

**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, April 17, 2014** 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 Brian and Susan Regan, Owners, for property located at 28-30 Dearborn Street, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a tidal wetland to remove a retaining wall, install a sewer line, construct a wooden wall, pave and loam and seed, with 450 s.f. of impact to the wetland. Said property is shown on Assessor Plan 140 as Lot 1-11 and lies within the General Residence A (GRA) District and the Historic District.
- B. The application of Searay Realty, LLC, Owner, and Public Service Company of New Hampshire, Applicant, for property located off Barberrry Lane, 445 Route 1 By-Pass and off Borthwick Avenue, requesting Preliminary and Final Subdivision (Lot Line Revision) approval as follows:
- a. Assessor Map 234, Lot 2 decreasing in area from 428,615 \pm s.f. to 207,614 \pm s.f., with no change in street frontage;
 - b. Assessor Map 234, Lot 3 increasing in area from 35,590 \pm s.f. to 223,360 \pm s.f. with no change in street frontage; and
 - c. Assessor Map 234, Lot 7-7 increasing in area from 153,620 \pm s.f. to 186,851 \pm s.f. with no change in street frontage.

Said properties lie within the Office Research (OR) 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 properties located at 445 Route 1 By-Pass, off Borthwick Avenue and off Barberrry Lane, requesting Site Plan Approval to demolish an existing substation and two existing buildings, construct a new substation including a 12,250 s.f. gravel area with associated equipment and poles, and construct an adjacent mobile substation; with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 234 as Lots 2, 2A, 3 & 7-7 and lies within the Office Research (OR) District

D. The application of 319 Vaughan Street Center, LLC, Owner, for property located at 319 Vaughan Street, and 299 Vaughan Street, Owner, for property located at 299 Vaughan Street, and 3S Artspace, Applicant, requesting an Amended Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a tidal wetland buffer to construction a functioning exit path to a public way from an exit door on the rear of the building, with 1,500 s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 124 as Lot 9 and lies within the Central Business A (CBA) District, the Downtown Overlay District (DOD) and the Historic District.

E. The application of 319 Vaughan Street Center, LLC, Owner, and 3S Artspace, Applicant, for property located at 319 Vaughan Street, requesting Amended Site Plan Approval to remove and revise exterior architectural elements, revise emergency egress at the rear of the building, remove all seating walls, revise patios at gallery entrance and rear, revise transformer location, and revise grading at entrance and rear, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 9 and lies within the Central Business A (CBA) District, the Historic District and the Downtown Overlay District (DOD).

F. The amended application of 2422 Lafayette Road Associates, LLC, for property located at 2454 Lafayette Road (Southgate Plaza), requesting Amended Site Plan Approval to demolish 21,022 ± s.f. of existing retail space, add 11,000 ± s.f. footprint of new retail space to the existing retail/restaurant strip building, add a rain garden at the rear of the site, to replace the previously approved porous pavement in the rear of the site with a gravel pad for a garden center, and make related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 273, Lot 3 and lies within the Gateway District.

G. The application of Ertugrul Yurtseven, Owner, for property located at 292 Lang Road, requesting Final Subdivision Approval to subdivide one lot into five lots with the following:

- a. Proposed Lot 4 having 87,819 ± s.f. (2.02 acres) and 179.68' ± of continuous street frontage on Lang Road.
- b. Proposed Lot 4-1 having 521,414 ± s.f. (11.97 acres) and 290.89' ± of continuous street frontage on Lang Road.
- c. Proposed Lot 4-2 having 54,965 ± s.f. (1.26 acres) and 161.19' ± of continuous street frontage on Lang Road.
- d. Proposed Lot 4-3 having 61,336 ± s.f. (1.41 acres) and 154.80' ± of continuous street frontage on Lang Road.
- e. Proposed Lot 4-4 having 84,574 ± s.f. (1.94 acres) and 209.71' ± 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.

H. The application of 7 Islington Street, LLC, Owner, for property located at 40 Bridge Street, requesting a second one year extension of Site Plan Approval to construct a 4 story 5,450 s.f. (footprint) mixed use building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Site Plan Approval for this project was originally granted on April 19, 2012, and a one-year extension was granted on February 21, 2013. Said property is shown on Assessor Map 126 as Lot 52 and lies within the Central Business B (CBB) District, the Downtown Overlay District (DOD) and the Historic District.

I. The application of Portwalk HI, LLC and Hanover Apartments, LLC, Owner, for property located at 195 Hanover Street (Portwalk, Phase III), requesting Amended Site Plan Approval for 25 itemized revisions including, but not limited to, increased floor area for restaurant, residential and retail uses; reduced number of off-street parking spaces; relocation, addition and removal of various doors; addition of gas regulator and enclosure and planters along Deer Street; modified screen wall along Maplewood Avenue; relocation of transformers on parking deck; addition of 4th grease trap on Portwalk Place; and addition of access controls to both parking levels; 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.

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 April 14th, 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.