

**PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

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

**7:00 PM Public Hearings begin**

**November 20, 2025**

**MEMBERS PRESENT:** Rick Chellman, Chairman; Anthony Coviello, Vice-Chair; Karen Conard, City Manager; Joseph Almeida, Facilities Manager; Beth Moreau, City Councilor; Members Paul Giuliano, Andrew Samonas, William Bowen, Ryann Wolf; and Alternates Frank Perier and Logan Roy

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**ALSO PRESENT:** Peter Stith, Planning Department Manager

**MEMBERS ABSENT:** None.

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**I. APPROVAL OF MINUTES**

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

*Vice-Chair Coviello moved to approve the October 16 meeting minutes and the November 10 Work Session minutes as presented, seconded by Mr. Samonas. The motion **passed** with all in favor.*

*Mr. Giuliano moved to take Item VI.A, City Council Referrals, Recommendation on FY2027-FY2031 Capital Improvement Plan. out of order. Mr. Almeida seconded. The motion **passed** with all in favor.*

**II. DETERMINATIONS OF COMPLETENESS [Timestamp 7:38]**

Councilor Moreau recused herself, and Mr. Perier took a voting seat.

**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)**

## **DECISION OF THE BOARD**

*Mr. Giuliano moved that the Board determine that Item A is complete according to the Subdivision Review Regulations (contingent on the granting of any required waivers under Section VI of the agenda) and to accept the application for consideration. Mr. Samonas seconded. The motion **passed** with all in favor, with Councilor Moreau recused.*

### **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)**

## **DECISION OF THE BOARD**

*Mr. Giuliano moved that the Board determine that Item A is complete according to the Site Plan Review Regulations (contingent on the granting of any required waivers under Section VI of the agenda) and to accept the application for consideration. Mr. Samonas seconded. The motion **passed** with all in favor, with Councilor Moreau recused.*

### **III. PUBLIC HEARINGS -- OLD BUSINESS**

- 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)**

### **SPEAKING TO THE PETITION**

[Timestamp 7:40] Jason Cook of TFMoran was present on behalf of the applicant and said each lot would contain a 3-story single family dwelling, a detached ADU, a 2-car garage, and a parking space for each ADU. He said the electric service would be converted to an underground one. He said the Technical Advisory Committee (TAC) and the Parking and Traffic Safety Committee reviewed the petition.

[Timestamp 7:45] Vice-Chair Coviello asked how many street parking spaces would be lost, and Mr. Cook said there would be two.

Chair Chellman opened the public hearing.

### **SPEAKING TO, FOR, OR AGAINST THE PETITION**

No one spoke, and Chair Chellman closed the public hearing.

## **DECISION OF THE BOARD** [Timestamp 7:46]

### **Subdivision**

- 1) *Mr. Guliano moved that the Board find that the Subdivision Application meets the requirements set forth in the Subdivision Regulations and adopt the findings of fact as presented. Ms. Conard seconded. The motion **passed** with all in favor, with Councilor Moreau recused.*
- 2) *Mr. Giuliano moved that the Board grant Preliminary and Final Subdivision Approval with the following **conditions**:*
  - 2.1) *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.*
  - 2.2) *Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat;*
  - 2.3) *GIS data shall be provided to the Department of Public Works in the form as required by the City.*

*Ms. Conard seconded. The motion **passed** with all in favor, with Councilor Moreau recused.*

### **Site Plan Approval**

- 1) *Mr. Giuliano moved that the Board 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. Mr. Samonas seconded. The motion **passed** with all in favor, with Councilor Moreau recused.*
- 2) *Mr. Giuliano moved that the Board grant Site Plan approval with the following **conditions**:*

#### **Conditions to be satisfied subsequent to final approval of site plan but prior to the issuance of a building permit or the commencement of any site work or construction activity:**

- 2.1) *The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.*
- 2.2) *The applicant shall agree to pay for the services of an oversight engineer, to be selected by the City, to monitor the construction of improvements within the public rights-of-way and on site.*

- 2.3) *Owner shall provide an access easement to the City for water valve access and leak detection. The easement shall be reviewed and approved by the Planning and Legal Departments prior to acceptance by the City Council.*
- 2.4) *Any site development (new or redevelopment) resulting in 15,000 square feet or greater ground disturbance will require the submittal of a Land Use Development Tracking Form through the Pollutant Tracking and Accounting Program (PTAP) online portal. For more information visit <https://www.portsmouthnh.gov/publicworks/stormwater/ptap>*

**Conditions to be satisfied subsequent to commencement of site work and construction activity but prior to release of surety bond or certificate of occupancy:**

- 2.5) *The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance;*
- 2.6) *A stormwater inspection and maintenance report shall be completed annually and copies shall be submitted for review to the City's Stormwater Division/ Public Works Department.*

*Mr. Coviello seconded. The motion **passed** with all in favor, with Councilor Moreau recused.*

**IV. PUBLIC HEARINGS – NEW BUSINESS**

Councilor Moreau resumed her voting seat, and Mr. Perier resumed his alternate status.

- 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)

**SPEAKING TO THE PETITION**

The applicant was not present.

**DECISION OF THE BOARD** [Timestamp 54:09]

*Vice-Chair Coviello moved that the Board **postpone** the application to the December meeting. Ms. Conard seconded. The motion **passed** with all in favor.*

**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)

## **SPEAKING TO THE PETITION**

[Timestamp 55:05] Attorney Tim Phoenix was present on behalf of the applicant, with the owners John and Michelle Morris, engineer Eric Weinrieb, lead wetland scientist Jay Aube of TFMoran, Tom Ballesteros, an Associate Professor and Director of the UNH Stormwater Center and expert on shoreline issues, Ben Ojay and Drew Wilson from Ojay Building Construction, and Kristen Fordham of Riverside and Pickering. Attorney Phoenix said the overall proposal was approved via an amended Conditional Use Permit with hard armor at the bottom, and the reason it was built was to remedy problems of an unstable shoreline. He said it was less than 50 percent of the property shoreline and that the rest of it would remain a total living shoreline. He said after the CUP was granted in 2023, the applicant went to the NH Department of Environmental Services (NHDES) to get approval and hired TFMoran and Ben Ojay. He said TFMoran designed a feasible shoreline protection system and analysis and submitted it with the October 2025 submission by Altus Engineering. He said the applicant did not go before the Board for the amendment until the living shoreline was built because DES sent the permit to the clerk and the Conservation Commission and did not include the plan. He said the applicant discovered that a Conditional Use Permit was needed after the shoreline was built. He said there was a slight discrepancy from what DES issued because the total amount of stone over the hot spot was 39 feet, which was not in the wetland. He summarized that the hard shoreline CUP should have been approved initially because the soft shoreline wetland CUP was not sufficient for the plan. He noted that the winter storms also had a devastating effect on the soft shoreline.

[Timestamp 1:18:11] Vice-Chair Coviello said the applicant's premise was that the storms happened after the approval, so the applicant altered the State permit. He asked if the State approved the 39 sf of fill. Attorney Phoenix said the team did not consider it fill. He said the Staff Report said the team put fill in the wetland, but it was actually hard stone. Vice-Chair Coviello asked if any other soil was added to the site other than the stones. Mr. Aube said they did a vulnerability assessment, which he further explained. He said by 2050, the projected sea level rise was a 1.6-ft increase, which they took into consideration in their design. He said another critical piece was the NH living shoreline site suitability assessment. He said the site was not fully suitable for an entirely green living shoreline due to the steep slopes and erodible soils, so they designed it to have the hard armor extended up to the proposed highest astronomical tide in 2050. He said they would also use vegetative riprap that includes junipers and other native plantings and would remove some of the rock material to create 50 plants.

[Timestamp 1:26:54] Vice-Chair Coviello said the applicant had an alternative design that was approved by the State and was different from the Conditional Use Permit. Chair Chellman said the applicant wanted a revised State approval, so they had a new application for the State. Vice-Chair Coviello asked if bulk mulch was a typical material in a living shoreline. Mr. Aube said the bulk mulch was a great tool to prevent erosion while vegetation was maturing. Vice-Chair Coviello as if the photo was representative of the size of the boulders, noting that he saw much larger boulders on the beach after the winter storm. Mr. Aube said the boulders were 3-5 ft boulders that would adequately protect the property well into the future. Vice-Chair Coviello said it was odd to hear a presentation about how the original design was wrong, as if it were not the same applicant that suggested it. Mr. Almeida said he felt that the procedural fumbles were less important than recognizing that there was an impressive collection of professionals working on the project. He said he did not think that anything reckless was purposely done, and he was confident about third party who did the Michael DeRosa Environmental Executive Summary. He said he did not need to hear anymore beyond the applicant's presentation. Ms. Wolf asked when the State would get back to the applicant on the new approval. Mr. Aube said the State had 30 days to respond. Ms. Wolf asked why the applicant would not wait until the State approved it. Mr. Aube said they had informal discussions with the State and felt comfortable. Chair Chellman said he was disappointed that there were some high-level professionals in the room that had a plan that was approved that the applicant did not like and they got a different plan approved, knowing that the City needed to revise that approval. He said they then did not build the project in accordance with the new plan from the State. He said it was unfortunate to see that much expertise and have those mistakes happen. Councilor Moreau said she was pleased that the Board included a condition that all future communications, especially with DES, will be part of their motion. Mr. Bowen said he shared Chair Chellman's concern. He said there were a lot of properties along the water that would be subject to the sea level rise and that the Board was working on a Master Plan that would have resilience as one of its themes. He said the Board would need to have good control over their process if they were going to maintain the shoreline and have people do what they were authorized to do. Chair Chellman verified that the applicant would remove some of the boulders to plant junipers and other vegetation and that there would be another modification to what was constructed. Mr. Aube said it was riprap between the toe stones and the top of the slope and that about 50 stones would be removed or repositioned to create a planting pocket. He noted that it was part of the review with DeRosa Environmental.

Chair Chellman opened the public hearing.

#### **SPEAKING TO, FOR, OR AGAINST THE PETITION** [Timestamp 1:39:40]

Attorney Phoenix submitted a letter to the Board and said the applicant and team wanted to express their support for the amended Conditional Use Permit.

No one else spoke, and Chair Chellman closed the public hearing.

#### **DECISION OF THE BOARD** [Timestamp 1:40:12]

##### **Wetland Conditional Use Permit**

- 1) Vice-Chair Coviello moved that the Board 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. Mr. Almeida seconded. The motion **passed** 8-1, with Mr. Bowen voting against.
- 2) Vice-Chair Coviello moved that the Board grant the Conditional Use Permit with the following **conditions**:
  - 2.1) The plan for the restoration of the as-built site shall follow that shown on the plan titled "Hybrid Living Shoreline Plan" on Sheet C-01.
  - 2.2) This application shall not replace the full permit granted on December 21, 2023 by the City of Portsmouth Planning Board but rather will only replace the previously permitted living shoreline plan taking place between the HOTL and 25' vegetated buffer strip.
  - 2.3) In addition to this application, the applicant must receive an approved amended permit from NHDES that reflects the 36 sf of as-built impacts below the HOTL and the extended shoreline footprint as noted in the third-party report (see executive summary) but not part of the NHDES approvals.
  - 2.4) Applicant shall provide a report back to the Planning and Sustainability Department one year after the proposed hybrid living shore has been planted with pocket plantings, demonstrating at least an 80% survival rate of new plantings within the wetland buffer. If plantings have not achieved an 80% survival rate after one year, applicant shall replant areas of failure.
  - 2.5) Applicant shall copy the Conservation Commission and Planning & Sustainability Department staff on all communications with NHDES regarding this project moving forward.
  - 2.6) Third-party peer review fee shall be paid prior to release of any building permits for this property.

Mr. Samonas seconded. The motion **passed** 8-1, with Mr. Bowen voting against.

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)

#### **SPEAKING TO THE PETITION**

[Timestamp 1:42:20] Survey Manager Ryan Fowler was present on behalf of the applicants. He said they wanted to reduce the areas to the back lots that fronted on Chevrolet Avenue and increase the 660 Middle Street lot to the maximum lot size that they could while still providing the lots on Chevrolet Avenue with a decent building envelope. He reviewed the dimensions and said all the new land would be outside of the Historic District. He said the project would allow the removal of the sewer line easement on Lot 19-2. He said they had a few waivers presently because they did not plan to develop the existing lots on Chevrolet Avenue.

[Timestamp 1:44:22] Mr. Almeida asked if the project had the ability to tie into Friend Street for that lot. Mr. Fowler said they had not looked at that but that the applicant wanted some privacy. Mr. Almeida said it appeared that there was a chance to get another lot with Friend Street and that he was in support because it was a huge piece of property. Mr. Samonas said there were previous approvals specifically to the lots parceled off 660 Middle Street and that the lots had since been cleared. Mr. Fowler said the project was trying to do the adjustment before any further development on the back lots took place. Vice-Chair Coviello as if Chevrolet Avenue was private land. Mr. Fowler said it was a right-of-way and that the City had a public easement for Chevrolet Avenue. He said they had an easement plan that highlighted the easements clearer because there were a lot of different easements, including utility easements.

Chair Chellman opened the public hearing.

#### **SPEAKING TO, FOR, OR AGAINST THE PETITION** [Timestamp 1:47:38]

Kevin Coyle said he was the owner of Back Builders and half of the 660 Middle Street property and that he bought the lots to prevent significant development to the acre of property behind his backyard. He said he did not intend to do anything with the portion of land other than plant some trees, and that he would eventually market and sell the two lots but wanted a good buffer.

No one else spoke, and Chair Chellman closed the public hearing.

#### **DECISION OF THE BOARD** [Timestamp 1:49:15]

##### **Subdivision Waiver**

1) Vice-Chair Coviello moved that the Board grant the requested waivers to the Subdivision Standards from Section VI.5 Driveways, VI.6 Drainage Improvements, Section VI.7 Municipal water service, Section VI.8 Municipal sewer service, Section VI.9 Installation of utilities, Section VI.14 Erosion and Sedimentation Control, Section VIII Subdivision Review Agreement, and Section IX.1 Improvements and Installation Bonds, and Section IX.2 Maintenance Bonds.

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.

*Mr. Almeida seconded. The motion **passed** with all in favor.*

**Subdivision**

- 1) Vice-Chair Coviello moved that the Board 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. Mr. Almeida seconded. The motion **passed** with all in favor.
- 2) Vice-Chair Coviello moved that the Board grant Preliminary and Final Subdivision Approval with the following **conditions**:
  - 2.1) 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;
  - 2.2) Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat;
  - 2.3) GIS data shall be provided to the Department of Public Works in the form as required by the City.

*Mr. Almeida seconded. The motion **passed** with all in favor.*

**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)

**SPEAKING TO THE PETITION**

[Timestamp 1:51:36] The owner Josh Carlson was present and said he wanted a Conditional Use Permit to remove an inground pool. He said the Conservation Commission had a few conditions, one of which was to install a silt fence before work began, which he did. He said they asked that no fertilizer be used near the wetlands buffer zone and that a buffer-friendly seed mix be used. He said he would use the New England Conservation Wildlife mix and that he installed boundary markers every 25 feet of vegetation area along the wetlands.

The Board had no questions. Chair Chellman opened the public hearing.

**SPEAKING TO, FOR, OR AGAINST THE PETITION**

No one spoke, and Chair Chellman closed the public hearing.

**DECISION OF THE BOARD** [Timestamp 1:53:10]

**Wetland Conditional Use Permit**

- 1) Vice-Chair Coviello moved that the Board 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. Ms. Conard seconded. The motion **passed** with all in favor.
- 2) Vice-Chair Coviello moved that the Board grant the Conditional Use Permit with the following **conditions**:
  - 2.1) Disturbed area to be filled and loamed should receive either a wetland buffer-friendly seed mix, buffer plantings or a mix of both. In addition, any areas disturbed by equipment during construction shall be reseeded or replanted with a similar wetland buffer-friendly mix. Applicant shall include this as a note on the plan.
  - 2.2) 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 installed prior to the start of any construction.
  - 2.3) Applicant shall update plans to reflect the silt fence being installed closer to the edge of the wetland to encompass the entire area to be disturbed by equipment and demo work.
  - 2.4) Applicant shall include a note on the plans reaffirming that no fertilizer shall be used within the wetlands and wetland buffer

Ms. Conard seconded. The motion **passed** with all in favor.

**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)

[Timestamp 1:54:38] Alexx Monasterio of Iron Horse Properties and Chinburg Builders was present on behalf of the applicant. She gave the Board a package containing supplemental plans that showed the vision for the site and its connections to other sites. She said the site ran along North Mill Pond and the railroad tracks. She said 1,000 linear feet along North Mill Pond would connect to the existing trail that was under development and that Iron Horse Properties had the right for an easement to connect to Maplewood Avenue. She said they wanted to build a condo development that would create connectivity between Islington Street and Maplewood Avenue for the trail system and would tie into the Greenway Master Plan. She said they also wanted to create

a landscaped pocket park. She said the site could support up to 38 units but that they had six units. She said they expanded the pocket park area and created the trail in response to the Conservation Commission's feedback about creating more open space between the buildings. She said the condos would be about 25 feet from North Mill Pond.

[Timestamp 2:00:20] Mr. Bowen asked if the applicant would build within the wetlands. Ms. Monasterio said they would build within the 100-ft buffer of North Mill Pond but there were no wetlands. She said the six units would be between the 50- and 100- foot buffers but would allow for a much larger benefit because they would fund the project's ability to create the trail connection. Mr. Giuliano said he went on a site walk and thought the project would enable the developer to make improvements in that area. Vice-Chair Coviello said the previously-approved project had a trail as part of the approval, and he asked if there would be a contingency to the getting constructed. Ms. Monasterio said the only way they could pay for the trail development was to be able to develop the site to help fund it. Vice-Chair asked if there was an existing easement for that trail. Ms. Monasterio said Iron Horse Properties had an easement and was the only party that would benefit from it. Mr. Samonas asked how the site would be accessed. Ms. Monasterio explained how the road would connect onto their site.

[Timestamp 2:06:43] Mr. Bowen asked if there would be no adverse impact on the values of the wetland buffer by putting units and a road. Ms. Monasterio said it was very preliminary and that they did not have any details yet, but there would be an impact and there were ways to offset and improve that impact by landscaping and so on. She said they could create a habitat that would be much better for the pond and the wetlands. It was further discussed. Chair Chellman asked if the project would do anything to enhance the east part of the site between the trail and the railroad. Ms. Monasterio said they would move the sewer line and have a comprehensive landscape plan. Chair Chellman asked if the project would continue a vehicle connection to the east using the City's easement. Ms. Monasterio said they had no intention to have vehicle access there and that the greenway trail would connect over that easement. Chair Chellman asked if Phase 1 or Phase 2 site assessments were done and if they showed that the area was clean. Ms. Monasterio said it was still to be determined but that they would take action if contaminants were found. Mr. Samonas asked if the railroad company was consulted about the proposed railway crossings or overpass. Ms. Monasterio said the project was not proposing any railroad crossings in that site. Mr. Almeida said he appreciated the view easements because the buildings were positioned so that one could see all the way across the pond. He said a big public benefit would be a tangible benefit like the completion of the greenway necklace. He said overprotecting the area and not giving people access to it would be going in the wrong direction. Vice-Chair Coviello said he saw no value in the path until it was complete. Ms. Monasterio said Iron Horse secured that easement to make the connection to Maplewood Avenue. She said they would construct the trail along the parcel they owned and would work with the City to give them that easement so that they could apply for funds to construct the remainder of the trail. A site walk was discussed. Mr. Samonas said he would like the buildings to stay behind the storage building so that they did not block any of the views. The design of the homes was discussed. Ms. Monasterio said they would be careful to avoid large rectangular box designs. Vice-Chair Coviello said the public liked to walk their dogs along the waterfront and owners spent a lot of money for a home with a waterfront view, so there should be a sensitive design that would not involve conflict between the public and the homeowners. It was further discussed.

## VI. CITY COUNCIL REFERRALS

### A. Recommendation on FY2027-FY2031 Capital Improvement Plan (CIP)

[Timestamp 7:25] Director of Public Works Department Peter Rice, Director of Planning and Sustainability Peter Britz, and Portsmouth Fire Chief Bill McClellan were present. Councilor Moreau asked if the City Hall renovations were in line or separate from what the Building Committee was considering. Mr. Rice said the Facilities Capital Improvement Plan covered all the buildings for the general government side of things, in addition to City Hall. He said they were still at the initial stages of the Facilities review in terms of municipal complex improvements and that the monies shown were things baked into existing needs. He said it was anticipated that it would be part of the \$38 million shown in the police municipal complex portion and that some of that money would be taken if there was an opportunity to do so. Councilor Moreau referred to the parking lot pavement issue and asked if the Ladd Lot was listed as one of the City's maintained lots and if it would be available for parking or if it was for storage. Mr. Rice said it would be back in the parking inventory once all the dumpsters were gone. Councilor Moreau asked if there was a plan to redo the sidewalks on Madison Street. Mr. Rice said the Austin Street area project included Madison Street and that the utility work had to be done prior to the road work. He said they were trying to pull it forward a year but that it was two years out at a minimum, but they wanted to combine the utility work with the road work, which could pull it even more forward. Councilor Moreau asked if Federal or State funds could help with the Mechanic Pump Station project. Mr. Rice said that only the State portion was involved and that the monies came out of NHDES. Councilor Moreau said she attended the Rockingham Planning Commission meeting, where they discussed the items taken out of the 10-year Master Plan, including the study of the Portsmouth traffic circle. She asked if the State would be willing to contribute money. Mr. Rice said the City Council could decide how to allocate funds. It was further discussed. Councilor Moreau asked if the contractors building along North Mill Pond would be paying for any portion of the NH Seacoast Greenway. Mr. Britz said the City received a grant and had budgeted money to do a living shoreline and money for the park. He said the City was trying to combine that project with the project next door to get some savings but was still figuring out where the money would come from. Mr. Bowen said he was concerned about the re-availability of Federal and State money for the microtransit issue and asked if the City had the transportation expertise in-house to work with the COAST Bus personnel. Mr. Britz said the Sustainability Committee was discussing it and that there was some State money that could be applied for but it was not guaranteed. He said it would be an 80-20 split, with the State paying 80 percent. He said the City might look at transportation more globally instead of just micro transit. He said he did not think the City had the in-house expertise on microtransit but wanted to bring in Coast Bus, Rideshare, microtransit transportation personnel, and local businesses. He said there might be enough information from that group to go forward with a proposal for transportation instead of doing a study. Vice-Chair Coviello asked Mr. Rice about the new parking garage section of the CPI. He said \$150,000 was identified in revenues for site selection but the consultants had said that 650 spaces would be needed in five years or sooner. After more discussion, he suggested an additional \$3 million in the budget to get the project going. Mr. Rice said the study showed there was a need and agreed that it would be appropriate to put an identifier number of \$3 million.

**DECISION OF THE BOARD**

- 1) *Vice-Chair Coviello moved to add an additional 3 million dollars to FY27 CIP for item BI-26-PW-54 (New Parking garage) as a Bond line item. Mr. Almeida seconded. The motion **passed** with all in favor.*
- 2) *Mr. Giuliano moved that the Board recommend adoption of the Capital Improvement Plan to the City Council as amended. Vice-Chair Coviello seconded. The motion **passed** with all in favor.*

Mr. Giuliano said he was pleased to see a request in the plan for an artist live/work studio space. He asked Fire Chief Bill McClellan for more information about the rescue vessel Marine One and why its cost had changed from the last CIP. Fire Chief McClellan reviewed the history of fire boats and said a previous one with a small pump was rarely used and that the real use of that vessel was for rescue purposes. He said they wanted to upgrade the fire boat's capability and have a protected space to treat people after rescuing them. He said they changed the amount that was budgeted in the capital program to show the cost of an enclosed boat. Ms. Wolf asked if the City had working contracts with other cities right on the water. Chief McClellan said they did not but had mutual aid. Vice-Chair Coviello asked what happened if a boat on the river was on fire. Chief McClellan said they would respond but there were not many boats out there capable of putting water on a burning boat. He said the Shipyard would respond but their primary mission was to protect their naval assets, so there was no agreement. The Coast Guard and the City's responsibilities were discussed. Chief McClellan said the life expectancy of the vessel was about ten years and the challenge was what manufacturer the City would be able to go with. Chair Chellman suggested that the City talk to other communities to see if they could share responsibilities. It was further discussed.

Chair Chellman opened the public comment.

**Public Comment** [Timestamp 38:32]

Jeffrey Cooper of 227 Park Street said he represented the Arts and Cultural Commission and urged that the artist live/work studio space issue be funded by a separate request.

No one else spoke, and Chair Chellman closed the Public Comment.

**DECISION OF THE BOARD** [Timestamp 41:15]

*Mr. Giuliano moved that the Board recommend adoption of the Capital Improvement Plan to the City Council as amended. Vice-Chair Coviello seconded. The motion **passed** with all in favor, with Ms. Conard abstaining.*

**B. Historic District Boundary** [Timestamp 2:26:52]

Mr. Stith said the lot involved in the line revision for 660 Middle Street was proposed to be included in the Historic District and that the newly-revised lot line should also be included. Mr.

Samonas asked if the 43 Austin Street parcel would be removed from the Historic District. Councilor Moreau said it would stay the same. Mr. Samonas said the home was owned by the Historical Society and could only be utilized by being a museum or creating affordable housing. Mr. Almeida said it was important that the house be in the Historic District because they could apply for grants. It was further discussed.

*Vice-Chair Coviello moved that the Board refer Map 127 Lot 27 (43 Austin Street) and Map 127 Lot 26 (53 Austin Street) to the Historic District Commission for a recommendation back on inclusion in the Historic District. Mr. Samonas seconded. The motion **passed** with all in favor.*

### **C. Referrals from Housing Committee [Timestamp 2:33:00]**

#### **a. Gateway Zoning**

Mr. Stith reviewed the map amendments.

*Vice-Chair Coviello moved that the Board recommend that the City Council schedule first reading on the proposed map amendments as presented. Mr. Samonas seconded. The motion **passed** with all in favor.*

#### **b. Section 10.812 – Conversion of Existing Dwelling to Multifamily Dwelling**

*Vice-Chair Coviello moved that the Board recommend that the City Council not consider amending the Ordinance at this time and this matter should be considered during the Master Plan process. Mr. Almeida seconded. The motion passed with all in favor.*

## **VII. OTHER BUSINESS**

### **A. Zoning Amendments [Timestamp 2:35:33]**

#### **i. Mechanical**

Mr. Stith said he and Chair Chellman added definitions for a mechanical system and a power generator and added a section stating that power generators would be set back a minimum of five feet from any lot line, and mechanical systems would be exempt from building coverage and not included as structures.

*1) Councilor Moreau moved that the Board recommend that the City Council hold first reading on the proposed zoning amendments as presented. Mr. Giuliano seconded. The motion **passed** with all in favor.*

#### **ii. Solar**

Mr. Stith said changes were made after the work session to the definition of roof-mounted solar, and it now read: 'A roof-mounted solar energy shall be less than or equal to the roof area of the structures on the lot.' He said a garage could also have solar panels.

1) Vice-Chair Coviello moved that the Board recommend that the City Council hold first reading on the proposed zoning amendments as presented. Mr. Samonas seconded. The motion **passed** with all in favor.

**iii. House Bill 577 – Accessory Dwelling Units**

Mr. Stith said the topic was reviewed with the Legal Department and that they came up with a draft that was consistent with the new changes. In the use table, he said single-family residences were not permitted in the CD4 and CD5 districts but there were single-family residences in those districts. He said it should be changed to “not permitted” in CD4. He said it could not be less than 750 sf but the maximum size was 750 sf, and he said that past ADUs had no problem meeting that. The Board said they preferred to leave it at 750 square feet.

1) Vice-Chair Coviello moved that the Board recommend that the City Council hold first reading on the proposed zoning amendments as presented. Mr. Samonas seconded. The motion **passed** with all in favor.

**iv. Senate Bill 284 – Parking**

Mr. Stith reviewed the parking table and said it was changed to the following: 500 sf or less would have a half parking space and more than 500 sf would have one space. He said it was consistent with the new State law.

1) Vice-Chair Coviello moved that the Board recommend that the City Council hold first reading on the proposed zoning amendments as presented. Ms. Conard seconded. The motion **passed** with all in favor.

**B. Chairman Updates and Discussion Items**

**C. Board Discussion of Regulatory Amendments and Other Matters**

Topics B and C were not discussed.

**VIII. ADJOURNMENT**

The meeting adjourned at 9:45 p.m.

Submitted,

Joann Breault  
Planning Board Meeting Minutes Taker