



# CITY OF PORTSMOUTH

Planning & Sustainability  
Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## **PLANNING BOARD**

May 21, 2025

Aviation Avenue Group, LLC  
Pease Development Authority  
80 Rochester Avenue  
Portsmouth, New Hampshire 03801

RE: Amended Site Plan Approval for property located at 100 New Hampshire Avenue (LU-22-210)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of Thursday, May 15, 2025, considered your application for an Amended Site Plan approval to modify a prior condition of approval. Said property is shown on Assessor Map 308 Lot 1 and lies within the Pease Industrial (PI) District. As a result of said consideration, the Board voted recommend approval of the request to remove prior condition 1.2 of the Planning Board approval letter dated August 24, 2023 requiring that all truck deliveries use the Interstate I-95 and Route 33 entrance to the Pease Development Authority.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector  
Rosann Maurice-Lentz, City Assessor

Peter H. Rice, Director of Public Works  
Craig Langton, Tighe & Bond  
John Bosen, Bosen & Associates



# CITY OF PORTSMOUTH

Planning & Sustainability  
Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## **PLANNING BOARD**

May 20, 2025

909 West End LLC  
3 Penstock Way  
Newmarket, New Hampshire 03857

RE: CUP request for property at 909 Islington Street, Portsmouth, NH (LU-24-221)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of Thursday, May 15, 2025, considered your application for a Conditional Use Permit in accordance with Section 10.1112.62 to allow 98 parking spaces where 103 are required. Said property is shown on Assessor Map 172 Lot 7 and lies within the Character District 4-W (CD4-W). As a result of said consideration, the Board voted 1) to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1112.14 of the Ordinance and adopt the findings of fact as presented; and 2) to **grant** the Conditional Use Permit with the following **condition**:

2.1) *The parking covenant shall be recorded at the Rockingham County Registry of Deeds.*

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work. All stipulations of approval must be completed prior to issuance of a building permit unless otherwise indicated above.

This approval shall expire unless a building permit is obtained within a period of one year from the date granted, unless otherwise stated in the conditions of approval. The Planning Board may, for good cause shown, extend such period by as much as one year if such extension is requested and acted upon prior to the expiration date. No other extensions may be requested.

*The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Planning Board Meeting website:*

<https://www.cityofportsmouth.com/planportsmouth/planning-board/planning-board-archived-meetings-and-material>

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in black ink, appearing to read "Rick Chellman". The signature is fluid and cursive, with the first name "Rick" written in a smaller, more legible script than the last name "Chellman", which is more stylized and elongated.

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector  
Rosann Maurice-Lentz, City Assessor

# Findings of Fact | Parking Conditional Use Permit

## City of Portsmouth Planning Board

Date: April 17, 2025

Property Address: 909 Islington Street

Application #: LU-24-221

Decision: ☒ Approve with conditions

### Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

### Parking Conditional Use Permit

10.1112.14 The Planning Board may grant a conditional use permit to allow a building or use to provide less than the minimum number of off-street parking spaces required by Section 10.1112.30, Section 10.1112.61, or Section 10.1115.20, as applicable, or to exceed the maximum number of off-street parking spaces allowed by Section 10.1112.51.

	Parking Conditional Use Permit 10.1112.14 Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
1	10.1112.141 An application for a conditional use permit under this section shall include a parking demand analysis, which shall be reviewed by the City's Technical Advisory Committee prior to submission to the Planning Board, demonstrating that the proposed number of off-street parking spaces is sufficient for the proposed use.	Meets	The Parking Demand Analysis was reviewed by the Technical Advisory Committee and it shows parking under the Portsmouth Shared Parking Occupancy Rate calculations, with sufficient spaces to meet ITE standards.
2	10.1112.142 An application for a conditional use permit under this section shall identify permanent evidence-based measures to reduce parking demand, including but not limited to provision of rideshare/microtransit services	Meets	The location of the site in close proximity to residential properties within walking distance, the Coast bus stop at Plaza 800, as well as the parking which is available to the restaurant use in the evening when the commercial tenants parking demand is low, reduce the actual parking demand and increasing

	<b>Parking Conditional Use Permit 10.1112.14 Requirements</b>	<b>Finding (Meets Criteria/Requirement)</b>	<b>Supporting Information</b>
	or bikeshare station(s) servicing the property, proximity to public transit, car/van-pool incentives, alternative transit subsidies, provisions for teleworking, and shared parking on a separate lot subject to the requirements of 10.1112.62.		the available supply.
<b>3</b>	10.1112.143 The Planning Board may grant a conditional use permit only if it finds that the number of off-street parking spaces required or allowed by the permit will be adequate and appropriate for the proposed use of the property. In making this determination, the Board may accept, modify or reject the findings of the applicant's parking demand analysis.	<b>Meets</b>	The shared parking agreement between 909 Islington and 959 Islington will provide parking access for 909 Islington to utilize. The agreement will be recorded at the Registry of Deeds.
<b>4</b>	10.1112.144 At its discretion, the Planning Board may require more off-street parking spaces than the minimum number requested by the applicant, or may allow fewer spaces than the maximum number requested by the applicant.	<b>Meets</b>	The shared calculation and arrangement is adequate to account for the parking deficiency.
<b>5</b>	<b><u>Other Board Findings:</u></b>		
<b>6</b>	<b><u>Additional Conditions of Approval:</u></b>		



# CITY OF PORTSMOUTH

Planning & Sustainability  
Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## PLANNING BOARD

May 20, 2025

Lawrence Brewer and Joshua Ydstie  
253 Broad Street  
Portsmouth, New Hampshire 03801

RE: Requesting a CUP/ADU for property located at 253 Broad Street, Portsmouth, NH (LU-25-54)

Dear Property Owners:

The Planning Board, at its regularly scheduled meeting of Thursday, May 15, 2025, considered your application for 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 shown on Assessor Map 131 Lot 16 and lies within the General Residence A (GRA) District. As a result of said consideration, the Board voted 1) to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.814.62 of the Ordinance and adopt the findings of fact as presented; *and* 2) to **grant** the Conditional Use Permit with the following **conditions**:

*2.1) Documentation of the conditional use permit approval shall be recorded at the Rockingham County Registry of Deeds, together with an affidavit that either the principal dwelling unit or the accessory dwelling unit will be occupied by the owner of the dwelling as the owner's principal place of residence, as required by Section 10.814.22.*

*2.2) A certificate of use issued by the Planning Department is required to verify compliance with the standards of this Section, including the owner occupancy and principal residency requirements. Said certificate shall be issued by the Planning Department upon issuance of a certificate of occupancy by the Inspection Department. A certificate of use shall not be issued prior to recording of documentation as required by this Ordinance.*

*2.3) The certificate of use shall be renewed annually upon submission of such documentation as the Planning Department may require to verify continued compliance with the standards of this Section. Failure to comply with this requirement shall be deemed a violation of the ordinance and may be enforced as provided in Article 2.*

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work. All stipulations of approval must be completed prior to issuance of a building permit unless

otherwise indicated above. **Prior to issuance of a building permit, this letter of decision shall be recorded at the Rockingham Registry of Deeds.**

A certificate of use issued by the Planning & Sustainability Department is required to verify compliance with the standards of the approval, including the owner-occupancy and principal residence requirements. Said certificate shall be issued by the Planning & Sustainability Department upon issuance of a certificate of occupancy by the Inspection Department and is required to be renewed annually.

This approval shall expire unless a building permit is obtained within a period of one year from the date granted, unless otherwise stated in the conditions of approval. The Planning Board may, for good cause shown, extend such period by as much as one year if such extension is requested and acted upon prior to the expiration.

*The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Planning Board Meeting website:*

<https://www.cityofportsmouth.com/planportsmouth/planning-board/planning-board-archived-meetings-and-material>

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in black ink, appearing to read "Rick Chellman". The signature is fluid and cursive, with the first name "Rick" written in a smaller, more legible script than the last name "Chellman".

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector  
Rosann Maurice-Lentz, City Assessor

# Findings of Fact | Attached Accessory Dwelling Unit

## City of Portsmouth Planning Board

Date: May 15, 2025

Property Address: 253 Broad Street

Application #: LU-25-54

Decision: Approve with Conditions

### Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Zoning Ordinance -10.814.60: Before granting a conditional use permit for an attached ADU, the Planning Board shall make the following findings:

	Section 10.814.62	Finding (Meets Requirement/ Criteria)	Supporting Information
1	10.814.621 The ADU complies with all applicable standards of this Section 10.814 or as may be modified by the conditional use permit.	Meets	The proposed AADU complies with all the standards in Section 10.814 with no modifications.
2	10.814.622 The exterior design of the ADU is architecturally consistent with or similar in appearance to the existing principal dwelling on a lot.	Meets	The proposed AADU will be located in the basement of the new dwelling and will present as a single-family dwelling.
3	10.814.623 The site plan provides adequate and appropriate open space and landscaping for both the ADU and the principal dwelling unit and complies with the off-street parking requirements of 10.814.26.	Meets	The AADU will have a separate driveway approved by the BOA and will provide 2 parking spaces.
4	10.814.624 The ADU will maintain a compatible relationship with the character of adjacent and neighborhood properties in terms of location, design, and off-street parking layout, and will not significantly reduce the privacy of adjacent properties.	Meets	The character of the neighborhood is a diverse and eclectic mix of mid-century modern, shingle-style, federal and modern homes. The design for the contemporary home is a mid-century modern design and is scaled appropriately and similarly to other houses of similar lot size. Privacy is maintained by using the existing side yard and including landscape and grading to maintain



	Section 10.814.62	Finding (Meets Requirement/ Criteria)	Supporting Information
			privacy.
5	<u>Other Board Findings:</u>		



# CITY OF PORTSMOUTH

Planning & Sustainability  
Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## **PLANNING BOARD**

May 20, 2025

Brina Lampert, Trustee  
Brina Lampert Revocable Trust  
32 Garfield Road  
Portsmouth, New Hampshire 03801

RE: CUP request for property located at 218 Islington Street, Portsmouth, NH (LU-25-64)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of Thursday, May 15, 2025, considered your application for 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 shown on Assessor Map 137 Lot 21 and lies within the Character District 4-L2 (CD4-L2) and Historic District. As a result of said consideration, the Board voted 1) to find that the Conditional Use Permit application meets the criteria set forth in Section 10.243.20 and to adopt the findings of fact as presented, *and* 2) to **grant** the conditional use permit as presented.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work. All stipulations of approval must be completed prior to issuance of a building permit unless otherwise indicated above.

This approval shall expire unless a building permit is obtained within a period of one year from the date granted, unless otherwise stated in the conditions of approval. The Planning Board may, for good cause shown, extend such period by as much as one year if such extension is requested and acted upon prior to the expiration date. No other extensions may be requested.

*The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Planning Board Meeting website:*

<https://www.cityofportsmouth.com/planportsmouth/planning-board/planning-board-archived-meetings-and-material>

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in black ink, appearing to read "Rick Chellman". The signature is fluid and cursive, with the first name "Rick" written in a smaller, more legible script than the last name "Chellman", which is more stylized and elongated.

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector  
Rosann Maurice-Lentz, City Assessor  
Danielle Damsell. GM

# Findings of Fact | Outdoor Dining Conditional Use Permit

## City of Portsmouth Planning Board

Date: May 15, 2025

Property Address: 218 Islington Street

Application: LU-25-64

Decision: Approve

### Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

### Outdoor Dining Conditional Use Permit

10.242.10 The Planning Board may grant a conditional use permit if the application is found to be in compliance with the general criteria in Section 10.243 or, if applicable, the specific standards or criteria set forth in this Ordinance for the particular use or activity.

	Outdoor Dining Conditional Use Permit 10.243 Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
1	10.243.21 The design of proposed structures, their height and scale in relation to the site's surroundings, the nature and intensity of the proposed use or activity, and the layout and design of the site will be compatible with adjacent and nearby properties, buildings and uses, will complement or enhance the character of surrounding development, and will encourage the appropriate and orderly development and use of land and buildings in the surrounding area.	Meets	The proposed outdoor seating area fits into the existing site, will complement the surrounding area and will enhance the curb appeal of the site.
2	10.243.22 All necessary public and private utility infrastructure and services will be available and adequate to serve the proposed use.	Meets	<ul style="list-style-type: none"><li>The proposal adds four picnic tables on an existing paved area and will not impede access to utility infrastructure.</li></ul>

	<b>Outdoor Dining Conditional Use Permit 10.243 Requirements</b>	<b>Finding (Meets Criteria/Requirement)</b>	<b>Supporting Information</b>
<b>3</b>	10.243.23 The site and surrounding streets will have adequate vehicular and pedestrian infrastructure to serve the proposed use consistent with the City's Master Plan.	<b>Meets</b>	Access to the outdoor dining area will be next to the current entrance of the restaurant. The outdoor dining area is consistent with the Master Plan and will improve the urban core and corridors of Portsmouth and will further activate Islington Street.
<b>4</b>	10.243.24 The proposed structures, uses, or activities will not have significant adverse impacts on abutting and surrounding properties on account of traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare.	<b>Meets</b>	The hours of operation will stay within the current hours of operation and there will be no excess noise or traffic to the surrounding properties. Lighting will be installed for the outdoor seating area that will be turned off each night. There will be no excessive odors, vibrations, dust, or fumes.
<b>5</b>	10.243.25 The proposed structures and uses will not have significant adverse impacts on natural or scenic resources surrounding the site, including wetlands, floodplains, and significant wildlife habitat.	<b>Meets</b>	The property is not in a wetland or wetland buffer zone. The outdoor dining area will fit within the already improved area of the lot which will not have any significant impact on wildlife or the natural area.
<b>6</b>	10.243.26 The proposed use will not cause or contribute to a significant decline in property values of adjacent properties.	<b>Meets</b>	There will be no significant decline in the property values of adjacent properties since we will be operating within our set hours of operation, 11:30 AM-8:00 PM. The curb appeal of the area will be improved upon our permit be granted.
<b>6</b>	<b><u>Other Board Findings:</u></b>		
<b>7</b>	<b><u>Additional Conditions of Approval:</u></b>		



# CITY OF PORTSMOUTH

Planning & Sustainability  
Department  
1 Junkins Avenue  
Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## **PLANNING BOARD**

May 20, 2025

Attn: Christine Sproviero  
The City of Portsmouth  
1 Junkins Avenue  
Portsmouth, New Hampshire 03801

RE: Request for subdivision approval for property located at 100 Foundry Place, Portsmouth NH (LU-25-65)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of Thursday, May 15, 2025, considered your application for 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 shown on Assessor Map 138 Lot 60 and lies within the Downtown Overlay and Municipal (M) Districts. As a result of said consideration, the Board voted to **grant** Preliminary and Final Subdivision Approval with the following **conditions**:

- 1) The subdivision plan, and any easement plans and deeds shall be recorded simultaneously at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.*
- 2) Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.*
- 3) GIS data shall be provided to the Department of Public Works in the form as required by the City.*

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

All conditions of subdivision approval, including recording of the plat as required by the Planning & Sustainability Department, shall be completed within six (6) months of the date of approval, unless an extension is granted by the Planning Director or the Planning Board in accordance with Section III.E of the Subdivision Rules and Regulations. If all conditions have not been completed within the required time period, the Planning Board's approval shall be deemed null and void.

This subdivision approval is not final until the Planning & Sustainability Director has certified that the applicant has complied with the conditions of approval imposed by the Planning Board.

*The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Planning Board Meeting website:*

<https://www.cityofportsmouth.com/planportsmouth/planning-board/planning-board-archived-meetings-and-material>

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in black ink, appearing to read "Rick Chellman". The signature is stylized with a large, sweeping initial "R" and a long, horizontal flourish extending to the right.

Rick Chellman, Chairman of the Planning Board

cc: Rosann Maurice-Lentz, City Assessor  
John Chagnon,



## CITY OF PORTSMOUTH

Planning & Sustainability Department  
1 Junkins Avenue  
Portsmouth, New Hampshire  
03801  
(603) 610-7216

### **PLANNING BOARD**

May 20, 2025

Brora, LLC  
210 Commerce Way, Suite 300  
Portsmouth, NH 03801

RE: Request for Design Review for Property Located at **0 Dunlin Way** in Portsmouth, New Hampshire  
(LUPD-25-6)

Dear Property Owner:

The Planning Board, at its meeting on **Thursday, May 15, 2025** considered your application requesting Design Review acceptance for the construction of three (3), six (6) story multifamily residential buildings consisting of approximately 270 dwelling units with associated 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). As a result of said consideration, the Board voted to accept the application for Design Review and schedule a public hearing at the **June 18, 2025** Planning Board meeting.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Rick Chellman, Chairman of the Planning Board  
cc: Shanti Wolph, Chief Building Inspector  
Rosann Maurice-Lentz, City Assessor  
Peter H. Rice, Director of Public Works

Neil Hansen, Tighe & Bond Engineering