

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM Public Hearings begin

June 18, 2025

AGENDA

REGULAR MEETING 7:00pm

I. APPROVAL OF MINUTES

- A. Approval of the May 15, 2025 meeting 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 **Sea Level LLC (Owner)**, for property located at **185-187 Wentworth House Road** requesting a 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 located on Assessor Map 201 Lot 12 and lies within the Single Residence B (SRB) and Waterfront Business (WB) Districts. (LU-25-2)
- B. The request of **Jesse Warren Anderson (Owner)**, for property located at **224 Cate Street** requesting 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 located on Assessor Map 173 Lot 3 and lies within the General Residence A (GRA) District. (LU-25-26)

- C. The request of **Strawbery Banke Inc. (Owner)**, for property located at **65 Washington Street** requesting an amended Site Plan approval for drainage and stormwater improvements. Said property is located on Assessor Map 104 Lot 7 and lies within the Mixed Residential Office (MRO) and Historic Districts. (LU-25-63)
- D. The request of **SLF Realty Group LLC (Owner)**, for property located at **400 Spaulding Turnpike** requesting an amended Site Plan approval to change the temporary access path to a permanent access path. Said property is located on Assessor Map 238 Lot 2 and lies within the Gateway Corridor (G1) District. (LU-25-50)
- E. The request of **SLF Realty Group LLC (Owner)**, for property located at **400 Spaulding Turnpike** requesting 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. The new request is an increase in wetland buffer impacts from 1,644 square feet to 3,685 square feet. Said property is located on Assessor Map 238 Lot 2 and lies within the Gateway Corridor (G1) District. (LU-25-50)
- F. **REQUEST TO POSTPONE** The request of **GIRI Portsmouth 505 Inc. (Owner)**, for property located at **505 US Route 1 Bypass** requesting 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 located on Assessor Map 234 Lot 5 and lies within the Gateway Corridor (G1) District. **REQUEST TO POSTPONE** (LU-25-66)
- G. **REQUEST TO POSTPONE** The request of **GIRI Portsmouth 505 Inc. (Owner)**, for property located at **505 US Route 1 Bypass** requesting 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 located on Assessor Map 234 Lot 5 and lies within the Gateway Corridor (G1) District. **REQUEST TO POSTPONE** (LU-25-66)
- H. The request of **Brora LLC (Owner)**, for property located at **0 Dunlin Way** requesting Design Review 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)

III. DESIGN REVIEW APPLICATION

- A. **0 Dunlin Way** (*See Above*)

IV. CITY COUNCIL REFERRALS

- A.** Petition to Layout a New Public Highway – Coakley Road Extension

V. OTHER BUSINESS

- A. 1035 Lafayette Rd** – Requesting 1-Year extensions to the Site Plan Review, and Development Site, Density Bonus and Off-Street Parking Conditional Use approvals that were granted on August 15, 2024. (LU-24-92)
- B. 806 US RT 1 Bypass** – Requesting 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. (LU-22-81)
- C.** Chairman updates and discussion items
- D.** Board discussion of Regulatory Amendments & other matters

VI. 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_hOuHiBUWShSs0Vypw2Us8Q