

**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, November 20, 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 **Jane A. Shannon Revocable Trust, Owner, and Brian Shannon, Trustee, Applicant**, for property located at **194 Wibird Street**, requesting Site Plan approval for the construction of a single family dwelling on a vacant lot, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 148 as Lot 1 and lies within the General Residential A (GRA) District.

B. 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 Site Plan approval to: (1) construct a 10,000 \pm s.f., 100' x 100', 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 \pm linear foot 115 kV transmission line from the proposed switch yard on Borthwick Avenue to the substation on the Route 1 By-Pass, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. 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.

C. The application of **Chinburg Development, LLC, Owner**, for property located at **200 Woodlawn Circle, Paul N. and Linda S. Bogan, Owner**, for property located at **134 Echo Avenue**, and **Ronald A. Katz, Owner**, for property located at **125 Hillcrest Drive**, for Preliminary and Final Subdivision Approval as follows: Lot 42 on Assessor Map 237 having 86,319 \pm s.f. (1.9816 acres) to transfer 2,459 \pm s.f. to adjoining lots and the remaining land to be subdivided into four separate lots, as follows:

- a. Lot 36 on Assessor Map 237 increasing in size by 2,147 s.f. with no change to continuous street frontage.
- b. Lot 38 on Assessor Map 237 increasing in size by 312 s.f. with no change to continuous street frontage.
- c. Proposed Lot #1 consisting of 19,443 \pm s.f. (0.4464 acres) and 100' of frontage on Woodlawn Circle.
- d. Proposed Lot #2 consisting of 22,767 \pm s.f. (0.5227 acres) and 100' of frontage on Woodlawn Circle.
- e. Proposed Lot #3 consisting of 18,597 \pm s.f. (0.4269 acres) and 100' of frontage on Woodlawn Circle.
- f. Proposed Lot #4 consisting of 23,053 \pm s.f. (0.5292 acres) and 181.54' of frontage on Woodlawn Circle.

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.

D. The application of **Neal I. Katz, Owner**, for property located at **520 South Street and on Sherburne Avenue**, requesting Preliminary and Final Subdivision (Lot Line Revision) approval as follows:

- a. Assessor Map 112 Lot 24 decreasing in area from 21,629± s.f. to 15,045± s.f., with no change in street frontage;
- b. Assessor Map 112, Lot 29 increasing in area from 5,090± s.f. to 11,674± s.f. with no change in street frontage;

Said properties lie in the General Residence A (GRA) District which requires a minimum lot size of 7,500 s.f. and 100' of continuous street frontage.

E. The application of **Jay and Karen J. Longtin, Owners**, for property located at **258 Buckminster Way**, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to install a 10' x 12' shed on concrete blocks in the rear of the property, with 100± s.f. of permanent disturbance to the inland wetland buffer. Said property is shown on Assessor Plan 282 as Lot 20 and lies within the Single Residence A (SRA) District.

F. Proposed amendment to Site Plan Review Regulations to require recording of approved site plan, or recording of notice of approved site plan.

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 November 17, 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.