

**REVISED
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 30, 2015** starting at 7:00 p.m. in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

1. The application of Saco Avenue Professional Building, Inc., Owner, for property located at 125 Brewery Lane, requesting an extension of Site Plan Approval to construct a 4-story, 64' x 240', 15,500 ± s.f., 48-unit residential building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. (Site plan approval was originally granted on November 18, 2005, and extensions were granted through November 17, 2010.)
2. Request of Stella B. Stokel 1993 Trust, Stella B. Stokel, Trustee, Nancy A. Stokel 1993 Trust, Nancy A. Stokel, Trustee, and Philip J. Stokel, Owners, and the City of Portsmouth, Applicant, for property located at 83 Peverly Hill Road, requesting a waiver of the Subdivision Rules and Regulations, Section VI.3.I – Cul-de-Sacs, to allow a cul-de-sac to exceed 500 feet in length. Said property is shown on Assessor Map 242 as Lot 4, and lies within the Single Residence A (SRA) and Single Residence B (SRB) districts.
3. The application of Rye Port Properties, Owner, and Charter Foods North LLC, Applicant, for property located at 2299 Lafayette Road, requesting Site Plan Approval to construct a 50-seat, 2500 s.f. Taco Bell Restaurant with drive thru, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 272 as Lot 10 and lies within the Gateway district.
4. The application of Northern New England Conference of Seventh Day Adventist, Owner, for property located at 861 Middle Road, requesting Site Plan Approval to construct an 18' x 33' addition to the front of the existing church, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 232 as Lot 120 and lies within the Single Residence B (SRB) district.
5. The application of Old Tex Mex, LLC, Owner, for property located at 290 Heritage Avenue, requesting a Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within an inland wetland buffer to construct a 110' x 250' two story steel frame building, with 9,860 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Plan 275 as Lot 7 and lies within the Industrial (I) District.
6. The application of Old Tex Mex, LLC, Owner, for property located at 290 Heritage Avenue, requesting Site Plan Approval to construct a 110' x 250' two story steel frame building with a footprint of 27,683 ± and gross floor area of 40,211 ± s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 275 as Lot 7 and lies within the Industrial (I) District.

7. 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.

(This proposed amendment was previously considered at the October 20, 2014, Planning Board meeting.)

8. Proposal to amend the Zoning Ordinance by inserting a new Section 10.814 – Short-Term Rentals, and to make conforming amendments to other sections of the Ordinance as necessary.

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 24, 2015, 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.