

**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, December 21, 2023** starting at **7:00 p.m.** in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

The request of **Pease Development Authority (Owner)**, for property located at **360 Corporate Drive** requesting Site Plan Review approval for the construction of a three-story Healthcare Complex with approximately 52,000 GSF. to allow space for up to 10 tenants which include an Ambulatory Surgical Center, Imaging Center and Plastic Surgery Center. The project includes (125) vehicle parking spaces, (2) loading docks as well as associated paving, stormwater management, lighting, utilities and landscaping. Said property is located on Assessor Map 315 Lot 5 and lies within the (Airport Business Commercial (ABC) District.

The request of **120-0 Wild Rose Lane LLC (Owner)**, for property located at **60 Pleasant Point Drive** requesting Wetland Conditional Use Permit Approval a Wetland Conditional Use Permit from Section 10.1017.50 of the Zoning Ordinance for the demolition of the existing home and construction of a new dwelling. The project consists of 5,368 sf of impervious surface including a dock, two sets of stairs, a pool, patio, cabana, and a portion of the home, which results in a reduction of 31 sf from the existing conditions. The project includes pervious pavers within the buffer, a long-term storm-water maintenance plan, landscaping plan within the buffer, a bank restoration plan, replacement of the existing lawn with a micro-clover seed mix and the removal of invasive species on site. Said property is located on Assessor Map 207 Lot 13 and lies within the Single Residence B (SRB) District.

The request of **Maureen Oakman and Michael A. Valinski (Owners)**, for property located at **1155 Sagamore Ave** requesting Site Plan Review Approval for the demolition of the existing building and construction of a 4-unit residential condominium with the associated paving, stormwater, lighting, utilities and landscaping. Said property is located on Assessor Map 224 Lot 18 and lies within the Mixed Residential Office (MRO) District.

**Planning Board Rules and Procedures:** The Planning Board will consider general amendments to the Planning Board Rules & Procedures. The proposed rules may be reviewed in the Planning Department at City Hall, or online by visiting the Planning Board meeting date on the City's Municipal Meetings Calendar here: <https://www.cityofportsmouth.com/planportsmouth/events/planning-board-meeting-57>

Planning and Sustainability Director  
Peter Britz

Members of the public also have the option to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. Registration information will be provided on the meeting agenda when it is posted to the web page. For technical assistance, please contact the Planning Department by email ([planning@cityofportsmouth.com](mailto:planning@cityofportsmouth.com)) or by phone 610-7216.

**Note:** The Agenda for the Planning Board meeting will differ from the Legal Notice. For information on the Agenda call the Planning Department at 610-7216 or check the City's website at: [www.cityofportsmouth.com/planportsmouth/planning-board](http://www.cityofportsmouth.com/planportsmouth/planning-board).

Those interested in submitting written comments should email [planning@cityofportsmouth.com](mailto:planning@cityofportsmouth.com) or mail to the Planning Department, City Hall, 1 Junkins Ave, Portsmouth, NH 03801. Comments for any public hearings that are received by close of business the day before the meeting will be incorporated into the record of the meeting.