

**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, November 17, 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 Alissa C. Bournival Revocable Trust, Owner, and Bournival Jeep, Applicant, for property located at 2355 Lafayette Road, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to construct an irregularly shaped 2,775 s.f. addition to the rear of the existing building, to be used as a six-bay detailing shop, with 2,600  $\pm$  s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 272 as Lot 7 and lies within the Gateway (GW) District.

B. The application of The City of Portsmouth, Owner, for property located at 600 Peverly Hill Road, and Foundation for Seacoast Health, Owner, for property located at 100 Campus Drive, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between four lots as follows:

- a. Map 254, Lot 8 increasing in area from 8.135  $\pm$  acres to 60.279  $\pm$  acres with 457.64' of continuous street frontage along Peverly Hill Road and 127.88' of continuous street frontage along Campus Drive.
- b. Map 266, Lot 4 decreasing in area from 96.416  $\pm$  acres to 37.062  $\pm$  acres with 382' of continuous street frontage along Banfield Road and 219.25' of continuous street frontage along Campus Drive.
- c. Map 266, Lot 5 increasing in area from 1.124  $\pm$  acres to 10.7539  $\pm$  acres with 692.46' of continuous street frontage along Banfield Road.
- d. Map 266, Lot 6 consisting of 2.419  $\pm$  acres, being eliminated.

Said lots lie within the Industrial (I) District which requires a minimum lot size of 2 acres and 200' of continuous street frontage.

C. The application of Chase B. Bailey and Kit Soave-Bailey, Owners, for property located at 3 Curriers Cove, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to remove and relocate an existing pool, associated concrete and retaining wall, including related miscellaneous improvements, with 1,770  $\pm$  s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 204 as Lot 12 and lies within the Single Residence A (SRA) District.

D. The application of Gideon Walker House Trust, Owner, and James Somes, Trustee, for property located at 154 Maplewood Avenue, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland and tidal wetland buffer to rebuild an existing stone retaining wall, with 250  $\pm$  s.f. of impact to the tidal wetland and 1,125  $\pm$  s.f. of impact to the tidal wetland buffer. Said property is shown on Assessor Map 124 as Lot 7 and lies within the CD4-L1 and Historic District.

E. The application of J&M Family Properties, LLC, Owner, and Dunkin' Donuts, c/o JFS Management Co., LLC, Applicant, for property located at 802 Lafayette Road, requesting a Conditional Use Permit under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer for pavement and drainage improvements and onsite stormwater quality treatment, with 11,200  $\pm$  s.f. of impact to the tidal wetland buffer. Said property is shown on Assessor Map 244 as Lot 2 and lies within the Gateway (GW) District.

F. The application of J&M Family Properties, LLC, Owner, and Dunkin' Donuts, c/o JFS Management Co., LLC, Applicant, for property located at 802 Lafayette Road, requesting Amended Site Plan Approval to re-develop the parking lot for improved site and drive-thru circulation, revised parking layout, new trash enclosure, drainage improvements and stormwater management, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 244 as Lot 2 and lies within the Gateway (G) District.

G. The application of Seacoast Trust, LLP, Owner, and Stonegate NH Construction, LLC, Applicant, for property located at 150 Route 1 By-Pass, requesting Site Plan Approval for the demolition of the existing building and the construction of a 246' x 85' 3-story multi-family building with a footprint of 17,667  $\pm$  s.f. and gross floor area of 53,000  $\pm$  s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 231 as Lot 58 and lies within the Single Residence B (SRB) District.

H. The application of Alden Watson Properties. LLC, Owner, for property located at 56 Lois Street, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot #1 having an area of 42,189  $\pm$  s.f. (0.9685 acres) and 100.8' of continuous street frontage on Lois Street;
2. Proposed lot #2 having an area of 124,660  $\pm$  s.f. (2,8618 acres) and 20' of continuous street frontage on Lois Street (designated as not a buildable lot);

Said property is shown on Assessors Map 232 as Lot 8 and is located in the Single Residence B (SRB) District where the minimum lot area is 15,000 s.f. and minimum continuous street frontage is 100'.

I. The application of Jonathan Smith, Owner, and Sophie Lane, LLC, Applicant, for property located at 1283 Woodbury Avenue, requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots as follows:

1. Proposed lot #1 having an area of 15,274  $\pm$  s.f. (0.3506 acres) and 147' of continuous street frontage on Woodbury Avenue;
2. Proposed lot #2 having an area of 15,142  $\pm$  s.f. (0.3476 acres) and 100' of continuous street frontage on Granite Street.

Said property is shown on Assessors Map 217 as Lot 4 and is located in the Single Residence B (SRB) District where the minimum lot area is 15,000 s.f. and minimum continuous street frontage is 100'.

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 14, 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.**