

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

NOTICE IS HEREBY GIVEN that the Planning Board will hold a public hearing on the following applications on **Thursday, September 15, 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 Robert J. and Susan L. Nalewajk, Owners, for property located at 350 Little Harbor Road (*previously 50 Martine Cottage Road*), requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for the demolition of a residential structure, detached garage and barn and the construction of a proposed 4,600 ± s.f. residential structure with 3,682 ± s.f. of deck and porches, a 416 ± s.f. portico, and a 1,117 ± s.f. detached 2 bay garage, including a new septic system and stormwater structures, with 19,927 ± s.f. of impact to the wetland buffer (7,800 ± temporary disturbance and 12,127 ± permanent disturbance). Said property is shown on Assessor Map 202 as Lot 16 and lies within the Rural (R) District. (This application was acted on at the August 18, 2016 Planning Board meeting and is being reheard to comply with public notice requirements.)

B. The application of Seacoast Trust, LLP, Owner, and Stonegate NH Construction, LLC, Applicant, for property located at 150 Route 1 By-Pass, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for the demolition of the existing building and the construction of a proposed 246' x 85' 3-story multi-family building with a footprint of 17,667 ± s.f. and gross floor area of 53,000 ± s.f., with 24,950 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 231 as Lot 58 and lies within the Single Residence B (SRB) District.

C. The application of Public Service Company of New Hampshire, Owner, for properties located at 280 & 300 Gosling Road, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots as follows:

- a. Map 214, Lot 2 decreasing in area from 79,367 ± acres to 40,494 ± acres with 135' of continuous street frontage along Gosling Road.
- b. Map 214, Lot 3 increasing in area from 0.232 ± acres to 39,105 ± acres with 1,568' of continuous street frontage along Gosling Road.

Said lots lie within the Waterfront Industrial (WI) District which requires a minimum lot size of 2 acres and 200' of continuous street frontage and Office Research (OR) District which requires a minimum lot size of 3 acres and 300' of continuous street frontage.

D. The application of Branford Holdings, LLC, Owner, for properties located off Anne Avenue, wherein Preliminary and Final Subdivision (Lot Line Revision) is requested between two lots as follows:

- c. Map 286, Lot 13 increasing in area from 1.116 acres to 1.390 acres with street frontage along Joan Avenue, Ann Avenue and Robert Avenue.
- d. Map 286, Lot 1A decreasing in area from 25.354 acres to 25.080 acres with no street frontage.

Said lots lie within the Garden Apartment/Mobile Home (GA/MH) District which requires a minimum lot size of 5 acres and no continuous street frontage.

E. Proposed amendments to the Subdivision Rules and Regulations and the Site Plan Review Regulations (1) to require pre-application review for certain major developments; (2) to require that all mylars be pre-approved by the Registry of Deeds before being delivered to the Planning Department for recording; (3) to revise the membership of the Technical Advisory Committee; and (4) to provide for administrative approval of minor amendments to approved subdivision plans.

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 September 12, 2016, 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.