

**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**

**AGENDA**

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**REGULAR MEETING 7:00pm**

**I. APPROVAL OF MINUTES**

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

**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)

**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)**
- 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)

- 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)
- 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)

#### 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)
- 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)
- 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)

- D.** 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.

## **V. CITY COUNCIL REFERRALS**

- A.** Frenchman's Lane

## **VI. OTHER BUSINESS**

- A.** Zoning Amendments
- B.** Chairman updates and discussion items
- C.** Board discussion of Regulatory Amendments & other matters

## **VII. 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\\_l-RwM3PpSPe8rKh1Ij0mmw](https://us06web.zoom.us/webinar/register/WN_l-RwM3PpSPe8rKh1Ij0mmw)