



CITY OF PORTSMOUTH

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

PLANNING BOARD

July 22, 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 **Thursday, July 17, 2025**, considered your request to postpone 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. The new request is an increase in wetland buffer impacts from 1,644 square feet to 3,685 square feet. 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 **postpone** the request to the August meeting.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, August 21, 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, August 1, 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

July 22, 2025

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

RE: Request for amended Site Plan approval & 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 **Thursday July 17, 2025**, considered your application for 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 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, *and* 3) 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, *and* 4) to **grant** the Conditional Use Permit as presented.

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 Department for more details about the appeals process.

This site plan approval shall not be effective until a site plan review agreement has been signed satisfying the requirements of Section 2.12 of the City's Site Review Approval Regulations.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

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

This site plan approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Planning Board unless an extension is granted by the Planning Board in accordance with Section 2.14 of the Site Review Regulations.

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>

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

Findings of Fact | Site Plan Review

City of Portsmouth Planning Board

Date: July 17, 2025
Property Address: 505 Route 1 Bypass
Application #: LU-25-66
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: The project meets all the applicable Ordinances, Codes, and Regulations apart from Sections 10.5B83.10 and 10.1113.20 of the Zoning Ordinance which were waived by the Zoning Board at the May 27, 2025 hearing.</u>
2	Provision for the safe development, change or expansion of use of the site.	Meets	The project has been reviewed by the TAC at the June 3, 2025 TAC meeting. TAC found no unsafe elements of the proposed development.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
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 proposed project will implement adequate erosion control practices during the construction phase. The proposed project will result in a net return of approximately 1,962 sf of pervious area (returning existing impervious area to pervious) which should improve the infiltration of rainfall in this area and ultimately reduce runoff amounts. The proposed project will not significantly alter the hydrology of the area. The proposed project will not require alteration of the existing stormwater management features.
4	Adequate protection for the quality of groundwater.	Meets	The project does not propose any uses with high pollutant loads that could impact the groundwater supply and will actually result in a net gain of pervious cover.
5	Adequate and reliable water supply sources.	Meets	The project will not require municipal water service.
6	Adequate and reliable sewage disposal facilities, lines, and connections.	Meets	The project will not require municipal wastewater service.
7	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.	Meets	The project does not include any uses that will cause the emission of undesirable elements such as smoke, soot, particulates, odor, wastewater, stormwater, sedimentation, or other discharge to the environment.
8	Adequate provision for fire safety, prevention and control.	Meets	The project will include adequate provisions for fire safety, prevention and control. The Portsmouth Fire Department had no comments on the project at the TAC review.
9	Adequate protection of natural features such as, but not limited to, wetlands.	Meets	The project will install adequate protection measures onsite during construction to ensure the protection of natural features on or near the site. The project proposes to return approximately 1,962 sf of impervious back to pervious within the wetland buffer. This returned pervious area will actually increase the span of pervious area between

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
			Hodgson Brook and the impervious pavement onsite.
10	Adequate protection of historical features on the site.	Meets	The project will not impact any known historical features.
11	Adequate management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion.	Meets	The project will not alter the traffic flow in or out of the site. The project area is currently paved/impervious and is currently being used for parking. The proposed use is not expected to affect traffic flow and will generate a minimal increase in new traffic.
12	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	Meets	The project will not alter the traffic flow in or out of the site.
13	Adequate insulation from external noise sources.	Meets	<p>The proposed project includes a new transformer which emits a slight hum (typical of this type of equipment) that lessens in decibels the farther away you move. The transformer is located in the median of the hotel and is not expected to be a source of disturbance to the motel patrons or abutting properties. It is located approximately 80-90ft away from the hotel and 250ft from the closest abutting property.</p> <p>The EV charging stations do not emit sound. The proposed project will meet applicable codes relating to noise during and post construction.</p>
14	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.	Meets	The proposed project is not expected to increase the sites demand for any of the services listed.
15	Provision of usable and functional open spaces of adequate proportions, including needed recreational facilities that can reasonably be provided	Meets	The proposed project is an EV charging facility that will not significantly alter the use of the site as a motel.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
	on the site		
16	Adequate layout and coordination of on-site accessways and sidewalks in relationship to off-site existing or planned streets, accessways, bicycle paths, and sidewalks.	Meets	The project is an EV charging facility that will not significantly alter the use of the site as a motel. The project does not propose any changes to existing accessways or sidewalks on or off the project parcel.
17	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.	Meets	The project is located on existing paved/impervious area that is currently being used for parking. The project does not propose significant alteration to the use of the area.
18	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	Meets	No wetlands will be impacted. The project is within wetland buffers onsite. The project proposes a net return of 1,960 sf of pervious area which will be seeded with a native seed mix approved by the Portsmouth Conservation Commission. Wetland Buffer plantings can also be added upon request. The project will not pose a detriment to public health.
19	Compliance with applicable City approved design standards.	Meets	The project meets or exceeds all applicable City design standards.
	Other Board Findings:		

Findings of Fact | EV Fueling Space B Conditional Use Permit

City of Portsmouth Planning Board

Date: July 17, 2025

Property Address: 505 Route 1 Bypass

Application #: LU-25-66

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 the all conditions necessary to obtain final approval.

EV Fueling Space B Conditional Use Permit

10.242.10 The Planning Board may grant a conditional use permit if the application is found to be in compliance with the general criteria in Section 10.243 or, if applicable, the specific standards or criteria set forth in this Ordinance for the particular use or activity.

	Conditional Use Permit 10.243 Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
1	10.243.21 The design of proposed structures, their height and scale in relation to the site's surroundings, the nature and intensity of the proposed use or activity, and the layout and design of the site will be compatible with adjacent and nearby properties, buildings and uses, will complement or enhance the character of surrounding development, and will encourage the appropriate and orderly development and use of land and buildings in the surrounding area.	Meets	The project proposes the installation of four (4) dual-port EV charging stations and associated electrical equipment within in an existing developed area. EV charging station pedestals typically range from approximately 4-8 feet tall with a base of approximately 12 x 12 inches. The chargers will be located in the western edge of the existing parking lot, by Building 2 and behind the main hotel building. The associated electrical equipment and transformer pads comprise of an area of approximately 173 square feet within the existing grass and landscaped median. Landscape screening is proposed around this area to limit visual impacts and remain consistent with the landscaped area within the median. The median currently contains the hotel pool and associated equipment. The height and scaled of the proposed project are minimal in

	Conditional Use Permit 10.243 Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
			comparison to the existing infrastructure on-site, which includes two (2) – 2 story hotel buildings, a pool, parking lots, and existing utilities. The design aims to locate the EV chargers in the rear of the property, with minimal impacts to the front curb appeal from US Rt 1 Bypass.
2	10.243.22 All necessary public and private utility infrastructure and services will be available and adequate to serve the proposed use.	Meets	Public and private utility infrastructure and services will be available and adequate to serve the proposed EV chargers. The applicant has met on-site with Eversource Energy and will submit the required interconnection applications prior to construction.
3	10.243.23 The site and surrounding streets will have adequate vehicular and pedestrian infrastructure to serve the proposed use consistent with the City's Master Plan.	Meets	The hotel is bound by US-Route 1 Bypass and Coakley Road which are both well maintained and accessible roads. The proposed project will not change the traffic flow in or out of the site. Based on the City's Master Plan, NHDOT is continuing to review road design in the section of the Route 1 Bypass that includes the traffic circle. The roadway infrastructure in the vicinity of the project will continue to be reviewed by NHDOT and the City, as part of the Master Plan.
4	10.243.24 The proposed structures, uses, or activities will not have significant adverse impacts on abutting and surrounding properties on account of traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare.	Meets	The proposed EV charging stations will not have significant adverse impacts on abutting or surrounding properties as they are consistent with the surrounding commercial area. The proposed project will not generate odors, vibrations, dust, fumes, exterior lighting, or glare. The EV charging stations will be available 24/7 to hotel guests and the general public but are not expected to increase traffic that will affect abutting and surrounding properties.
5	10.243.25 The proposed structures and uses will not have significant adverse impacts on natural or scenic resources surrounding the site, including wetlands, floodplains, and significant wildlife habitat.	Meets	The project is proposed within an already developed area, including two (2) – 2 story hotel buildings and paved parking areas and will not have significant adverse impacts on natural or scenic resources. The project includes limited development in open space (approximately 173 sf within an existing grassed/landscaped median) for the transformer/concrete equipment pads.

	Conditional Use Permit 10.243 Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
			The project includes a natural landscaped buffer surrounding this development. The project proposes returning an area of approximately 958 sf that is currently asphalt pavement back to grassed area, increasing the natural buffer for Hodgson Brook. In total, the project will return a net total of 785 sf from impervious back to pervious.
6	10.243.26 The proposed use will not cause or contribute to a significant decline in property values of adjacent properties.	Meets	The values of the surrounding properties will not be diminished by the proposed project. The project property is located in a heavily commercialized area, and the abutters to the property include car dealerships and another hotel. The proposed EV chargers as an accessory use to the Port Inn & Suites Hotel will not diminish the abutting properties.
6	<u>Other Board Findings:</u>		
7	<u>Additional Conditions of Approval:</u>		



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PLANNING BOARD

July 22, 2025

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

RE: Request for Wetland Conditional Use Permit 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 **Thursday July 17, 2025**, considered 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 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 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.

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,

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Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor
Rebecca Mauser-Hoye, Weston & Sampson Engineers, Inc.
Ilan Gutherz, Coakley Road EV Charging 1 LLC

Findings of Fact | Wetland Conditional Use Permit

City of Portsmouth Planning Board

Date: July 17, 2025

Property Address: 505 Route 1 Bypass

Application #: LU-25-66

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.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
1	<i>1. The land is reasonably suited to the use activity or alteration.</i>	Meets	The existing site is asphalt and is reasonably suited for the installation of such infrastructure.
2	<i>2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.</i>	Meets	The EV chargers could be placed further away from the wetland buffer or outside of the buffer altogether but the applicant is already removing impervious and shifting the new infrastructure further from the brook.
3	<i>3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.</i>	Meets	The brook is already a heavily impacted resource and bolstering its buffer is critical to its protection. The removal of pavement between the proposed chargers and the brook will help to reclaim part of the wetland buffer. In addition to removing impervious, the applicants are also proposing to establish new plantings within the new pervious areas and maintain the intended existing drainage on the site.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
4	<i>4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.</i>	Meets	This project proposes alterations with the construction of new transformers and concrete pads but plans to remove existing pavement and replant may help offset those impacts.
5	<i>5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.</i>	Meets	This proposal has minimal impact to the wetland resource due to the overall gain of pervious surfaces within the buffer.
6	<i>6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.</i>	Meets	The removal pavement from the 40' vegetated buffer strip and the installment of seed mix and plantings will be an improvement.
7	<u>Other Board Findings:</u>		



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PLANNING BOARD

July 22, 2025

Gary B. Dodds, Trustee
Gary B. Dodds Revocable Trust
300 Sagamore Road
Rye, New Hampshire 03870

RE: Request for Site Plan Review approval for Property at 294 Lincoln Ave, Portsmouth, NH
(LU-24-225)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of **Thursday, July 17, 2025**, considered your application for 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 shown on Assessor Map 130 Lot 24 and lies within the General Residence A (GRA). As a result of said consideration, 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, *and* 2) 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, *and* 3) 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.

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 Department for more details about the appeals process.

This site plan approval shall not be effective until a site plan review agreement has been signed satisfying the requirements of Section 2.12 of the City's Site Review Approval Regulations.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

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

This site plan approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Planning Board unless an extension is granted by the

Planning Board in accordance with Section 2.14 of the Site Review Regulations.

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:

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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
Eric Weinrieb, Altus Engineering

Findings of Fact | Site Plan Review

City of Portsmouth Planning Board

Date: July 17, 2025

Property Address: 294 Lincoln Ave.

Application #: LU-24-225

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 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:</u> The project meets all of the applicable Ordinances, Codes and regulations with the exception where Zoning relief was granted on 1-28-25.
2	Provision for the safe development, change or expansion of use of the site.	Meets	The project has been vetted by TAC. They found no unsafe elements with the design approach.
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 project includes provisions for adequate temporary and permanent erosion control measures for use during and post construction. The stormwater management design improves the off-site runoff by providing on-site treatment and infiltration where the runoff freely discharges from the site today.
4	Adequate protection for the		The project does not propose any uses

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
	quality of groundwater.	Meets	with high pollutant loads that could impact the groundwater supply. Storage of vehicles indoors with reduce the potential pollutants entering the environment.
5	Adequate and reliable water supply sources.	Meets	The property is connected to the municipal water system. No deficiencies were reported by TAC reported to Altus in the system in the project vicinity.
6	Adequate and reliable sewage disposal facilities, lines, and connections.	Meets	The property is connected to the municipal sanitary collection system. No deficiencies were reported by TAC to Altus in the system in the project vicinity.
7	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.	Meets	The construction of a 4-bay garage and access improvements with a small office space will not create any 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.
8	Adequate provision for fire safety, prevention and control.	Meets	As part of the TAC review, the Portsmouth Fire Department supported the project.
9	Adequate protection of natural features such as, but not limited to, wetlands.	Meets	There are no wetlands on the site in the general vicinity of the project. The area is a mature suburban neighborhood with street trees that will remain.
10	Adequate protection of historical features on the site.	Meets	The project will not impact any known historical resources.
11	Adequate management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion.	Meets	The construction of the garage will not change or alter the traffic patterns or intensity of traffic. The existing residential use will not be intensified.
12	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	Meets	There will be no changes in the traffic safety as a result of the garage construction.
13	Adequate insulation from external noise sources.		The existing residential use will not create any additional noise. The Owner is

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
		Meets	obligated to comply with all applicable codes relating to noise during construction.
14	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.	Meets	The project has been reviewed and approved by TAC which found that the project will not create an unreasonable demand on City infrastructure or services.
15	Provision of usable and functional open spaces of adequate proportions, including needed recreational facilities that can reasonably be provided on the site	Meets	No public recreation spaces are provided. Adequate open space meeting the City codes has been provided for the residents to enjoy.
16	Adequate layout and coordination of on-site accessways and sidewalks in relationship to off-site existing or planned streets, accessways, bicycle paths, and sidewalks.	Meets	The City sidewalk is located on the subject parcel. The Owner is committed to providing the City with an easement or licensing agreement to continue utilize the sidewalk.
17	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.	Meets	No wetlands or wetland buffers will be impacted. The development will improve stormwater quality and will not be a detriment to health. The project is consistent with other developments in the vicinity.
18	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	Meets	A landscape plan has been provided to supplement the mature vegetation on the property.
19	Compliance with applicable City approved design standards.	Meets	The project meets or exceeds all applicable City design standards.
	Other Board Findings:		



CITY OF PORTSMOUTH

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

PLANNING BOARD

July 22, 2025

Pease Development Authority Wastewater Treatment
Applicant: The City of Portsmouth
135 Corporate Drive
Portsmouth, New Hampshire 03801

RE: Request for Site Plan Review approval & Wetland CUP for property located at 135
Corporate Dr, Portsmouth, NH (LU-25-90)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of Thursday, July 17, 2025, considered your application for 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; and 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 shown on Assessor Map 303 Lot 6 and lies within the Airport Business Commercial (ABC) and Natural Resources Protection (NRP) Districts. As a result of said consideration, the Board voted to recommend Site Plan Approval to the PDA Board, *and* 2) to recommend approval of the Wetland Conditional Use permit to the PDA with the following **condition**:

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

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

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

Peter H. Rice, Director of Public Works
Erik Meserve, AECOM



CITY OF PORTSMOUTH

Planning & Sustainability
Department
1 Junkins Avenue
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PLANNING BOARD

July 22, 2025

Alison Decotis and Travis J Munsey
Applicant: The City of Portsmouth (on behalf of 15 & 49 Marjorie Street)
49 Marjorie Street
Portsmouth, New Hampshire 03801

RE: Wetland Conditional Use Permit for Properties Located at 15 and 49 Marjorie Street (LU-25-82)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of **Thursday, July 17, 2025**, considered your application for 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 shown on Assessor Map 232 Lot 41 and Map 232 Lot 37 and lies within the Single Residence B (SRB) District. As a result of said consideration, 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, and 2) to **grant** the Conditional Use Permit as presented.

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,

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor
Christine Sproviero, Project Manager, City of Portsmouth
Reichl Family Revocable Trust, Property Owner
Alison Decotis & Travis Munsey, Property Owners

Findings of Fact | Wetland Conditional Use Permit

City of Portsmouth Planning Board

Date: July 17, 2025

Property Address: 15 & 49 Marjorie Street

Application #: LU-25-82

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.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
1	<i>1. The land is reasonably suited to the use activity or alteration.</i>	Meets	Due to aging infrastructure, these sewer lines need to be upgraded and/or replaced in order to ensure the safety of the neighborhood, soils, groundwater, and local ecosystems. The land already has an existing driveway which will be removed and replaced in a new location with a pervious material.
2	<i>2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.</i>	Meets	The existing sewer infrastructure already travels through the wetland buffer which means that any repair or replacement work has to occur within the buffer. This is a critical line servicing the home at 15 Marjorie Street.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
3	<i>3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.</i>	Meets	The sewer replacement will serve as temporary disturbance while the permanent disturbance will be in the removal and rebuilding of the driveway. If the pervious driveway can be properly maintained, minimal adverse impact should occur to the wetland.
4	<i>4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.</i>	Meets	The project proposes to revegetate areas that are temporarily disturbed and permeability for those that are permanent disturbances including a porous pavement for the new driveway.
5	<i>5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.</i>	Meets	Removal The necessary infrastructure upgrades will have the minimal amount of permanent disturbance to the wetland buffer. If not upgraded, the potential for sewer failure on this property could create a detrimental impact to the wetland resource.
6	<i>6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.</i>	Meets	The project proposes minimal impact to the vegetated buffer strip, all temporary disturbance areas are to be revegetated and all permanent disturbance areas are to be porous.
7	<u>Other Board Findings:</u>		