

**PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

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

**7:00 Public Hearings begin**

**January 22, 2026**

**AGENDA**

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**REGULAR MEETING 7:00pm**

**I. ELECTION OF OFFICERS**

**II. APPROVAL OF MINUTES**

- A. Approval of the November 20, 2025 meeting minutes.
- B. Approval of the September 16, 2025 site walk minutes.
- C. Approval of the December 18, 2025 meeting minutes.

**III. DETERMINATIONS OF COMPLETENESS**

**SITE PLAN REVIEW**

- A. The request of **Ralph 1912 LLC (Owner)**, for property located at **175 Fleet Street** requesting Site Plan Review approval for the addition of two new food service structures with associated site improvements. Said property is located on Assessor Map 117 Lot 8 and lies within Character District 5 (CD5) and Historic District.
- B. The request of **Colbea Enterprises LLC (Owner)**, for property located at **1980 Woodbury Avenue** requesting Site Plan Review approval for the redevelopment of the site to include a 5,500 s.f. convenience store with six fueling islands and associated site improvements. Said property is located on Assessor Map 239 Lot 11 and lies within the Gateway Corridor (G1) District.
- C. The request of **PNF Trust of 2013 and 282 Middle Street, LLC (Owners)**, for property located at **84 Pleasant Street and 266 – 278 State Street, Floros Building** requesting Site Plan Review approval that includes merging four lots and redevelopment of the site to include remodeling of existing structures and new construction to mimic the former Times building and a new structure on the corner of State Street and Pleasant Street. The proposal

includes 17 dwelling units, retail/commercial/restaurant space on the ground floor and 17 parking spaces in a car storage system and associated site improvements. Said property is located on Assessor Map 107 Lot 77-80 and lies within the Character District 4 (CD4), Historic and Downtown Overlay Districts.

#### IV. 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 **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 **John Galt LLC (Owner)**, for property located at **14 Market Square** requesting a Conditional Use Permit from Section 10.112.14 to allow 0 parking spaces where 4 are required. Said property is shown on Assessor Map 107 as Lot 29 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts. (LU-25-142)

#### V. 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 **Christopher J. and Rachel A. Delisle (Owners)**, for property located at **250 McKinley Road** requesting a Wetland Conditional Use Permit from Section 10.1017.50 for the demolition of an existing sunroom and deck, and the addition of two new sets of landings and stairs, as well as a concrete pad for an A/C unit all within the 100' wetland buffer. This application is reducing 224 s.f. of impervious area through demolition while introducing approximately 48 s.f. of new impervious. In total, this project will result in a net loss of 176 s.f. of impervious within the wetland buffer. Said property is located on Assessor Map 250 Lot 117 and lies within the Single Residence B (SRB) District. (LU-25-139)
- B. The request of **Ralph 1912 LLC (Owner)**, for property located at **175 Fleet Street** requesting Site Plan Review approval for the addition of two new food service structures with associated site improvements. Said property is located on Assessor Map 117 Lot 8 and lies within Character District 5 (CD5), Downtown Overlay District (DOD) and Historic District. (LU-25-152)

- C. The request of **Colbea Enterprises LLC (Owner)**, for property located at **1980 Woodbury Avenue** requesting Site Plan Review approval for the redevelopment of the site to include a 5,500 s.f. convenience store with six fueling islands and associated site improvements. Said property is located on Assessor Map 239 Lot 11 and lies within the Gateway Corridor (G1) District. (LU-25-163)
- D. The request of **PNF Trust of 2013 and 282 Middle Street, LLC (Owners)**, for property located at **84 Pleasant Street and 266–278 State Street, (Floros Building)** requesting Site Plan Review approval that includes merging four lots and redevelopment of the site to include remodeling of existing structures and new construction to mimic the former Times building and a new structure on the corner of State Street and Pleasant Street. The proposal includes 17 dwelling units, retail/commercial/restaurant space on the ground floor and 17 parking spaces in a car storage system and associated site improvements. Said property is located on Assessor Map 107 Lot 77-80 and lies within the Character District 4 (CD4), Historic and Downtown Overlay Districts. (LU-24-195)
- E. The request of **Mariya Kontsepolskaya and Ralph Minderhoud (Owners)**, for property located at **65 Onyx Lane** requesting a Wetland Conditional Use Permit from Section 10.1017.50 to install 12 push piers to stabilize the existing foundation in the 100 foot wetland buffer area. Said property is located on Assessor Map 220 Lot 35 and lies within the Single Residence B (SRB) District. (LU-25-158)

## VI. PRELIMINARY CONCEPTUAL CONSULTATION

- A. The request of **Regan Electric CO INC (Owner)**, for property located at **94 Langdon Street and 98 Cornwall Street** requesting Preliminary Consultation for Site Plan Review. Said property is located on Assessor Map 139 Lots 1-8 and lies within the Mixed Residential Business (MRB) District. (LUPD-26-1)
- B. The request of **Hill Hanover Group LLC (Owner)**, for property located at **181 Hill Street** requesting Preliminary Consultation for Site Plan Review. Said property is located on Assessor Map 125 Lot 14 and lies within the Character District 4-L1 (CD4-11). (LUPD-26-2)

## VII. CITY COUNCIL REFERRALS

- A. Historic District Map
- B. Portsmouth Submarine and Maritime Association request for a zoning change for the Albacore Park property located at **569 Submarine Way**
- C. Gateway Parcels

## **VIII. OTHER BUSINESS**

- A. 1-15, 21 Congress Street** - Requesting a 1-Year extension to the January 16, 2025 Site Plan Approval. (LU-22-12)
- B.** Chairman updates and discussion items
- C.** Board discussion of Regulatory Amendments & other matters

## **IX. 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](https://us06web.zoom.us/webinar/register/WN_l-RwM3PpSPe8rKh1Ij0mmw)