

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 Public Hearings begin

November 20, 2025

AGENDA

REGULAR MEETING 7:00pm

I. APPROVAL OF MINUTES

- A. Approval of the October 16, 2025 meeting minutes.
- B. Approval of the November 10, 2025 Work Session minutes.

II. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

- A. The request of **Martin Husslage (Owner)**, for property located at **48-50 Langdon Street**, requesting preliminary and final Subdivision review approval for the subdivision of one lot into two lots with a single-family dwelling and accessory dwelling proposed on each lot with associated site improvements. Said property is located on Assessor Map 138 Lot 47 and lies within the General Residence C (GRC) District. (LU-25-124)

SITE PLAN REVIEW

- A. The request of **Martin Husslage (Owner)**, for property located at **48-50 Langdon Street**, requesting Site Plan review approval for the subdivision of one lot into two lots with a single-family dwelling and accessory dwelling proposed on each lot with associated site improvements. Said property is located on Assessor Map 138 Lot 47 and lies within the General Residence C (GRC) District. (LU-25-124)

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. The request of **Martin Husslage (Owner)**, for property located at **48-50 Langdon Street**, requesting Preliminary and Final Subdivision and Site Plan Review approval for the subdivision of one lot into two lots with a single-family dwelling and accessory dwelling proposed on each lot with associated site improvements. Said property is located on Assessor Map 138 Lot 47 and lies within the General Residence C (GRC) District. (LU-25-124)

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 **Perkins Kwoka Joint Revocable Trust (Owner)**, for property located at **224 Broad Street, Unit 3** requesting a Wetland Conditional Use Permit from Section 10.1017.50 for the replacement and expansion of an existing 192 s.f. sunroom and the demolition of a 286 s.f. rear deck, with new construction for a 384 s.f. addition to the existing sunroom, a new 367.5 s.f. rear deck and regrading of a portion of the site including a retaining wall, stone drip edge and underdrain for stormwater control, replacement of the existing lawn with a micro-clover seed mix, and a planting plan. Said property is located on Assessor Map 131 Lot 13-3 and lies within the General Residence A (GRA) District. (LU-23-179)
- B. The request of **0-120 Wild Rose Lane LLC (Owner)**, for property located at **60 Pleasant Point Drive** requesting a Wetland Conditional Use Permit from Section 10.1017.50 for an after-the-fact permit for the installation of a riprap shoreline in a tidal wetland and the vegetated wetland buffer of a tidal wetland. This application comes after a previously approved vegetated shoreline was not installed and the current armoring approach was used and resulted in approximately 1,588 s.f. of disturbance for re-grading of the slope, installation of boulders and new plantings. Said property is located on Assessor Map 207 Lot 13 and lies within the Single Residence B (SRB) District. (LU-23-180)
- C. The request of **Christina C. Polizzotto Revocable Trust (Owner)**, and **The Coyle Family Revocable Trust (Owner)**, and **Back 40 Builders LLC (Owner)**, for properties located at **660 Middle Street** and **Chevrolet Avenue** requesting the approval of a Lot Line Revision plan to transfer approximately 6,391 square feet from Lot 19-1 to Lot 19 and 6,383 square feet from Lot 19-2 to Lot 19. Said properties are located on Assessor Map 147 Lots 19, 19-1 and 19-2 and lie within the General Residence A (GRA) and Historic Districts. (LU-25-131)
- D. The request of **The Carlson Family Trust (Owner)**, for property located at **6 Regina Avenue** requesting a Wetland Conditional Use Permit from Section 10.1017.50 for the removal of a 1,100 s.f. inground pool within the wetland buffer and associated fill and landscaping. The proposal includes approximately 15 tons of structural 1.5" stone to fill in the pool area for drainage and an additional layer of screened loam on top. Said property is located on Assessor Map 225 Lot 26 and lies within the Single Residence A (SRA) District. (LU-25-130)

V. PRELIMINARY CONCEPTUAL CONSULTATION

- A.** The request of **Iron Horse Properties** for property located at **105 Bartlett Street** requesting Preliminary Conceptual Consultation. Said property is located on Assessor Map 164 Lot 4-2 and lies within the Character District 4-L1 (CD4-L1) and Office Research Districts. (LUPD-25-15)

VI. CITY COUNCIL REFERRALS

- A.** Recommendation on FY2027-FY2031 Capital Improvement Plan
- B.** Historic District Boundary
- C.** Referrals from Housing Committee
 - a.** Gateway Zoning
 - b.** Section 10.812 – Conversion of Existing Dwelling to Multifamily Dwelling

VII. OTHER BUSINESS

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

VIII. 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