

**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, August 21, 2014** starting at 7:00 pm in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

A. Proposed rezoning of the following lots from Industrial (I), Office Research (OR) or Municipal (M) to Character District 4 (CD4):

- Assessors Map 163, Lots 33, 34 and 37.
- Assessors Map 165, Lots 1, 2 and 14.
- Assessors Map 172, Lots 1 and 2.
- Assessors Map 173, Lots 2 and 10.

and including Cate Street between Hodgson's Brook and Bartlett Street.

B. The application of **John P. and Amy L. Sheehan, Owners**, for property located at **130 Aldrich Road**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to remove an existing garage and to construct a 24' x 26' garage, with 478 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 153 as Lot 4 and lies within the Single Residence B (SRB) District.

B. The application of **Martha Stolzer, Owner**, for property located at **5 Pleasant Point Drive**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within a tidal wetland buffer to remove the front steps and asphalt walkway and construct a 6' x 20' covered porch, 25' long landscape retaining wall and porous walkway, with 845 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 207 as Lot 32 and lies within the Single Residence B (SRB) District.

C. The application of **Scott and Alexis Lang, Owners**, for property located at **400 F.W. Hartford Drive**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to add landscaping to the front and rear of the lot; replace the existing walkway with paving stones; and construct a two tier patio in the rear using paving stones, with 904 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 249 as Lot 24 and lies within the Single Residence B (SRB) District.

D. The application of **Carol S. and Joseph G. McGinty, Owners, David P. Cavaretta, Owner**, and the **Frances T. Sanderson Revocable Trust and Lynn J. Sanderson Revocable Trust, Paul G. Sanderson, Trustee, Owners**, for property located at **300 Spinney Road, 342 Spinney Road and off Spinney Road**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between three lots as follows:

- a. Lot 6 on Assessor Map 169 decreasing in area from 29,969 s.f. to 28,313 s.f. and with continuous street frontage on Spinney Road decreasing from 150 ft. to 132.54 ft.
- b. Lot 5 on Assessor Map 169 increasing in area from 23,535± s.f. to 24,734± s.f. with 171.60 ft of continuous street frontage on Spinney Road.
- c. Lot 24 on Assessor Map 170 increasing in area from 180,500± s.f. to 180,957± 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.)

E. 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 seven separate lots, including a public right-of-way, as follows:

- a. Proposed Lot #1 consisting of 15,121 ± s.f. (0.35 acres) and 114.71' of frontage on the proposed right-of-way.
- b. Proposed Lot #2 consisting of 15,432 ± s.f. (0.35 acres) and 103.10' of frontage on Middle Road.
- c. Proposed Lot #3 consisting of 29,511 ± s.f. (0.68 acres) and 100' of frontage on the proposed right of way.
- d. Proposed Lot #4 consisting of 29,475 ± s.f. (0.68 acres) and 100; of frontage on the proposed right of way.
- e. Proposed Lot #5 consisting of 16,075 ± s.f. (0.37 acres) and 100' of frontage on the proposed right of way.
- f. Proposed Lot #6 (non buildable) consisting of 209,762 ± s.f. (4.82 acres) and 66.30' of frontage on Thaxter Road.
- g. Proposed Lot #7 (non buildable) consisting of 106,549 ± s.f. (2.44 acres) and 82.11' of frontage on the proposed 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.

F. The application of **HCA Health Services of NH, Inc., Owner**, for property located at **333 Borthwick Avenue**, requesting Site Plan approval to construct a ground level 50' x 50' concrete emergency helicopter helipad in a portion of the emergency room parking lot, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 240 as Lot 2-1 and lies within the Office Research (OR) 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 August 18, 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.