

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM Public Hearings begin

July 17, 2025

ACTION SHEET

REGULAR MEETING 7:00pm

I. APPROVAL OF MINUTES

A. Approval of the June 18, 2025 meeting minutes.

*The Board voted to **approve** the June 18, 2025 minutes as presented.*

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

Motion passed with all in favor, with P. Giuliano abstaining

II. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

A. The request of **Gary B. Dodds Revocable Trust (Owner)**, for property located at **294 Lincoln Avenue** requesting Site Plan Review approval for the demolition of an existing garage and construction of a new attached 4-bay garage with associated site improvements. Said property is located on Assessor Map 130 Lot 24 and lies within the General Residence A (GRA) District. (LU-24-225)

The Board voted to determine that Item A is complete according to the Site Plan Review Regulations, (contingent on the granting of any required waivers under Section IV of the agenda) and to accept the application for consideration.

Motion: P. Giuliano; **Second:** J. Almeida

Motion passed with all in favor.

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. REQUEST TO POSTPONE** 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. **REQUEST TO POSTPONE (LU-25-50)**

*The Board voted to **consolidate Items III A & B.***

Motion: B. Moreau; **Second:** A. Samonas

Motion to consolidate passed with all in favor.

- B. REQUEST TO POSTPONE** 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. **REQUEST TO POSTPONE (LU-25-50)**

*The Board voted to **postpone** the requests to the August meeting.*

Motion: B. Moreau; **Second:** A. Samonas

Motion passed with all in favor.

- C. 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. (LU-25-66)

*The Board voted to **consolidate Items III C & D.***

Motion: B. Moreau; **Second:** A. Samonas

Motion to consolidate passed with all in favor.

- 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: P. Giuliano; **Second:** J. Almeida

Motion passed with all in favor.

2) The Board voted to **grant** Amended Site Plan Approval.

Motion: P. Giuliano; **Second:** J. Almeida

Motion passed with all in favor.

3) The Board voted to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.243 of the Ordinance and adopt the findings of fact as presented.

Motion: P. Giuliano; **Second:** J. Almeida

Motion passed with all in favor.

4) The Board voted to **grant** the Conditional Use Permit as presented.

Motion: P. Giuliano; **Second:** J. Almeida

Motion passed with all in favor.

- D.** 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. (LU-25-66)

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: Motion: P. Giuliano; **Second:** J. Almeida

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 25' vegetative buffer at 50-foot intervals and must be permanently installed.*

2.2) *The planting plan shall be reviewed and approved by Planning & Sustainability Department Staff.*

2.3) *Yard waste and existing brush pile shall be cleaned up from the Hodgson Brook bank to the west of and in the existing bio-retention area as part of this project.*

2.4) *A sign shall be installed that instructs pet owners to clean up after their pets.*

2.5) *A sign shall be installed that states “No Dumping”.*

2.6) *The applicant shall create a maintenance plan for the newly restored area and the Hodgson Brook buffer for internal use on this site to be reviewed and approved by Planning Staff.*

Motion: Motion: P. Giuliano; **Second:** J. Almeida

Motion passed with all in favor.

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.** The request of **Gary B. Dodds Revocable Trust (Owner)**, for property located at **294 Lincoln Avenue** requesting Site Plan Review approval for the demolition of an existing garage and construction of a new attached 4-bay garage with associated site improvements. Said property is located on Assessor Map 130 Lot 24 and lies within the General Residence A (GRA) District. (LU-24-225)

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 amended by changing number 13 to say it will not create additional noise.

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

Motion passed with all in favor.

- 2) *The Board voted to find that the requested waivers will not have the effect of nullifying the spirit and intent of the City’s Master Plan or the Site Plan Review Regulations, and to waive the regulations as requested.*

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

Motion passed with all in favor.

- 3) *The Board voted to **grant** Site Plan approval with the following **condition**:*

- 3.1) *An easement to be provided to the City for the sidewalk on Lincoln Avenue prior to the issuance of a Certificate of Completion.*

Motion: B. Moreau; **Second:** R. Wolff

Motion passed with all in favor.

- B.** The request of **The City of Portsmouth Department of Public Works (Applicant)**, and **Pease Development Authority Wastewater Treatment Plant (Owner)**, for property located at **135 Corporate Drive** requesting Site Plan Review Approval from the

Pease Development Authority (PDA) for the construction of four new buildings and demolition of the existing Control Operations Building and associated site improvements including utilities, parking, electrical, and stormwater infrastructure. Said property is located on Assessor Map 303 Lot 6 and lies within the Airport Business Commercial (ABC) and Natural Resources Protection (NRP) Districts. (LU-25-90)

*The Board voted to **consolidate Items IV B & C.***

Motion: P. Giuliano; **Second:** J. Almeida

Motion passed with all in favor.

*1) The Board voted to **recommend Site Plan Approval** to the PDA Board.*

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

Motion passed with all in favor.

- C.** The request of **The City of Portsmouth Department of Public Works (Applicant)**, and **Pease Development Authority Wastewater Treatment Plant (Owner)**, for property located at **135 Corporate Drive** requesting a Wetland Conditional Use permit from the Pease Development Authority (PDA) for upgrades to the Treatment Facility which include construction of a building, stormwater infrastructure, utilities and grading totaling 23,600 square feet of buffer impacts including 2,950 square feet of permanent impacts, 18,550 square feet of temporary impacts onsite and 2,100 square feet off-site temporary impacts. Said property is located on Assessor Map 303 Lot 6 and lies within the Airport Business Commercial (ABC) and Natural Resources Protection (NRP) Districts. (LU-25-90)

*The Board voted to **recommend approval** of the Wetland Conditional Use permit to the PDA with the following **condition**:*

- 1.1) Wetland delineation shall be certified and stamped by an NH Certified Wetland Scientist (CWS).*

Motion: T. Coviello; **Second:** P. Giuliano

Motion passed with all in favor.

- A.** The request of **The City of Portsmouth Department of Public Works (Applicant)**, and **Reichl Family Revocable Trust (Owner)**, for property located at **15 Marjorie Street** and **Alison Decotis and Travis J Munsey (Owners)** for property located at **49 Marjorie Street**, requesting a Wetland Conditional Use Permit for the installation of a new 6" sewer service for the property to redirect flow to a new pump station's collection area and abandoning the existing service. The property's existing driveway will be demolished and re-vegetated and a new driveway will be constructed above the proposed sewer service with a 12" culvert under the proposed driveway. Said property is located on Assessor Map 232 Lot 41, and Map 232 Lot 37 and lies within the Single Residence B (SRB) District. (LU-25-82)

The Board voted to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.650 of the Ordinance and adopt the findings of fact as presented.

Motion: T. Coviello; **Second:** R. Wolff

Motion passed with all in favor.

*2.) The Board voted to **grant** the Conditional Use Permit as presented.*

Motion: T. Coviello; **Second:** R. Wolff

Motion passed with all in favor.

V. CITY COUNCIL REFERRALS

A. Frenchman's Lane

The Board voted to recommend the City Council obtain the rights to both sections of Frenchman's Lane by whatever means.

Motion: B. Moreau; **Second:** R. Wolff

Motion passed with all in favor.

VI. OTHER BUSINESS

A. Zoning Amendments

The Board voted to recommend the City Council hold first reading on the proposed zoning amendments for building footprint as presented.

Motion: P. Giuliano; **Second:** R. Wolff

Motion passed with all in favor.

B. Chairman updates and discussion items

C. Board discussion of Regulatory Amendments & other matters

VII. ADJOURNMENT

The meeting was adjourned at 9:24PM