

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

6:00 PM Master Plan Update

7:00 Public Hearings begin

August 21, 2025

AGENDA

REGULAR MEETING 7:00pm

I. MASTER PLAN UPDATE

- A. Presentation by Utile

II. PRESENTATIONS

- A. Staff presentation on Capital Improvement Plan Process

III. APPROVAL OF MINUTES

- A. Approval of the July 17, 2025 meeting minutes.

IV. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

- A. The request of **361 Hanover Steam Factory LLC (Owner)**, for property located at **361 Hanover Street** requesting Site Plan Review approval and Preliminary and Final Subdivision Approval for the addition of four new residential structures and the renovation of the existing commercial building at 361 Hanover Street with the associated and required site improvements.

SITE PLAN REVIEW

- A. The request of **361 Hanover Steam Factory LLC (Owner)**, for property located at **361 Hanover Street** requesting Site Plan Review approval and Preliminary and Final Subdivision Approval for the addition of four new residential structures and the

renovation of the existing commercial building at 361 Hanover Street with the associated and required site improvements.

- B.** The request of **Bromley Portsmouth, LLC (Owner)**, for property located at **1465 Woodbury Avenue** requesting a Conditional Use Permit from Section 10.5B41.10 for a Development Site, a Conditional Use Permit from Section 10.440, Use 19.40 for a drive-through facility, and Site Plan Review Approval for the construction of a ±2,847 square-foot, single-story banking facility with drive-through and associated site improvements including parking, pedestrian access, utility infrastructure, stormwater management systems, lighting and landscaping.
- C.** The request of **The City of Portsmouth (Owner)**, for property located at **35 Sherburne Road** requesting review of Site Plan Review and Conditional Use Permit applications within the Highway Noise Overlay District for a recommendation to the City Manager for the construction of 127-workforce housing units in three buildings including demolition of the rear gym of the school and converting the remaining structure into 8 units, construction of a 4-story 90 unit building, construction of a 3-story 29 unit building and associated site improvements including utilities, lighting, landscaping, stormwater, parking and access.

V. 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)**

VI. 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 **Ryan Leibundgut (Owner)**, for property located at **137 Walker Bungalow Road** requesting an after-the-fact Wetland Conditional Use Permit for work done within the 100' wetland buffer and 100' vernal pool buffer without a permit. The applicant had previously removed a 6 x 12' rear deck and footings and new concrete footings were poured and a new 6 x 12' deck was built. Crushed stone underneath the deck, a set of stairs and a 5 s.f. concrete landing, and new plantings within the buffer area are all proposed with this application. Said property is located on Assessor Map 202 Lot 4 and lies within the Single Residence B (SRB) District. (LU-25-81)
- B.** The request of **361 Hanover Steam Factory LLC (Owner)**, for property located at **361 Hanover Street** requesting Site Plan Review approval and Preliminary and Final Subdivision Approval for the addition of four new residential structures and the renovation of the existing commercial building at 361 Hanover Street with the associated and required site improvements. Said property is located on Assessor Map 138 Lot 63 and lies within Character District 5 (CD5) and Downtown Overlay District. (LU-24-196)
- C.** The request of **Bromley Portsmouth, LLC (Owner)**, for property located at **1465 Woodbury Avenue** requesting a Conditional Use Permit from Section 10.5B41.10 for a Development Site, a Conditional Use Permit from Section 10.440, Use 19.40 for a drive-through facility, and Site Plan Review Approval for the construction of a ±2,847 square-foot, single-story banking facility with drive-through and associated site improvements including parking, pedestrian access, utility infrastructure, stormwater management systems, lighting and landscaping. Said property is located on Assessor Map 216 Lot 3 and lies within the Gateway Corridor (G1) District. (LU-25-93)
- D.** The request of **The City of Portsmouth (Owner)**, for property located at **35 Sherburne Road** requesting review of Site Plan Review and Conditional Use Permit applications within the Highway Noise Overlay District for a recommendation to the City Manager for the construction of 127-workforce housing units in three buildings including demolition of the rear gym of the school and converting the remaining structure into 8 units, construction of a 4-story 90 unit building, construction of a 3-story 29 unit building and associated site improvements including utilities, lighting, landscaping, stormwater, parking and access. Said property is located on Assessor Map 259 Lot 10 and lies within the Municipal (M) District. (LU-25-94)

- E. The request of **Market Square LLC (Owner)**, for property located at **1 and 15 (21) Congress Street** requesting a Conditional Use Permit from Section 10.440, Use 1.71 Coliving. Said property is located on Assessor Map 117 Lots 12 & 14 and lies within the Character District 4 (CD-4), Character District 5 (CD-5), Historic, and Downtown Overlay Districts. (LU-22-12)

VII. PRELIMINARY CONCEPTUAL CONSULTATION

- A. **WITHDRAWN** The request of **St. Nicholas Greek Orthodox Church (Owner)**, for property located at **0 Lafayette Road** requesting Preliminary Conceptual Consultation. Said property is located on Assessor 229 Map Lot 6A and lies within the Gateway Corridor (G1) District. **WITHDRAWN** (LUPD-25-8)
- B. The request of **Double MC LLC (Owner)**, for property located at **134 Pleasant Street** requesting Preliminary Conceptual Consultation. Said property is located on Assessor Map 116 Lot 30 and lies within the Character District 4 (CD4) and Historic Districts. (LUPD-25-9)

VIII. OTHER BUSINESS

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

X. 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