

**LEGAL NOTICE  
PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

**NOTICE IS HEREBY GIVEN** that the Planning Board will hold public hearings on the following applications on **May 19, 2016** 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 the **City of Portsmouth, Owner**, for property located at **195 Greenleaf Avenue**, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for the reconstruction of an existing parking lot, with 7,725 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 243 as Lot 4 and lies within the Municipal (M) District.

B. The application of **Moray, LLC, Owner**, for property located at **235 Commerce Way**, and **215 Commerce Way, LLC, Owner**, for property located at **215 Commerce Way**, requesting Amended Site Plan Approval for a proposed 4-story office building with a footprint of 28,125 ± s.f. and gross floor area of 112,500 ± s.f., and 640 parking spaces serving the proposed building and an adjacent existing office building (including a parking deck with 161 spaces below grade), with related paving, lighting, utilities, landscaping, drainage and associated site improvements. This amendment is to amend construction from two phases, as approved by the Planning Board on September 17, 2015, to three phases. Said properties are shown on Assessor Map 216 as Lots 1-8A and 1-8B and lie within the Office Research (OR) District.

C. The application of **599 Lafayette, LLC, Owner**, for property located at **599 Lafayette Road**, requesting Site Plan Approval for the construction of a 772 s.f. 1-story drive-thru Aroma Joe's coffee shop, revision of the existing parking and circulation layout, and relocation of dumpsters, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 229 as Lot 8 and lies within the Gateway (G) District.

D. The application of **Thirty Maplewood, LLC, Owner**, for property located at **30-46 Maplewood Avenue**, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot #1 having an area of 34,887 ± s.f. (0.8009 acres) and 194.56' of continuous street frontage on Maplewood Avenue, 102.71' of continuous street frontage on Hanover Street, 313.32' of continuous frontage on Bridge Street, and 46.61' of continuous street frontage on Deer Street; and
2. Proposed lot #2 having an area of 21,798 ± s.f. (.5004 acres) and 159.97' of continuous street frontage on Maplewood Avenue and 147.98' of continuous street frontage on Deer Street.

Said property is shown on Assessors Map 125 as Lot 2 and is located in the Character District 4 (CD4), Historic District and Downtown Overlay District (DOD). Minimum required lot area is 2,000 s.f.

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 May 16, 2016, or check the City's website at [www.cityofportsmouth.com](http://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.**