

**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, August 16, 2018** starting at 7:00 p.m. in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

**PUBLIC HEARINGS – ZONING AMENDMENTS**

- A. Proposed amendments to the Zoning Ordinance to implement a Highway Noise Overlay Ordinance. The proposed amendments include inserting new sections 10.613.60 and 10.670 – Highway Noise Overlay Ordinance, consisting of proposed ordinance text and tables; and making conforming amendments to other sections of the Zoning Ordinance, including Article 15.
- B. Proposed amendment to the Zoning Map to add a Highway Noise Overlay District as shown on the document “Highway Noise Overlay District” Map dated 7/17/2018.
- C. Proposed Amendments to Article 12 of the Zoning Ordinance – Signs. The proposed amendments include deleting the existing Article 12 – Signs, and inserting in its place a new Article 12 – Signs as presented in the document titled “Proposed Amendments to the Portsmouth Zoning Ordinance: Article 12 – Signs”, dated June 21, 2018.

**All of the above documents are available for public review in the Planning Department and the Portsmouth Public Library, and a digital version can be found online:**

[www.cityofportsmouth.com/planportsmouth/current-land-use-applications](http://www.cityofportsmouth.com/planportsmouth/current-land-use-applications)

**PUBLIC HEARINGS – NEW BUSINESS**

- A. The application of Foundry Place, LLC, Owner, for property located at Deer Street (“Lot 2”), requesting Site Plan Review approval for the creation of a community space meeting the requirements of Article 5A of the Zoning Ordinance with related landscaping, utilities, easements, and other site improvements. Said property is shown on Assessor Map 125 as Lot 17-1 and lies within the CD5 and Downtown Overlay (DOD) District.
- B. The application of Swirly Girl II, LLC, Owner, for property located at 244 South Street, requesting Amended Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for the reconstruction of a retaining wall, relocation of granite steppers, relocation of low retaining wall, increased permeable walkway and driveway, and increased plant and buffer enhancement areas, with 1,091  $\pm$  s.f. of impact to the wetland buffer, resulting in a net reduction of impervious surface of 133 s.f.. Said property is shown on Assessor Map 111 as Lot 3 and lies within the Single Residence B (SRB) District.
- C. The application of Michael and Denise Todd, Owners, for property located at 254 South Street, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for the addition of a 157 s.f. deck and a 140 s.f. ground level patio in crushed stone or permeable pavers, and additional plantings on the east side to offset disturbance, with 297  $\pm$  s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 111 as Lot 4 and lies within the Single Residence B (SRB) District and the Historic District.

- D. The application of Mary A. Mahoney, Owner, for property located at 206 Northwest Street, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer for the removal of the existing paved driveway and walkway and an existing 127 s.f. screen house and the construction of a 23' x 25' two-car garage with a permeable driveway and walkway, with 1,700 + s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 122 as Lot 6 and lies within the General Residence A (GRA) District and the Historic District.
- E. The application of Seacoast Development Group, LLC, Owner, for property located on Rockingham Avenue, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for the removal of a 285 + s.f. foundation with 1,187 s.f. of temporary impacts and 654 + s.f. of permanent grading impacts to the inland wetland buffer. Said property is shown on Assessor Map 235 as Lot 2 and lies within the Single Residence B (SRB) District.
- F. The application of the City of Portsmouth School Department, Owner, for property located at 32 Van Buren Avenue (Dondero Elementary School), requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for playground renovations, including the replacement and/or relocation of old play structures and play areas, creating multiple earthen mounds, and imported sculpted earth on the edge of the edge of the wetland, with 2,259 + s.f. of impact to the inland wetland and 15,500 ± s.f. of impact to the inland wetland buffer. Said property is shown on Assessor Map 250 as Lot 106 and lies within the Municipal (M) District.
- G. The application of Robert J. and Susan L. Nalewajk, Owners, for property located at 350 Little Harbor Road, requesting Amended Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer for replacement of the entrance gate, expansion of the driveway width and turning radii using permeable pavers, the installation of four AC units on the easement side of the garage, reconfiguration of retaining walls and walkways, and the addition of a security gate at the western entrance, with 1,471 + s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 202 as Lot 16 and lies within the Single Residence A (SRA) District.
- H. The application of Dorothy Kiersted and Theresa Sessions, Owners, for property located at 50 Lovell Street, requesting Site Plan Review approval to demolish the rear deck on the existing house and the existing garage; to retain the existing building as a single family residence with a footprint of 1,001 s.f. and Gross Floor Area 3,095; to construct a three story, two unit residence with a footprint of 1,660 and Gross Floor Area of 4,634 s.f.; to construct a three story single residence with a footprint of 1,165 and Gross Floor Area of 3,360; with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 147 as Lot 2 and lies within the General Residential C (GRC) District.

I. The application of Portsmouth Housing Authority, Owner, for property located at 140 Court Street, and Ed Pac, LLC, Owner, for property located at 152 Court Street, requesting Site Plan Review approval to demolish a portion of the existing building on 152 Court Street and to construct a 4-story, 64 unit workforce housing building with a footprint of 12,361  $\pm$  s.f. and Gross Floor Area of 58,975  $\pm$  s.f., with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 116 as Lots 37 & 38 and lie within the Character District 4 (CD4) and the Historic District

J. The application of Salema Realty Trust, Owner, for property located at 199 Constitution Avenue, requesting Site Plan Review approval for the construction of a 2-story industrial building, with a footprint of 12,800 s.f. and a Gross Floor Area of 12,800 s.f., with 24 parking spaces and proposed stormtech infiltration system, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 285 as Lot 16-301 and lies within the Industrial (I) District.

Juliet T.H. Walker,  
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 13, 2018, or check the City's website at [www.cityofportsmouth.com/planportsmouth/current-land-use-applications](http://www.cityofportsmouth.com/planportsmouth/current-land-use-applications).

**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.**