



CITY OF PORTSMOUTH

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

PLANNING BOARD

September 24, 2025

SLF Realty Group LLC
400 Spaulding Turnpike
Portsmouth, New Hampshire 03801

RE: Requesting Amended Site Plan approval 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, September 18, 2025, considered your application for an amended Site Plan approval to change the temporary access path to a permanent access path. 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 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.

This approval is granted subject to all conditions of approval by the Planning Board on 06/22/2023 and to all other requirements stated in the Planning Board letter of decision dated .

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

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

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in black ink, appearing to read "Rick Chellman". The signature is fluid and cursive, with the first name "Rick" written in a smaller, more legible script than the last name "Chellman", which is more stylized.

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Jeremy Degler, Applicant, Tighe & Bond
Stefanie Tetreault, Applicant, Tighe & Bond

Findings of Fact | Site Plan Review

City of Portsmouth Planning Board

Date: June 18, 2025

Property Address: 400 Spaulding Turnpike

Application #: LU-25-50

Decision: ☐ Approve ☐ Deny ☐ 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>	<u>Meets</u>	<u>Applicable standards:</u> <i>Site Plan Review Regulations Section 2.15.1 – Minor amendment for after-the-fact review and administrative approval.</i> <i>Zoning Ordinance Article 10, Environmental Protection Standards, Section 1017.60 - Public and Private Utilities within Rights-of-Way in Wetlands and Wetland Buffers.</i>
2	Provision for the safe development, change or expansion of use of the site.	Meets	The project does not include any expansion or change in use; a gate will be installed to maintain safe access for utility maintenance on the right-of-way.

	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.	<u>Meets</u>	The existing gravel access driveway is stable and perimeter protective measures consisting of silt socks were installed to minimize potential impacts to nearby wetlands. Appropriate erosion and sediment controls will be implemented during the installation of the gate.
4	Adequate protection for the quality of groundwater.	<u>Meets</u>	The project does not include any expansion or increase in developed areas. Adequate water quality protects were implemented during the utility maintenance project and the proposed gate will not affect groundwater quality.
5	Adequate and reliable water supply sources.	<u>Meets</u>	The project does not include any expansion or increase in developed areas. Adequate water quality protects were implemented during the utility maintenance project and the proposed gate will not affect groundwater quantity.
6	Adequate and reliable sewage disposal facilities, lines, and connections.	<u>Meets</u>	The proposed gate and access drive do not affect sewage facilities on the site.
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.	<u>Meets</u>	The project does not include any expansion or increase in developed areas. Adequate water quality protects were implemented during the utility maintenance project and the existing gravel access drive is stable.
8	Adequate provision for fire safety, prevention and control.	<u>Meets</u>	The proposed gate and access drive do not affect fire safety, prevention, or control.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
9	Adequate protection of natural features such as, but not limited to, wetlands.	<u>Meets</u>	The project does not include any expansion or increase in developed areas. Water quality protects were implemented during the utility maintenance project to minimize potential impacts to nearby wetlands. Appropriate erosion and sediment controls will be implemented during the installation of the gate.
10	Adequate protection of historical features on the site.	<u>Meets</u>	A "no affect" finding was provided by the NH Division of Historical Resources during their review of the 2023/2024 utility maintenance project.
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.	<u>Meets</u>	The proposed gate and access drive do not affect traffic flow.
12	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	<u>Meets</u>	The proposed gate and access drive do not affect traffic flow.
13	Adequate insulation from external noise sources.	<u>Meets</u>	The proposed gate and access drive do not generate noise or affect external noise.
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.	<u>Meets</u>	The proposed gate and access drive do not create any new demand for municipal services or public facilities.
15	Provision of usable and functional open spaces of adequate proportions, including needed recreational facilities that can reasonably be provided on the site	<u>Meets</u>	The proposed gate and access drive are limited to Eversource's maintenance of the utility right of way and not reasonably available for functional open space or recreational opportunity.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
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.	<u>Meets</u>	The proposed gate and access drive are limited to Eversource's maintenance of the utility right of way and not reasonably available for public access.
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.	<u>Meets</u>	The project does not include any expansion or change in use; a gate will be installed to maintain safe access for utility maintenance on the right-of-way.
18	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	<u>Meets</u>	The project does not include any landscaping or open space; a gate will be installed to maintain safe access for utility maintenance on the right-of-way.
19	Compliance with applicable City approved design standards.	<u>Meets</u>	The gravel access drive and proposed gate on Portsmouth Ford's parcel represents a Minor Amendment to the current Site Plan.
	Other Board Findings: • Work was completed by Eversource on the subject property in 2024 under a Conditional Use Permit (CUP) granted by the City on June 22, 2023 (LU-23-60). Eversource replaced forty-five (45) wooden utility structures with steel structures on the E194 and U181 Lines in Portsmouth and Newington. • The CUP permitted direct impacts to the adjacent wetland and to the wetland buffer. Following CUP approval, Eversource obtained landowner authorization from the Portsmouth Ford to access the right-of-way directly from Echo Avenue. As such, Structures 19 and 19 (E194 and U181) were accessed by a more direct route with no wetland impacts. • Review and after-the-fact approval of an updated CUP with the amended wetland buffer impact has been requested by Eversource to the City of Portsmouth Conservation Commission and Planning Board under separate cover. • Eversource proposes to retain the constructed access to Structures 19 and 19 (E194 and U181) for future maintenance and emergency repairs. • Where permanent access through the buffer to Structures 19 is requested, the existing boulder barricade will be replaced with a steel gate, resulting in a change to Portsmouth Ford's previously approved Site Plan.		



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PLANNING BOARD

September 24, 2025

SLF Realty Group LLC
400 Spaulding Turnpike
Portsmouth, New Hampshire 03801

RE: Requesting after-the-fact WCUP approval 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, September 18, 2025**, considered your application for 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 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. The Commission recommends placing two markers on either side of the proposed gate at the bottom of the access road. These markers must be installed by December 31, 2025.

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>

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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
Jeremy Degler, Applicant, Tighe & Bond
Stefanie Tetreault, Applicant, Tighe & Bond

Findings of Fact | Wetland Conditional Use Permit

City of Portsmouth Planning Board

Date: September 18, 2025

Property Address: 400 Spaulding Tpke.

Application #: LU-25-50

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	This work was part of a previously approved project that had previously approved impact to the wetland for access to Eversource's Pole #19. The actual work that occurred eliminated the impact to the wetland resource and shifted impacts to the wetland buffer.
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 poles that had to be replaced are located directly within the wetland buffer behind the Ford Dealership. To access the poles, there is no way to bring in equipment without entering into the buffer.

	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	After work on replacing the poles finished, the work pad directly under the poles was naturally revegetated which is the area adjacent to the wetland to the north. The most adverse impact of this project is the permanence of the crushed gravel access road leading to the poles. This was left in place for future maintenance needs but a silt soxx buffers it from the wetland to the south, which should remain as a permanent installation with replacement over time as needed.
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 temporary alteration to the buffer that occurred as part of this work included the work pad underneath the poles. This area has been allowed to naturally revegetate, which has since occurred. The access road has altered the natural vegetative state but it was noted during the site walk that vegetation is already growing through it and a silt soxx remains in place to protect the adjacent wetland. This seems sufficient for buffering the wetland from the permanent impacts of the accessway.
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	When this violation of the original permit was first noticed, the work pad had not yet revegetated, and the access road contained many layers of crushed gravel for accessing the poles and for parking Ford Dealership vehicles off lot. Since this occurred, an agreement has been made to prevent future parking of vehicles within this area, a silt soxx has been replaced south of the accessway to prevent impact to the wetland, the property owners have removed a large amount of gravel from the accessway, and the work pad has started to naturally revegetate.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
6	<i>6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.</i>	Meets	The work pad area has been returned to a natural state and while it is not feasible to allow full revegetation of the accessway due to future needs for maintenance, most of the crushed gravel has been removed which created a much thinner layer of impact to the buffer, allowing vegetation to poke through in some areas.
7	<u>Other Board Findings:</u>		



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PLANNING BOARD

September 24, 2025

Mark McNabb
One Market Square, LLC
3 Pleasant Street, Ste 400
Portsmouth, New Hampshire 03801

RE: Request for CUP/Coliving approval for property Located at 1 (15) Congress Street,
Portsmouth, NH (LU-22-12)

Dear Mr. McNabb:

The Planning Board, at its regularly scheduled meeting of Thursday, September 18, 2025, considered your application for a Conditional Use Permit from Section 10.440, Use 1.71 Coliving. Said property is shown 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. As a result of said consideration, the Board voted to find that the Conditional Use Permit application meets the criteria set forth in Section 10.243 and to adopt the findings of fact as presented; *and* 2a.) to **grant the modification** from Section 10.815.26 to allow more than 80 residents per building and more than 40 residents per floor as presented; *and* 2.b) to **grant the modification** from Section 10.815.25 to: require one full-time on-site manager available 24/7/365 and one off-site manager available 24/7/365 located within one-half mile of the property, with the **additional condition** the applicant will report back one year from the issuance of the Certificate of Occupancy as required by the Ordinance. If the applicant wishes to change the on-site management at that time, they must demonstrate the on-site 24/7/365 management is not necessary based on data and City staff reports demonstrating that there have been no substantial issues or complaints; *and* 3) to **grant** the Conditional Use Permit for Coliving with the following **condition**:

3.1) The applicant shall obtain a permit through the City Clerk's office in accordance with Section 10.815.50 prior to a Certificate of Occupancy for any Coliving Facility.

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 above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work. All stipulations of approval must be completed prior to issuance of a building permit unless otherwise indicated above.

This approval shall expire unless a building permit is obtained within a period of one year from the date granted, unless otherwise stated in the conditions of approval. The Planning Board may, for good cause shown, extend such period by as much as one year if such

extension is requested and acted upon prior to the expiration date. No other extensions may be requested.

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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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
Tracy Kozak, JSA Design
Francis Bruton, Bruton & Berube, PLLC
John Chagnon, Ambit Engineering

Findings of Fact | Coliving Conditional Use Permit

City of Portsmouth Planning Board

Date: September 18, 2025

Property Address: 1-15 Congress Street

Application #: LU-22-12

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.

Coliving 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.

	Coliving 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 city Land Use Boards have vetted the project. See previous HDC, TAC, and Planning Board approvals. This application is to revise the residential use from apartment to Coliving.
2	10.243.22 All necessary public and private utility infrastructure and services will be available and adequate to serve the proposed use.	Meets	Yes, the Department of Public Works, TAC, and Planning Board have vetted the project infrastructure.

	Coliving Conditional Use Permit 10.243 Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
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 underground parking entrance has been placed on Newberry Way to minimize traffic congestion on High Street. The Traffic Impact Analysis submission (Site Plan Approval) indicating no significant impact. Coliving change will reduce traffic.
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 Coliving residential use will not contribute the types of impacts associated with the items listed.
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	Urban site, no wetlands or buffers. The property is not in a flood zone.
6	10.243.26 The proposed use will not cause or contribute to a significant decline in property values of adjacent properties.	Meets	Land is suitable for the intended purpose, currently used as an urban building site and attached parking lot. The use will match adjacent property uses and not impact values.
6	<u>Other Board Findings:</u>		
7	<u>Additional Conditions of Approval:</u>		



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PLANNING BOARD

September 24, 2025

Roger & Elizabeth Trudeau
10 Crescent Way
Portsmouth, New Hampshire 03801

RE: Request for Lot Line Relocation for properties located at 10 & 40 Crescent Way,
Portsmouth, NH (LU-25-128)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of Thursday, September 18, 2025, considered your application for a lot line relocation between two lots with 2,088 square feet being transferred from Assessor's Map 212 Lot 163 to Map 212 Lot 165. The proposed lot line relocation will straighten the common lot line between the two lots. Said property is shown on Assessor Map 212 Lot 163, 165 and lies within the General Residence B (GRB) District. As a result of said consideration, the Board voted to grant the requested waivers to the Subdivision Standards from Section IV.9/V.8 Requirements for Preliminary Plat and Requirements for Final Plat;

a) *Strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations;*

and 2) to find that the Subdivision (Lot Line Revision) application meets the standards and requirements set forth in the Subdivision Rules and Regulations to adopt the findings of fact as presented; and 3) to **grant** Preliminary and Final Subdivision approval with the following **Conditions**:

3.1) *The subdivision plan, and any easement plans and deeds shall be recorded simultaneously at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.*

3.2) *GIS data shall be provided.*

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.

All conditions of subdivision approval, including recording of the plat as required by the Planning & Sustainability Department, shall be completed within six (6) months of the date of approval, unless an extension is granted by the Planning Director or the Planning Board in accordance with Section III.E of the Subdivision Rules and Regulations. If all conditions have not been completed within the required time period, the Planning Board's approval shall be deemed null and void.

This subdivision approval is not final until the Planning & Sustainability Director has certified that the applicant has complied with the conditions of approval imposed by the Planning Board.

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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Very truly yours,

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Rick Chellman, Chairman of the Planning Board

cc: Rosann Maurice-Lentz, City Assessor

Findings of Fact | Subdivision Rules and Regulations

City of Portsmouth Planning Board

Date: September 18, 2025

Property Address: 10 – 40 Crescent Way

Application #: LU-25-128

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.

	Subdivision Review Criteria	Finding (Meets Standards/ Requirements)	Supporting Information
1	Subdivision Rules and Regulations III. D. 1 The Board shall act to deny any application which is not in compliance with Section IV or V as appropriate. SECTION IV - REQUIREMENTS FOR PRELIMINARY PLAT	Meets	The plat meets the requirements for preliminary and final plat submission.
2	SECTION V - REQUIREMENTS FOR FINAL PLAT	Meets	The plat meets the requirements for preliminary and final plat submission.
3	SECTION VI - GENERAL REQUIREMENTS	Meets	The lot line revision did not need to go to TAC because it did not contain any of the following: not contain any of the following: a. Creation of a new lot; b. Construction of a new public or private street; c. Widening or alignment of an existing public or private street; d. Construction of public

	Subdivision Review Criteria	Finding (Meets Standards/ Requirements)	Supporting Information
			or private water, sewer or stormwater facilities serving more than one lot; e. Establishment of an easement over one lot for water, sewer or stormwater facilities to serve a different lot; or f. Provision of a common driveway or access easement;
4	SECTION VII - DESIGN STANDARDS	Meets	No development or site work is associated with this lot line revision and the new lot line will connect between existing monuments.
5	<u>Other Board Findings:</u>		



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PLANNING BOARD

September 24, 2025

Walter D. Hett Trustee
Walter D. Hett Trust
2 Victoria Court, Apt 104
York, Maine 03909

RE: Request for preliminary and final Subdivision approval, Site Plan review & WCUP approval for property located at 0 Banfield Rd, Portsmouth, NH (LU-25-22)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of **Thursday, September 18, 2025**, considered your request to postpone your application for Preliminary and Final Subdivision approval and Site Plan Review approval to subdivide one lot into 5 new residential lots with associated site improvements; and a Wetland Conditional Use Permit in accordance with Section 10.1017.50 for the installation of a shared residential driveway, underground utility piping, grading work, and at-grade stormwater management BMPs for the proposed five-lot subdivision including 3,393 s.f. of permanent disturbance in the 100' wetland buffer. Said property is shown on Assessor Map 255 Lot 2 and lies within the Single Residence A (SRA) District. As a result of said consideration, the Board voted to **postpone** the requests to the **October** meeting.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, October 16, 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, September 26, 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:

John Chagnon, Ambit Engineering

Shawna Sammis, Owner Representative, Chinburg Properties
Jon Whitten, Project Manager, Ambit Engineering