



# CITY OF PORTSMOUTH

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

## PLANNING BOARD

June 25, 2025

Tom Reis  
Sea Level LLC  
P.O. Box 4094  
Portsmouth, New Hampshire 03801

RE: Requesting a WCUP for property located at 187 Wentworth House Rd, Portsmouth, NH  
(LU-25-2)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of **Wednesday, June 18, 2025**, considered your application for Wetland Conditional Use Permit in accordance with Section 10.1017.50 for the required remediation of PCBs by the EPA and associated impacts within a tidal wetland and previously disturbed wetland buffer including removal of sediment from existing salt marsh. The project proposes to add 6" of sand with the addition of planting saltmarsh bulrush plugs and salt tolerant grass mix and adding boulder armoring and stone riprap for bank stability. Additional proposed impacts to the buffer include the removal of 0.5 cubic yards of soil in two different buffer locations with one of these areas proposed to be covered with a geotextile liner and 5,000 s.f. concrete cap. Said property is shown on Assessor Map 201 Lot 12 and lies within the Waterfront Business (WB) 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 10.1017.50 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) In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. Markers are to be placed along the edge of the gravel parking area near the restoration area at 50- foot intervals and must be installed prior to the start of any construction.*

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

This approval shall expire one year after the date of approval by the Planning Board unless a building permit is issued prior to that date. The Planning Board may grant a one-year

extension of a conditional use permit if the applicant submits a written request to the Planning Board prior to the expiration date.

*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.

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

Jay Johonnett, Project Engineer, Aries Engineering

Steve Graham, Project Engineer, Aries Engineering

# Findings of Fact | Wetland Conditional Use Permit

## City of Portsmouth Planning Board

Date: June 18, 2025

Property Address: 185-187 Wentworth Road

Application #: LU-25-2

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 all conditions necessary to obtain final approval.

In order to grant Wetland Conditional Use permit approval the Planning Board shall find the application satisfies criteria set forth in the Section 10.1017.50 (Criteria for Approval) of the Zoning Ordinance.

	<b>Zoning Ordinance Sector 10.1017.50 Criteria for Approval</b>	<b>Finding (Meets Criteria for Approval)</b>	<b>Supporting Information</b>
<b>1</b>	<i>1. The land is reasonably suited to the use activity or alteration.</i>	<b>Meets</b>	A majority of this work is proposed for previously disturbed areas that need remediation done to remove contaminants from the wetland system. The existing salt marsh is not a suitable site for excavation work but the necessity of removing the PCBs and the associated replanting of the marsh should create a better outcome for the health of the wetland resource in this location if it can be properly maintained.
<b>2</b>	<i>2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.</i>	<b>Meets</b>	This is EPA-mandated remediation work that must occur to reduce existing PCB levels on site. It cannot occur anywhere else outside of the buffer.

	<b>Zoning Ordinance Sector 10.1017.50 Criteria for Approval</b>	<b>Finding (Meets Criteria for Approval)</b>	<b>Supporting Information</b>
<b>3</b>	<i>3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.</i>	<b>Meets</b>	This proposal aims to remove existing toxins from the wetland and buffer system that currently exist and bring in clean topsoil and seed for the growth of the marsh. While the temporary impacts may be harmful, the outcome will create a healthier environment for all. To minimize impacts from construction, significant erosion controls are needed as part of this project.
<b>4</b>	<i>4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.</i>	<b>Meets</b>	This remediation project only proposes the removal of vegetation to the extent necessary to remove the impacted soil and cap.
<b>5</b>	<i>5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.</i>	<b>Meets</b>	This proposal appears to be the most efficient way to clean up the PCB contaminants currently in the soils of this wetland and buffer resource. Without remediation, this site will continue to be adversely impacted from the contaminants. The applicant should ensure that any contaminated soils are properly covered if left on site at any time during the project period or afterwards.
<b>6</b>	<i>6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.</i>	<b>Meets</b>	While riprap is proposed for the bank immediately above the HOTL, the area between the bank and the proposed concrete cap will be loamed and hydroseeded as well as planted with a variety of trees and shrubs. The applicant should ensure that a wetland buffer seed mix is used through the 100' wetland buffer for seeding, not just wildlife-compatible mix.
<b>7</b>	<b><u>Other Board Findings:</u></b>		



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## PLANNING BOARD

June 25, 2025

Jesse Anderson, Owner  
3 Dean Drive  
Dover, New Hampshire 03820

RE: WCUP request for property located at 224 Cate Street, Portsmouth, NH (LU-25-26)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of **Wednesday, June 18, 2025**, considered your application for an after-the-fact Wetland Conditional Use Permit for restoration work within the City's 100' wetland buffer for unauthorized removal of vegetation within the vegetated no-cut buffer and removal of the groundcover on portions of the property that were within the protected wetland buffer without a permit. Said property is shown on Assessor Map 173 Lot 3 and lies within the General Residence A (GRA). 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 10.1017.50 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) In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. Markers are to be placed along the 40' vegetative buffer (due to the steep slope) at 50-foot intervals and must be installed prior to the start of any site work.*

*2.2) A monitoring report for the first two years after planting will be submitted annually to the Planning and Sustainability Department. The first report shall be submitted after the restoration work has been completed. This report will include an update on all plant health, growth, and establishment. Additionally, it should include methods for irrigation and information on routine maintenance practices. The second report must demonstrate at least an 80% survival rate of new plantings after the first two years of monitoring, if not, then replanting will be required.*

*2.3) Red Maple trees must be 4-6' in height at time of install.*

*2.4) A note shall be added to the plan set stating that no mowing or cutting of vegetation shall occur between the newly planted area and the top of the stream bank.*

*2.5) The obligation to complete the restoration plan and the revegetation plan shall be entered into the chain of title in a recorded document, approved by the Planning and Legal Departments, recorded at the Rockingham County Registry of Deeds within 6 months or prior to sale. Once the restoration work is completed, the applicant may request that an appropriate release be entered into the chain of title.*

*2.6) Restoration work must be complete by June 18, 2026.*

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

This approval shall expire one year after the date of approval by the Planning Board unless a building permit is issued prior to that date. The Planning Board may grant a one-year extension of a conditional use permit if the applicant submits a written request to the Planning Board prior to the expiration date.

*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, looping "R" and "C".

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector  
Rosann Maurice-Lentz, City Assessor  
Sarah Sullivan, Applicant, FB Environmental

# Findings of Fact | Wetland Conditional Use Permit

## City of Portsmouth Planning Board

Date: June 18, 2025

Property Address: 224 Cate Street

Application #: LU-25-26

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 all conditions necessary to obtain final approval.

In order to grant Wetland Conditional Use permit approval the Planning Board shall find the application satisfies criteria set forth in the Section 10.1017.50 (Criteria for Approval) of the Zoning Ordinance.

	<b>Zoning Ordinance Sector 10.1017.50 Criteria for Approval</b>	<b>Finding (Meets Criteria for Approval)</b>	<b>Supporting Information</b>
<b>1</b>	<i>1. The land is reasonably suited to the use activity or alteration.</i>	<b>Meets</b>	The removal of vegetation from the buffer on this property significantly increased the impact of pollution, sediment and nutrient runoff into the brook, especially with the steep embankment leading to the water's edge. The plan to establish shrubs and replace the two trees within the 40-ft no-cut vegetative buffer will significantly help to re-establish that part of the buffer and prevent further runoff and erosion.
<b>2</b>	<i>2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.</i>	<b>Meets</b>	The applicant is proposing to seed all previously disturbed areas with an appropriate seed mix and plant a well-spaced section of trees within an area of the wetland buffer that relies on dense vegetation to protect the brook.

	<b>Zoning Ordinance Sector 10.1017.50 Criteria for Approval</b>	<b>Finding (Meets Criteria for Approval)</b>	<b>Supporting Information</b>
<b>3</b>	<i>3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.</i>	<b>Meets</b>	The disturbance of this site was in direct violation of the City of Portsmouth Zoning Ordinance and increased the risk of disturbance to Hodgson Brook, an already impaired waterbody that requires protection. With the successful establishment of the proposed plantings and conservation seed mix, the previous impacts to the wetland buffer should be mitigated.
<b>4</b>	<i>4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.</i>	<b>Meets</b>	This area had already been altered and is proposed to be revegetated to come into compliance with our wetland buffer requirements.
<b>5</b>	<i>5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.</i>	<b>Meets</b>	This restoration of the previously disturbed area will bring this site back into compliance and hopefully help to improve the health of Hodgson Brook over time.
<b>6</b>	<i>6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.</i>	<b>Meets</b>	This site is unique as it triggers a wider vegetated buffer strip. With the slope of the brook's bank, this site requires a 40' vegetated buffer strip according to Section 10.1018.22 of the Zoning Ordinance. Currently, two buildings exist within this area which prevents the entire vegetation of this strip, but the planting of the trees and shrubs greatly increases the amount of vegetation there currently.
<b>7</b>	<b><u>Other Board Findings:</u></b>		





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## PLANNING BOARD

June 25, 2025

Strawberry Banke, INC  
PO Box 300  
Portsmouth, New Hampshire 03801

RE: Requesting an amended Site Plan approval for property located at 65 Washington St,  
Portsmouth NH (LU-25-63)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of Wednesday, June 18, 2025, considered your application for an amended Site Plan approval for drainage and stormwater improvements. Said property is shown on Assessor Map 104 Lot 7 and lies within the Mixed Residential Office (MRO) and Historic Districts. As a result of said consideration, the Board voted 1) to find that the Site Plan application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented, *and* 2) to **grant** amended Site Plan approval.

This approval is granted subject to all conditions of approval by the Planning Board on 3/20/2014 and to all other requirements stated in the Planning Board letter of decision dated .

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 approved work.

The Planning & Sustainability Director must certify that all conditions of approval have been completed prior to issuance of a building permit unless otherwise indicated above.

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 large, flowing loops and a long horizontal stroke at the end.

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector  
Alex Ross, Ross Engineering, LLC

# Findings of Fact | Site Plan Review

## City of Portsmouth Planning Board

Date: June 18, 2025

Property Address: 65 Washington Street

Application #: LU-25-63

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.

Site Plan Regulations Section 2.9 Evaluation Criteria - in order to grant site plan review approval, the TAC and the Planning Board shall find that the application satisfies evaluation criteria pursuant to NH State Law and listed herein. In making a finding, the TAC and the Planning Board shall consider all standards provided in Articles 3 through 11 of these regulations.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
1	Compliance with all City Ordinances and Codes and these regulations. <u>Applicable standards:</u>	Meets	<u>Applicable standards: Site Plan Review Regulations and Zoning Ordinance</u>
2	Provision for the safe development, change or expansion of use of the site.	Meets	The site plan set provides for safe development involving drainage improvements.
3	Adequate erosion control and stormwater management practices and other mitigative measures, if needed, to prevent adverse effects on downstream water quality and flooding of the property or that of another.	Meets	The site plan set provides an erosion control plan including the installation of silt sacks on existing and proposed catch basins during construction. Stormwater management is provided as part of the drainage improvements, and a maintenance plan for the stormwater infrastructure has been included.

	<b>Site Plan Review Regulations Section 2.9 Evaluation Criteria</b>	<b>Finding (Meets Standard/Criteria)</b>	<b>Supporting Information</b>
<b>4</b>	Adequate protection for the quality of groundwater.	<b>Meets</b>	The site is fully developed. The installation of rain gardens will provide treatment of runoff, improving the quality of the groundwater.
<b>5</b>	Adequate and reliable water supply sources.	<b>Meets</b>	The Penhallow house is serviced by an existing water line on Washington Street. No water lines are proposed to be impacted.
<b>6</b>	Adequate and reliable sewage disposal facilities, lines, and connections.	<b>Meets</b>	The Penhallow house is serviced by an existing sewer line that is connected to a 30" sewer main in Newton St, that is connected to a main on Washington St.
<b>7</b>	Absence of undesirable and preventable elements of pollution such as smoke, soot, particulates, odor, wastewater, stormwater, sedimentation or any other discharge into the environment which might prove harmful to persons, structures, or adjacent properties.	<b>Meets</b>	A silt sack is proposed on the existing and proposed catch basins to collect sedimentation from the construction. Drainage improvements will collect stormwater on site, detain and slowly release the water. Excess water will be directed to an existing 30" drainage main, to avoid discharging stormwater onto adjacent properties.
<b>8</b>	Adequate provision for fire safety, prevention and control.	<b>Meets</b>	The proposed drainage improvements will not impact the existing fire safety, prevention and control of the site.
<b>9</b>	Adequate protection of natural features such as, but not limited to, wetlands.	<b>Meets</b>	Natural features such as wetlands do not exist in close proximity to the development area. Proposed drainage improvements will result in an improvement of stormwater runoff off site with the installation of rain gardens and swales.
<b>10</b>	Adequate protection of historical features on the site.	<b>Meets</b>	The work will be done as per the site plan to not disturb the historical buildings on site. The purpose of the work is to improve the drainage to increase protection of the buildings across the site.
<b>11</b>	Adequate management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion.	<b>Meets</b>	The site has mainly foot traffic, with no vehicular traffic besides construction or repairs. Drainage improvements will be installed with minimal impact to the flow of traffic and traffic congestion. Vehicular traffic will remain minimal after construction.

	<b>Site Plan Review Regulations Section 2.9 Evaluation Criteria</b>	<b>Finding (Meets Standard/Criteria)</b>	<b>Supporting Information</b>
<b>12</b>	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	<b>Meets</b>	The improvements will have minimal impact to the flow of traffic and traffic congestion.
<b>13</b>	Adequate insulation from external noise sources.	<b>Meets</b>	The drainage improvements will not result in an increase in external noise sources.
<b>14</b>	Existing municipal solid waste disposal, police, emergency medical, and other municipal services and facilities adequate to handle any new demands on infrastructure or services created by the project.	<b>Meets</b>	The existing solid waste disposal will not be impacted by the proposed drainage improvements.
<b>15</b>	Provision of usable and functional open spaces of adequate proportions, including needed recreational facilities that can reasonably be provided on the site	<b>Meets</b>	The drainage improvements will allow for usable and functional open spaces, which are abundant on site.
<b>16</b>	Adequate layout and coordination of on-site accessways and sidewalks in relationship to off-site existing or planned streets, accessways, bicycle paths, and sidewalks.	<b>Meets</b>	There are no proposed impacts to the relation of existing accessways to off-site existing streets. The entrance to Newton St from Washington St will be raised as part of the drainage improvements. Adequate measures have been taken to ensure the sidewalk along Washington St remains ADA compliant.
<b>17</b>	Demonstration that the land indicated on plans submitted with the application shall be of such character that it can be used for building purposes without danger to health.	<b>Meets</b>	The site is fully developed and the work depicted on the site plan can be constructed without danger to health.
<b>18</b>	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	<b>Meets</b>	The site has an abundance of open space. The rain gardens will provide stormwater management as well as a type of landscaping with the rain garden plantings.
<b>19</b>	Compliance with applicable City approved design standards.	<b>Meets</b>	Application complies with Site Plan Review Regulations. Waivers for parts of the Site Plan Review Regulations have been requested.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
	Other Board Findings:		

# Findings of Fact | Site Plan Review

## City of Portsmouth Planning Board

Date: June 18, 2025

Property Address: 65 Washington Street

Application #: LU-25-63

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.

Site Plan Regulations Section 2.9 Evaluation Criteria - in order to grant site plan review approval, the TAC and the Planning Board shall find that the application satisfies evaluation criteria pursuant to NH State Law and listed herein. In making a finding, the TAC and the Planning Board shall consider all standards provided in Articles 3 through 11 of these regulations.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
1	Compliance with all City Ordinances and Codes and these regulations. <u>Applicable standards:</u>	Meets	<u>Applicable standards: Site Plan Review Regulations and Zoning Ordinance</u>
2	Provision for the safe development, change or expansion of use of the site.	Meets	The site plan set provides for safe development involving drainage improvements.
3	Adequate erosion control and stormwater management practices and other mitigative measures, if needed, to prevent adverse effects on downstream water quality and flooding of the property or that of another.	Meets	The site plan set provides an erosion control plan including the installation of silt sacks on existing and proposed catch basins during construction. Stormwater management is provided as part of the drainage improvements, and a maintenance plan for the stormwater infrastructure has been included.

	<b>Site Plan Review Regulations Section 2.9 Evaluation Criteria</b>	<b>Finding (Meets Standard/Criteria)</b>	<b>Supporting Information</b>
<b>4</b>	Adequate protection for the quality of groundwater.	<b>Meets</b>	The site is fully developed. The installation of rain gardens will provide treatment of runoff, improving the quality of the groundwater.
<b>5</b>	Adequate and reliable water supply sources.	<b>Meets</b>	The Penhallow house is serviced by an existing water line on Washington Street. No water lines are proposed to be impacted.
<b>6</b>	Adequate and reliable sewage disposal facilities, lines, and connections.	<b>Meets</b>	The Penhallow house is serviced by an existing sewer line that is connected to a 30" sewer main in Newton St, that is connected to a main on Washington St.
<b>7</b>	Absence of undesirable and preventable elements of pollution such as smoke, soot, particulates, odor, wastewater, stormwater, sedimentation or any other discharge into the environment which might prove harmful to persons, structures, or adjacent properties.	<b>Meets</b>	A silt sack is proposed on the existing and proposed catch basins to collect sedimentation from the construction. Drainage improvements will collect stormwater on site, detain and slowly release the water. Excess water will be directed to an existing 30" drainage main, to avoid discharging stormwater onto adjacent properties.
<b>8</b>	Adequate provision for fire safety, prevention and control.	<b>Meets</b>	The proposed drainage improvements will not impact the existing fire safety, prevention and control of the site.
<b>9</b>	Adequate protection of natural features such as, but not limited to, wetlands.	<b>Meets</b>	Natural features such as wetlands do not exist in close proximity to the development area. Proposed drainage improvements will result in an improvement of stormwater runoff off site with the installation of rain gardens and swales.
<b>10</b>	Adequate protection of historical features on the site.	<b>Meets</b>	The work will be done as per the site plan to not disturb the historical buildings on site. The purpose of the work is to improve the drainage to increase protection of the buildings across the site.
<b>11</b>	Adequate management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion.	<b>Meets</b>	The site has mainly foot traffic, with no vehicular traffic besides construction or repairs. Drainage improvements will be installed with minimal impact to the flow of traffic and traffic congestion. Vehicular traffic will remain minimal after construction.



	<b>Site Plan Review Regulations Section 2.9 Evaluation Criteria</b>	<b>Finding (Meets Standard/Criteria)</b>	<b>Supporting Information</b>
<b>12</b>	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	<b>Meets</b>	The improvements will have minimal impact to the flow of traffic and traffic congestion.
<b>13</b>	Adequate insulation from external noise sources.	<b>Meets</b>	The drainage improvements will not result in an increase in external noise sources.
<b>14</b>	Existing municipal solid waste disposal, police, emergency medical, and other municipal services and facilities adequate to handle any new demands on infrastructure or services created by the project.	<b>Meets</b>	The existing solid waste disposal will not be impacted by the proposed drainage improvements.
<b>15</b>	Provision of usable and functional open spaces of adequate proportions, including needed recreational facilities that can reasonably be provided on the site	<b>Meets</b>	The drainage improvements will allow for usable and functional open spaces, which are abundant on site.
<b>16</b>	Adequate layout and coordination of on-site accessways and sidewalks in relationship to off-site existing or planned streets, accessways, bicycle paths, and sidewalks.	<b>Meets</b>	There are no proposed impacts to the relation of existing accessways to off-site existing streets. The entrance to Newton St from Washington St will be raised as part of the drainage improvements. Adequate measures have been taken to ensure the sidewalk along Washington St remains ADA compliant.
<b>17</b>	Demonstration that the land indicated on plans submitted with the application shall be of such character that it can be used for building purposes without danger to health.	<b>Meets</b>	The site is fully developed and the work depicted on the site plan can be constructed without danger to health.
<b>18</b>	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	<b>Meets</b>	The site has an abundance of open space. The rain gardens will provide stormwater management as well as a type of landscaping with the rain garden plantings.
<b>19</b>	Compliance with applicable City approved design standards.	<b>Meets</b>	Application complies with Site Plan Review Regulations. Waivers for parts of the Site Plan Review Regulations have been requested.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
	Other Board Findings:		



# CITY OF PORTSMOUTH

Planning & Sustainability  
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Portsmouth, New  
Hampshire 03801  
(603) 610-7216

## PLANNING BOARD

June 25, 2025

SLF REALTY GROUP LLC  
400 Spaulding Turnpike  
Portsmouth, New Hampshire 03801

RE: Requesting amended Site plan approval and after the fact WCUP for property located at 400 Spaulding Turnpike, Portsmouth, NH (LU-25-50)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of **Wednesday, June 18, 2025**, considered your application for an amended Site Plan approval to change the temporary access path to a permanent access path, and an after-the-fact Wetland Conditional Use Permit for permanent wetland buffer impacts that were not included in the original wetland conditional use permit for this project. Said property is shown on Assessor Map 238 Lot 2 and lies within the Gateway Corridor (G1). As a result of said consideration, the Board voted to **continue** to the July meeting in order for the applicant to provide more information on easements, stormwater flow onsite due to grade changes, provide information on wetlands and compare impacts before and after for restored accessway vs not restored, look at possible alternative access points, and to provide clarification on lot boundaries and wetland exhibits.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, July 17, 2025**. One (1) hard copy of any revised plans and/or exhibits as well as an updated electronic file (in a PDF format) must be filed in the Planning & Sustainability Department and uploaded to the online permit system no later than Friday, June 27, 2025.

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:

Jeremy Degler, Applicant, Tighe & Bond

Stefanie Tetreault, Applicant, Tighe & Bond



# CITY OF PORTSMOUTH

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

## PLANNING BOARD

June 27, 2025

Giri Portsmouth 505 Inc  
2300 Crown Colony Drive Suite 203  
Quincy, Massachusetts 02169

RE: Request for amended Site Plan approval and CUP for property located at 505 US Route 1 Bypass, Portsmouth NH 03801 (LU-25-66)

Dear Property Owner :

The Planning Board, at its regularly scheduled meeting of **Wednesday, June 18, 2025**, considered your request to postpone your application for an amended Site Plan approval, and a Conditional Use Permit for Electric Vehicle fueling space B to install 4 EV fueling stations for 8 charging spaces. Said property is shown on Assessor Map 234 Lot 5 and lies within the Gateway Corridor (G1) District. As a result of said consideration, the Board voted to **postpone** to the July meeting.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, July 17, 2025**. One (1) hard copy of any revised plans and/or exhibits as well as an updated electronic file (in a PDF format) must be filed in the Planning & Sustainability Department and uploaded to the online permit system no later than Friday, June 27, 2025.

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:

Rebecca Mauser-Hoye, Weston & Sampson Engineers, Inc.  
Ilan Gutherz, Coakley Road EV Charging 1 LLC



# CITY OF PORTSMOUTH

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

## PLANNING BOARD

June 27, 2025

Giri Portsmouth 505 Inc  
2300 Crown Colony Drive Suite 203  
Quincy, Massachusetts 02169

RE: WCUP request for property located at 505 US Route 1 Bypass, Portsmouth NH 03801  
(LU-25-66)

Dear Property Owner :

The Planning Board, at its regularly scheduled meeting of **Wednesday, June 18, 2025**, considered your request to postpone your application for a Wetland Conditional Use Permit in accordance with Section 10.1017.50. The project includes 1,434 square feet of impacts within the wetland buffer including 303 square feet of temporary impacts, 173 square feet of permanent impacts in the wetland buffer and 958 square feet conversion from pavement into grassed areas within the wetland buffer area. Said property is shown on Assessor Map 234 Lot 5 and lies within the Gateway Corridor (G1) District. As a result of said consideration, the Board voted to **postpone** to the July meeting.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, July 17, 2025**. One (1) hard copy of any revised plans and/or exhibits as well as an updated electronic file (in a PDF format) must be filed in the Planning & Sustainability Department and uploaded to the online permit system no later than Friday, June 27, 2025.

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:

Rebecca Mauser-Hoye, Weston & Sampson Engineers, Inc.  
Ilan Gutherz, Coakley Road EV Charging 1 LLC



## CITY OF PORTSMOUTH

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

### **PLANNING BOARD**

June 23, 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 **Wednesday, June 18, 2025** considered your application requesting Design Review 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 find the design review process complete.

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



# CITY OF PORTSMOUTH

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

## PLANNING BOARD

June 25, 2025

Portsmouth Housing Authority  
Christ Church Parish  
1035 Lafayette Road  
Portsmouth, New Hampshire 03801

RE: Requesting 1-Year extensions to the SPR and CUP approvals for property located at 1035 Lafayette Road, Portsmouth NH (LU-24-92)

Dear Property Owner:

The Planning Board, at its meeting of Wednesday, June 18, 2025, considered your request for 1-Year extensions to the Site Plan Review, Development Site, Density Bonus and Off-Street Parking Conditional Use approvals that were granted on August 15, 2024.

As a result of said consideration, the Board voted to **grant** a one-year extensions of the approvals granted on August 15, 2024 to August 15, 2026.

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.

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  
Mark Lentz, Portsmouth Housing Authority  
Colter Krzcuik, Tighe & Bond





# CITY OF PORTSMOUTH

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

## PLANNING BOARD

June 25, 2025

RIGZ Enterprises LLC  
18 Dixon Lane  
Derry, New Hampshire 03038

RE: Requesting 1-year extensions for property located at 806 US Route 1 Bypass, Portsmouth, NH (LU-22-81)

Dear Property Owner:

The Planning Board, at its meeting of Wednesday, June 18, 2025, considered your request for 1-Year extensions to the Site Plan, which was granted a second extension on June 20, 2024, and the amended Site Plan approval granted on the same date.

As a result of said consideration, the Board voted to **grant** a third one-year extension of the site plan approval to **June 23, 2026**.

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.

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  
Alex Ross, Ross Engineering