of Searay Realty, LLC, Owner, and Public Service Company of New Hampshire, Applicant, for three properties located at 445 Route 1 By-Pass, off Borthwick Avenue and off Barberry Lane, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to remove two existing buildings, the paved driveway and the existing substation and to construct a 12,250 s.f. gravel substation area with associated equipment, poles, fence, gravel accessway and paved driveway apron, with 48,945 s.f. of permanent impact to the wetland buffer plus 5,525 s.f. of temporary impact to the wetland buffer and the removal of 17,120 s.f. of impervious surface from the wetland buffer. Said property is shown on Assessor Plan 206 as Lot 20 and lies within the Municipal District.

D. The application of Christine V. Crockett, Owner, for property located at 209 Gosport Road, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to construct a 2,081 ± s.f. (footprint) dwelling and a 14' wide driveway (12' paved), with 925 ± s.f. of impact to the wetland and 2,750 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 224 as Lot 10-12 and lies within the Single Residence A (SRA) District.

E. The application of Francis Sullivan, Owner, and Janice Stanley, Applicant, for property located on Brackett Road, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to construct a 2,464 ± s.f. (footprint) dwelling with proposed pervious driveway, with 4,020 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 206 as Lot 17 and lies within the Single Residence B (SRB) District.

F. The application of 4 Amigos, LLC, Owner, for property located at 1390 & 1400 Lafayette Road, requesting Amended Site Plan approval to add a free-standing sign to the Lafayette Road side of the site, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 252 as Lots 7 & 9 and lies within the Gateway District.

THE FOLLOWING WILL BE HEARD ON APRIL 3, 2014

G. Proposed amendments to the Zoning Ordinance as follows:

- (1) Create a new Central Business C (CBC) district, encompassing the area currently zoned Central Business B west of Maplewood Avenue and Middle Street;
- (2) Create a new Central Business Piscataqua (CBP) district, encompassing the area currently zoned Central Business A north and east of Market Street and Bow Street;
- (3) Delete Section 10.535.13 – Increased Building Height by Conditional Use Permit;
- (4) Amend Section 10.531 – Table of Dimensional Standards – Business and Industrial Districts, to establish dimensional standards for the proposed CBC and CBP districts (including reducing maximum building height in the CBC district to 35 feet); and to establish maximum building footprints of 4,000 sq. ft. in the CBA district, 30,000 sq. ft. in the CBB district, 3,000 sq. ft. in the proposed CBC district, and 4,000 in the proposed CBP district;
- (5) Add a definition for the term “building footprint”; and
- (6) Amend Section 10.440 – Table of Uses, to assign the same permitted uses and restrictions to the proposed CBC district as currently designated for the CBB district; and to assign the same permitted uses and restrictions to the proposed CBP district as currently designated for the CBA district.

(This item was referred to the Planning Board by the City Council at its January 13, 2014 meeting.)

H. Proposed amendment to the Zoning Ordinance to require conference centers, convention centers and event centers to provide one off-street parking space per 2 persons of rated capacity. (This item was referred to the Planning Board by the City Council at its January 13, 2014 meeting.)

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 March 17th, 2014, 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.