

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM Public Hearings begin

May 15, 2025

AGENDA

REGULAR MEETING 7:00pm

I. APPROVAL OF MINUTES

- A. Approval of the April 17, 2025 meeting minutes.

II. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

- A. The request of **The City of Portsmouth (Owner)**, for property located at **100 Foundry Place**. The project is the subdivision of an existing parcel into five new parcels, with the existing structures to remain as currently existing, and no new construction proposed at this time.

III. PUBLIC HEARINGS -- OLD 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 **Aviation Avenue Group (Owner), Kane Management Group LLC (Applicant)**, for property located at **100 New Hampshire Avenue** requesting Amended Site Plan approval to modify a prior condition of approval. Said property is located on Assessor Map 308 Lot 1 and lies within the Pease Industrial (PI) District. (LU-22-210)
- B. The request of **909 West End LLC (Owner)**, for property located at **909 Islington St** requesting a Conditional Use Permit in accordance with Section 10.1112.62 to allow 98 parking spaces where 103 are required. Said property is located on Assessor Map 172 Lot 7 and lies within the Character District 4-W (CD4-W) (LU-24-221)

IV. 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. Lawrence Brewer and Joshua Ydstie (Owners)**, for property located at **253 Broad Street** requesting a Conditional Use Permit from Section 10.814 for the construction of a new single-family dwelling with an Attached Accessory Dwelling Unit. Said property is located on Assessor Map 131 Lot 16 and lies within the General Residence A (GRA) District. (LU-25-54)
- B. The request of Brian Lampert Revocable Trust (Owner), Lexie's Joint (Applicant)**, for property located at **218 Islington Street** requesting a Conditional Use Permit in accordance with Section 10.440, Use 19.50 for an outdoor dining and drinking area as an accessory use to a permitted principal use. Said property is located on Assessor Map 137 Lot 21 and lies within the Character District 4-L2 (CD4-L2) and Historic District. (LU-25-64)
- C. The request of The City of Portsmouth (Owner)**, for property located at **100 Foundry Place**. The project is the subdivision of an existing parcel into five new parcels, with the existing structures to remain as currently existing, and no new construction proposed at this time. Said property is located on Assessor Map 138 Lot 60 and lies within the Downtown Overlay and Municipal (M) Districts. (LU-25-65)

V. PRELIMINARY CONCEPTUAL CONSULTATION

- A. The request of Service Credit Union (Owner)**, for property located at **126 Lang Road** requesting Site Plan approval for construction of workforce housing in two 70-unit apartment buildings, a 30-unit workforce housing building, a 30-unit veteran housing building with possible daycare on the first floor and 35 market rate townhomes in 5 buildings with associate site improvements. Said property is located on Assessor Map 291 Lot 1-1 and lies within the Gateway Corridor (G1) District. (LUPD-25-7)

VI. DESIGN REVIEW APPLICATION ACCEPTANCE

- A. The request of Brora LLC (Owner)**, for property located at **0 Dunlin Way** requesting Design Review application for acceptance for the construction of 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-25-6)

VII. CITY COUNCIL REFERRALS

- A. Islington and State Street Easements

VIII. OTHER BUSINESS

- A. Chairman updates and discussion items
- B. Board discussion of Regulatory Amendments & other matters

IX. 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