

**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 15, 2018** starting at 7:00 p.m. in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

A. Request for Design Review of the Roman Catholic Bishop of Manchester, Owner, for property located at 98 Summer Street (St. Patrick's School), for demolition of the 2 ½ story building with the address of 125 Austin Street with a 9,218 s.f. footprint and 37,272 s.f. gross floor area, and the construction of a 35 space parking lot, with landscaping, lighting and water management. Said property is shown on Assessor Map 137 as Lot 1 and is located in the General Residence C (GRC) District.

B. The application of Brian and Susan Regan, Owners, for property located at 28-30 Dearborn Street, and Regan Electric Company, Inc, Owner, for property located at 6 Dearborn Street, wherein Final Subdivision Approval (Lot Line Revision) is requested between two lots as follows: Lot 1 as shown on Assessor Map 140 decreasing in area from 14,311 s.f. to 13,182 s.f. with 145' of continuous street frontage on Dearborn Street; and Lot 4 as shown on Assessor Map 123 increasing in area from 13,129 s.f. to 14,258 s.f. with 91' of continuous street frontage on Dearborn Street and 27' of street frontage on Maplewood Avenue. Said properties are located in the General Residence A (GRA) District where the minimum lot size is 7,500 s.f. and minimum street frontage requirement is 100' and Character District 4-L1 (CD4-L1) (Map123, Lot 4).

C. The application of Brian and Susan Regan, Owners, for property located at 28-30 Dearborn Street, wherein Final Subdivision Approval is requested to subdivide one lot into two lots as follows: Proposed Lot 1 having 6,750 s.f. and 55' of continuous street frontage on Dearborn Street and proposed lot 2 having 6,432 s.f. and 90' of continuous street frontage off Dearborn Street. Said property is located in the General Residence A (GRA) District where the minimum lot size is 7,500 s.f. and minimum street frontage requirement is 100'.

D. The application of Thomas and Ann Taylor, Owners, for property located at 43 Whidden Street, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to install permeable pavers for two parking spaces and plantings, with 400 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map109, as Lot 2 and lies within the General Residence B (GRB) and Historic District.

E. The application of Clipper Traders, LLC, Owner, for property located at 105 Bartlett Street, Portsmouth Lumber and Hardware, LLC, Owner, for property located at 105 Bartlett Street, and Boston and Maine Corporation, Owner, for railroad property located between Bartlett Street and Maplewood Avenue, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the tidal wetland buffer for proposed roadway improvements to include-configuration of parking, construction of parking islands, re-grading and installation of curbing to direct stormwater; utility improvements; drainage improvement and treatment including separation of stormwater from sewer, parking improvements and removal of two dilapidated structures, with 37,733  $\pm$  s.f. of impact to the tidal wetland buffer. Said properties are shown on Assessors Map 157 as Lots 1 & 2 and Assessors Map 164 as Lots 1, 2, 3, and 4 and are located within the Character District 4-W (CD4-W) and Character District 4-L1 (CD4-L1) Zoning Districts

F. The application of Clipper Traders, LLC, Owner, for property located at 105 Bartlett Street, Portsmouth Lumber and Hardware, LLC, Owner, for property located at 105 Bartlett Street, and Boston and Maine Corporation, Owner, for railroad property located between Bartlett Street and Maplewood Avenue, requesting Preliminary Subdivision Approval to consolidate and subdivide five lots and a portion of another into 5 lots, a right-of-way, and a remainder of one lot as follows:

- (1) Proposed Lot #1 having an area of 20,667  $\pm$  s.f. (0.4747  $\pm$  acres) and 143.44' of continuous street frontage on Bartlett Street.
- (2) Proposed Lot #2 having an area of 51,952  $\pm$  s.f. (1.1927  $\pm$  acres) and 80.91' of continuous street frontage on Bartlett Street and 386.88' of continuous street frontage on a proposed right-of-way.
- (3) Proposed Lot #3 having an area of 102,003  $\pm$  s.f. (2.3417  $\pm$  acres) and 809.23' of continuous street frontage on a proposed right-of-way.
- (4) Proposed Lot #4 having an area of 61,781  $\pm$  s.f. (1.4183  $\pm$  acres) and 481'  $\pm$  of continuous street frontage on a proposed right-of-way.
- (5) Proposed Lot #5 having an area of 177,435  $\pm$  s.f. (4.0733  $\pm$  acres) and 297.42' of continuous street frontage on a proposed right-of-way.
- (6) Proposed Right-of-Way having an area of 69,621  $\pm$  s.f. (1.5983  $\pm$  acres).
- (7) Map 164 Lot 4 reducing in area from 13  $\pm$  acres to 4.7  $\pm$  acres and having 75'  $\pm$  of continuous street frontage on Maplewood Avenue, and decreasing intermittent street frontage of 234'  $\pm$  on Bartlett Street to 105'  $\pm$  of continuous street frontage on Bartlett Street.

Said properties are shown on Assessors Map 157 as Lots 1 & 2 and Assessors Map 164 as Lots 1, 2, 3, and 4 and are located within the Character District 4-W (CD4-W) and Character District 4-L1 (CD4-L1) Zoning Districts.

G. The application of Two Way Realty, LLC, Owner, for property located at 120 Spaulding Turnpike, requesting Conditional Use Permit approval under Section 10.1017 of the Zoning Ordinance for work within the inland wetland buffer to construct a 6,200 s.f. vehicle storage parking lot using porous pavement, reduce impervious surface in the buffer and grading in the buffer, with 8,135  $\pm$  s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 236 as Lot 33 and lies within the General Business (GB) District and the Single Residence B (SRB) District.

H. The application of Two-Way Realty, LLC, Owner, for property located at 120 Spaulding Turnpike, requesting Site Plan approval to construct a 6,200 s.f. vehicle storage/parking lot expansion and a 20' x 60' one-story drive up service bay addition to an existing building, with related paving, lighting, utilities, landscaping, drainage and associated site improvements. Said property is shown on Assessor Map 236 as Lot 33 and lies within the General Business (GB) District and the Single Residence B (SRB) District.

I. 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 to install a 12' wide security gate on the western side of the lot (to restrict public access from Martine Cottage Road), installation of 255 linear feet of buried electrical conduit from the residence to the proposed gate, 740 linear feet of buried irrigation line to provide water to proposed landscaped areas and dock, 3,770 s.f. of after the fact disturbance within the wetland buffer for the placement of crushed stone and wood chips, with 4,875 ± s.f. of impact to the wetland buffer. Said property is shown on Assessor Map 202 as Lot 16 and lies within the Rural 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 November 12, 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.**