

**PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS  
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

**7:00 PM Public Hearings begin**

**March 20, 2025**

**AGENDA**

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**REGULAR MEETING 7:00pm**

**I. APPROVAL OF MINUTES**

- A. Approval of the February 20, 2025 meeting minutes.
- B. Approval of the February 27, 2025 Work Session minutes.

**II. PUBLIC HEARINGS – NEW BUSINESS**

*The Board's action in these matters has been deemed to be quasi-judicial in nature.*

*If any person believes any member of the Board has a conflict of interest,  
that issue should be raised at this point or it will be deemed waived.*

- A. The request of **96 State Street LLC (Owner)**, for property located at **96 State Street** requesting a parking Conditional Use Permit from Section 10.1112.14 to allow zero (0) parking spaces where thirty (30) are required. Said property is located on Assessor Map 107 Lot 52 and lies within the Character District 4 (CD-4) and Historic District. (LU-25-28)
- B. The request of **HCA Health Services of NH INC, dba Ducharme McMillen and Associates (Owner)**, for property located at **333 Borthwick Avenue** requesting a Wetland Conditional Use Permit in accordance with Section 10.1017.50 for the removal of 3 existing 24" culverts and replacement with a Box Culvert. Said property is located on Assessor Map 240 Lot 2-1 and lies within the Office Research (OR ) District. (LU-24-224)

**III. PRELIMINARY CONCEPTUAL CONSULTATION**

- A. The request of **Brora LLC (Owner)**, for property located at **0 Dunlin Way** requesting Site Plan Review approval to construct three (3), six (6) story multifamily residential buildings consisting of approximately 270 dwelling units with associate site improvements. Said property is located on Assessor Map 213 Lot 12 and lies within the Office Research (OR) District and Gateway Neighborhood Overlay District (GNOD). (LUPD-25-3)

**IV. DESIGN REVIEW APPLICATION ACCEPTANCE**

- A. 361 Hanover Steam Factory, LLC (Owner),** for property located at **361 Hanover Street**, requesting Design Review application acceptance for the construction of new residential buildings along Hanover Street and the renovation of the existing building with associated site improvements. Said property is located on Assessor Map 138 Lot 63 and lies within the Character District 5 (CD5), Downtown Overlay District (DOD), and North End Incentive Overlay District (NEIOD). (LUPD-25-2)

**V. CITY COUNCIL REFERRALS**

- A. 25 Sims Avenue** – Involuntary Merger Reversal (RIML-25-1)

**VI. OTHER BUSINESS**

- A. Coliving Amendments**
- B. 581 Lafayette Road-** Requesting a 1-Year extension to the May 16, 2024 Conditional Use Permit and Site Plan approvals. (LU-23-189)
- C. 60 Pleasant Point Drive** – Requesting a 1-year extension to the December 21, 2023 Wetland Conditional Use Permit approval. (LU-23-180)
- D. Chairman updates and discussion items**
- E. Board discussion of Regulatory Amendments & other matters**

**VII. ADJOURNMENT**

*\*Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

[https://us06web.zoom.us/webinar/register/WN\\_hOuHiBUWShSs0Vvpw2Us8Q](https://us06web.zoom.us/webinar/register/WN_hOuHiBUWShSs0Vvpw2Us8Q)