

**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**

**ACTION SHEET**

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**REGULAR MEETING 7:00pm**

**I. APPROVAL OF MINUTES**

**A.** Approval of the May 15, 2025 meeting minutes.

*The May 15, 2025 minutes were approved as presented.*

**Motion:** B. Moreau, **Second:** J. Almeida  
*Motion passed with all in favor.*

*Motion to take Agenda items IV A and II H out of order.*  
**Motion:** K. Conard; **Second:** J. Almeida  
*Motion passed with all in favor.*

**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)

*1) The Board voted 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.*

**Motion:** B. Moreau; **Second:** K. Conard

*Motion passed with all in favor.*

2) The Board voted 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 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.*

**Motion:** B. Moreau; **Second:** J. Almeida

*Motion passed with all in favor.*

**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)

*1) The Board voted 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.*

**Motion:** T. Coviello; **Second:** A. Samonas

*Motion passed with all in favor.*

2) The Board voted 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.*

**Motion:** T. Coviello; **Second:** K. Conard

*Motion passed with all in favor.*

**C. The request of Strawberry 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)**

1) *The Board voted 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.*

**Motion:** T. Coviello; **Second:** K. Conard

*Motion passed with all in favor.*

2) *The Board voted to **grant** amended Site Plan approval.*

**Motion:** T. Coviello; **Second:** K. Conard

*Motion passed with all in favor.*

*Motion to consider items D & E together.*

**Motion:** K. Conard; **Second:** T. Coviello

*Motion passed with all in favor.*

**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)**

*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.*

**Motion:** T. Coviello; **Second:** K. Conard

*Motion passed with all in favor.*

- 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)

*(See above)*

*The Board voted to **consolidate** Items F and G and **continue** them to the July meeting.*

**Motion:** T. Coviello; **Second:** B. Moreau

*Motion passed with all in favor.*

- 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)

*The Board Voted to **postpone** to the July meeting.*

**Motion:** T. Coviello; **Second:** B. Moreau

*Motion passed with all in favor.*

- 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)

*The Board Voted to **postpone** to the July meeting.*

- 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)

*The Board voted to find the design review process complete.*

**Motion:** K. Conard; **Second:** A. Samonas  
*Motion passed with all in favor.*

### **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**

*The Board voted to recommend the City Council acquire legal rights over privately owned land to complete the connector road between Coakley Road and Borthwick Avenue.*

**Motion:** T. Coviello; **Second:** J. Almeida  
*Motion passed with all in favor.*

### **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)

*The Board voted to **grant** a one-year extension of the approvals granted on August 15, 2024 to August 15, 2026.*

**Motion:** T. Coviello; **Second:** K. Conard  
*Motion passed with all in favor.*

- 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)

*The Board voted to **grant** a one-year extension of the site plan approval to June 23, 2026.*

***Motion:*** J. Almeida; ***Second:*** K. Conard

*Motion passed with all in favor.*

- C.** Chairman updates and discussion items

- D.** Board discussion of Regulatory Amendments & other matters

## **VI. ADJOURNMENT**

*The meeting adjourned at 9:23 p.m.*

