

**LEGAL NOTICE
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

NOTICE IS HEREBY GIVEN that the Planning Board will hold a public hearing on the following applications on **Thursday, November 20, 2025** starting at 7:00 p.m. in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

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.

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.

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.

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.

Planning and Sustainability Director
Peter Britz

Members of the public also have the option to join the meeting over Zoom, a unique meeting ID and password will be provided once you register. Registration information will be provided on the meeting agenda when it is posted to the web page. For technical assistance, please contact the Planning Department by email Planning@portsmouthnh.gov or by phone 610-7216.

Note: The Agenda for the Planning Board meeting will differ from the Legal Notice. For information on the Agenda call the Planning Department at 610-7216 or check the City's website at <http://www.portsmouthnh.gov/planportsmouth/planning-board>.

Those interested in submitting written comments should email Planning@portsmouthnh.gov. Comments received by close of business the day before the meeting will be incorporated into the record of the meeting. Any comments received after this deadline must be submitted in person by the individual at the meeting.