

**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, October 16, 2014** starting at 7:00 pm in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

1. The request by **Portsmouth Land Acquisition, LLC**, that the following lots be rezoned from Industrial (I), Office Research (OR) or Municipal (M) to Gateway (GW):

- 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, and that the Zoning Map be revised accordingly; and further that the Zoning Ordinance, Article 7, Section 10.730 – Gateway Planned Development, be amended by inserting a new Section 10.734.40 as follows:

10.734.40 Workforce Housing Incentives

If a GPD with a Residential Component contains 10% or greater Workforce Housing Units, the following shall apply:

- 10.734.41 The minimum lot area per dwelling unit shall be 1,000 square feet.
- 10.734.42 The maximum building length set forth in Article 5, Section 10.522 shall be increased to 350 feet.
- 10.734.43 Required off-street parking may be located in a required front yard or between a principal building and a street.

2. The application of **Jane A. Shannon Revocable Trust, Owner, and Brian Shannon, Trustee, Applicant**, for property located at **194 Wibird Street**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between three lots which are currently shown on Assessor Map 148 as Lot 1, and which were restored to their premerger status by vote of the City Council on April 21, 2014, and have been designated by the applicant as Lots 1, 2 and 3. The applicant proposes to merge Lots 2 and 3 into a new Lot 2, and to revise the lot lines between Lots 1 and 2 as follows:

- a. Lot 1 increasing in area from 5,943 s.f. to 8,990 s.f. with 59.60' of continuous street frontage on Wibird Street.
- b. Lot 2 decreasing in area from 11,335 ± s.f. to 8,287 ± with 57.52' of continuous street frontage on Wibird Street.

Said properties are located in the General Residence B (GRB) District which requires a minimum lot size of 7,500 s.f. and 100 ft. of continuous street frontage.

3. The application of **Jessica Paskalis, Owner**, for property located at **74 Wentworth House Road**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to re-locate the septic system out of the 100' wetland buffer, demolish the existing 19'10" x 26'7" garage and construct a new 2-story 21' x 28' garage, add a roof overhang over the rear door and construct a new 8' x 16' block foundation on the eastern side of the house which is currently supported by timber piers, with 110 ± s.f. of impact to the inland wetland and 75 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 201 as Lot 20 and lies within the Waterfront Business (WB) District.
4. The application of **Public Service Company of New Hampshire, Owner**, for property located on **Borthwick Avenue, 445 Route 1 By-Pass, and Barberry Lane; Northern Utilities, Inc., Owner**, for property located at **139 Barberry Lane; HCA Health Services of NH, Inc., Owner**, for property located on **Borthwick Avenue**; and **the City of Portsmouth, Owner**, for property located on **Borthwick Avenue**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to (1) construct a 10,000 ± s.f., 10' x 10', gravel switch yard with associated equipment and structures, 8' chain-link fence, gravel access way, retaining wall and paved driveway apron and (2) install a 2,250 ± linear foot 115 kV transmission line with a 90' wide path, with 17,140± s.f. of temporary disturbance and 88± s.f. of permanent disturbance to the inland wetland and 37,397 ± s.f. of temporary disturbance and 10,361 ± s.f. of permanent disturbance to the wetland buffer. Said properties are shown on Assessor Plan 234 as Lots 1, 2, 3, 7-4A, 7-7, and 7-3 and lie within the Office Research (OR) District and Municipal (M) District.
5. The application of **DEH Ventures, LLC, Owner**, and **CHI Engineering Services, Applicant**, for property located at **430 West Road**, requesting amended Site Plan approval to expand the existing parking area, provide adequate drainage, repair and/or replace curbing and provide appropriate signage, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 267 as Lot 28 and lies within the Gateway (GW) District.
6. The application of **Rye Atlantic Properties, LLC, Owner**, for property located at **361 Islington Street**, requesting Site Plan approval for the conversion of an abandoned gas station to an automobile detailing facility, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 144 as Lot 23 and lies within the Mixed Residential B (MRB) District.
7. The proposal to name the connector road between Market Street and the U.S. Route One Bypass as "Submarine Way."

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 October 13, 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.