

**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 20, 2015** starting at 7:00 p.m. in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

A. The application of Kyle Crossen-Langelier, Owner, for property located at 304 Leslie Drive, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer to construct an 18'8" x 13' carport in front of the existing structure, with 100 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 209 as Lot 47 and lies within the Single Residence B (SRB) District.

B. The application of 955 Sagamore Realty Trust, Owner, for property located at 955 Sagamore Avenue, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot #1 having an area of 64,600 ± s.f. (1.48 acres) and 141.82' of continuous street frontage on Sagamore Avenue and 171.49' of continuous frontage on Sagamore Grove; and
2. Proposed lot #2 having an area of 22,500 ± s.f. (.5163 acres) and 107' of continuous street frontage on Sagamore Grove.

Said property is shown on Assessors Map 201 as Lot 1 and is located in the Waterfront Business (WB) district which requires a minimum lot size of 20,000 s.f. and 100' of continuous street frontage.

C. The application of Michael Brandzel and Helen Long, Owners, for property located at 39 Dearborn Street (also known as Dearborn Lane), requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer to remove an existing front porch, side porch and side deck, to construct a 4' x 13' front addition and an irregularly shaped (231 s.f.) side addition, and to remove a 1,605 s.f. asphalt/crushed stone driveway and replace it with 499 s.f. of pervious pavement, with 499 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 140 as Lot 3 and lies within the General Residence A (GRA) District and the Historic District.

D. The application of Gregory C. and Sandra M. Desisto, Owners, for property located at 36 Shaw Road, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland and tidal wetland buffers to renovate an existing house, including the addition of a second floor, the addition of a new garage, breezeway, porches and deck and landscape improvements, with 14,060 ± s.f. of permanent impact and 1,353 ± s.f. of temporary impact to the wetland buffer. Said property is shown on Assessor Map 223 as Lot 22 and lies within the Single Residence B (SRB) District.

E. The application of Deer Street Associates, Owner, for property located at 165 Deer Street, and the City of Portsmouth, Owner, for property located at the corner of the right-of-way at Bridge Street and Deer Street, requesting Preliminary and Final Subdivision (Lot Line Revision) approval to re-align the roadway and transfer 1,717 ± s.f. of land so that property shown on Assessor Map 125 as Lot 17 increases in area from 108,359 ± to 110,076 ± s.f. Said properties are located in the Character District 4 (CD4), Central Business B (CBB) District, the Mixed Residential B (MRB) District, the Downtown Overlay District (DOD) and the Historic District.

F. The application of Deer Street Associates, Owner, for property located at 165 Deer Street and 191 Hanover Street, requesting Preliminary and Final Subdivision Approval to consolidate and subdivide two lots into six lots as follows:

1. Proposed lot #1 having an area of 54,017 \pm s.f. (1.2404 acres) and 58.09' of continuous street frontage on Bridge Street;
2. Proposed lot #2 having an area of 8,519 \pm s.f. (.1956 acres) and no street frontage;
3. Proposed lot #3 having an area of 26,503 \pm s.f. (0.6081 acres) and 45.63' of continuous street frontage on Deer Street;
4. Proposed lot #4 having an area of 18,371 \pm s.f. (0.4217 acres) and 168.87' of continuous street frontage on Deer Street;
5. Proposed lot #5 having an area of 22,734 \pm s.f. (0.5219 acres) and 140.35' of continuous street frontage on Deer Street; and
6. Proposed lot #6 having an area of 22,538 \pm s.f. (0.5174 acres) and 5.78' of continuous street frontage on Hill Street;

Said properties are shown on Assessors Map 125 as Lot 17 and Assessors Map 138 as Lot 62 and are located in Character District 4 (CD4), the Central Business B (CBB) District, the Office Research (OR) District, the Downtown Overlay District (DOD) and the Historic District.

G. The application of Richard Meyerkopf and Robin Lurie-Meyerkopf, Owners, for property located at 53 Whidden Street, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer to construct a 26' x 12' pervious patio with a 36' x 12' associated retaining wall, with 378 \pm s.f. of permanent impact and 1,131 \pm s.f. of temporary impact to the wetland buffer. Said property is shown on Assessor Map 109 as Lot 1 and lies within the General Residence B (GRB) District and the Historic District.

H. The application of Two International Construction, Inc., Applicant, for property located at 85 New Hampshire Avenue, requesting Site Plan approval to construct a two story office building with a footprint of 14,400 \pm s.f. and gross floor area of 28,800 \pm s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 306 as Lot 3 and lies within the Airport Business Commercial (ABC) District.

I. The application of 233 Vaughan Street, LLC, Owner, and Chinburg Builders, Applicant, for property located at 233 Vaughan Street, requesting Amended Site Plan approval for changes to driveway and walkway configurations, landscaping and screening, surface materials, fencing, and locations of transformers and dumpster, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 124 as Lot 14 and lies within the Central Business A (CBA) District and the Historic District.

J. Proposed amendments to Site Plan Review Regulations, Section 2.5 (Application Requirements), relative to site development within a Character 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 17, 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.

