

**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 17, 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 **Nerbonne Family Revocable Trust (Owner)**, for property located at **189 Gates Street** requesting to modify conditions of approval of the previously approved Conditional Use Permit for an accessory dwelling unit granted on April 21, 2022. Said property is shown on Assessor Map 103 as Lot 6 and lies within the General Residence B (GRB) and Historic Districts. Said property is located on Assessor Map 103 Lot 6 and lies within the General Residence B (GRB) and Historic Districts.

The request of **Whitney and Robert Westhelle (Owners)**, for property located at **198 Essex Avenue** requesting a Wetland Conditional Use Permit according to Section 10.1017 of the Zoning Ordinance for the following: Demolition of the existing garage and breezeway and construction of a new 753 square foot attached garage with a patio and deck. Construction of a new addition located 62 feet from the wetland and completely within the 100-foot buffer resulting in total impervious impacts of 993 square feet. Said property is located on Assessor Map 232 Lot 128 and lies within the Single Residence B (SRB) District.

The request of **Aviation Avenue Group LLC (Applicant)**, for property located at **80 Rochester Avenue (100 New Hampshire Avenue)** requesting Amended Site Plan Approval for construction of a 101,200 sq. ft. footprint including 4,700 sq. ft. of office space and associated site improvements consisting of parking, loading docks, underground utilities, landscaping, lighting, and a stormwater management system. Said property is located on Assessor Map 308 Lot 1 and lies within the Pease Industrial (PI) District.

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.