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

PLANNING BOARD

October 21, 2026

One Twenty Four Group, Inc.
210 Commerce Way, Suite 300
Portsmouth, New Hampshire 09801

RE: Request for WCUP & amended Site Plan approval for property located at 124 Heritage Avenue, Portsmouth, NH (LU-26-61)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of **Thursday, October 15, 2026**, considered your application for a Wetland Conditional Use Permit from Section 10.1017.50 and amended Site Plan approval for minor site improvements including stormwater conveyance modifications, a garden, ADA accessible ramp, parking lot re-striping, lighting, and landscaping. The project proposes an increase of 498 square feet of impervious surface within the wetland buffer area . Said property is shown on Assessor Map 284 Lot 8 and lies within the Industrial (I) District.

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) Prior to project completion: In lieu of the requirements of Section 10.1018.40 of the Zoning Ordinance to permanently install wetland boundary markers, applicant shall install an educational sign in the new garden area or area of the swale describing the sensitivity of the adjacent wetlands and the importance of the filtration of stormwater runoff into the revived grassed-swale.

Site Plan Review Approval

1) 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 as presented.

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

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: Shanti Wolph, Chief Building Inspector Rosann Maurice-Lentz, City Assessor
cc:
Neil Hansen, Tighe & Bond

Findings of Fact | Site Plan Review
City of Portsmouth Planning Board

Date: 10-15-2026
Property Address: 124 Heritage Ave.
Application #: LU-26-46
Decision: □ Approve

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. Applicable standards:	**Meets**	Applicable standards: The application has been reviewed by the Technical Advisory Committee for conformance with the minimum requirements of the Site Plan Regulations. The application was recommended for approval on August 4, 2026 at the Technical Advisory Committee Meeting.
2	Provision for the safe development, change or expansion of use of the site.	**Meets**	The application has been reviewed by the Technical Advisory Committee for conformance with these requirements. The application was recommended for approval on August 4, 2026 at the Technical Advisory Committee Meeting.

	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.	**Meets**	TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements.
4	Adequate protection for the quality of groundwater.	**Meets**	TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements.
5	Adequate and reliable water supply sources.	**Meets**	TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements.
6	Adequate and reliable sewage disposal facilities, lines, and connections.	**Meets**	TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements.
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.	**Meets**	TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements.
8	Adequate provision for fire safety, prevention and control.	**Meets**	TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements.
9	Adequate protection of natural features such as, but not limited to, wetlands.	**Meets**	TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
			requirements. A wetland CUP is part of this application and was reviewed and recommended for approval by the Conservation Commission.
10	Adequate protection of historical features on the site.	**Meets**	TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements. No historical resources on this site.
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.	**Meets**	TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements. No change of use with this application that would increase traffic.
12	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	**Meets**	TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements. No change of use with this application that would increase traffic.
13	Adequate insulation from external noise sources.	**Meets**	TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements.
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.	**Meets**	TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements. No change of use with this application that would impact city services.
15	Provision of usable and functional open spaces of adequate proportions, including needed recreational facilities that can reasonably be provided on the site	**Meets**	TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements. Proposal includes new garden space.
16	Adequate layout and coordination of on-site		TAC reviewed the erosion control and stormwater management practices and

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
	accessways and sidewalks in relationship to off-site existing or planned streets, accessways, bicycle paths, and sidewalks.	**Meets**	other mitigative measures for conformance with City design requirements.
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.	**Meets**	TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements. No change of use with this application that would cause a danger to health.
18	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	**Meets**	TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements. No change of use with this application that would increase traffic.
19	Compliance with applicable City approved design standards.	**Meets**	TAC reviewed the erosion control and stormwater management practices and other mitigative measures for conformance with City design requirements.
	Other Board Findings:		

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

PLANNING BOARD

October 21, 2026

Marissa Valverde
20 Central Avenue
Portsmouth, New Hampshire

RE: Request for Preliminary and Final Subdivision approval, Site Plan Review approval and Conditional Use Permit for property located at 20 Central Avenue, Portsmouth, NH (LU-26-84)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of **Thursday, October 15, 2026**, considered your application for Preliminary and Final Subdivision approval and Site Plan Review approval for the subdivision of one lot into three lots, each with a single-family dwelling and associated site improvements and a Conditional Use Permit from Section 10.674.10 Highway Noise Overlay District Said property is shown on Assessor Map 209 Lot 30 and lies within the General Residence A (GRA) and Highway Noise Overlay Districts.

The Board voted to find that the Conditional Use Permit application meets the requirements set forth in Section 10.674 of the Ordinance and adopt the findings of fact as presented; and 2) to **grant** the Conditional Use Permit as presented.

Subdivision

1) The Board voted to find that the Subdivision application meets the requirements set forth in the Subdivision Rules and Regulations and to adopt the findings of fact as presented; and

2) to **grant** Preliminary and Final Subdivision approval with the following **conditions**:

2.1) Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.

2.2) GIS data shall be provided to the Department of Public Works in the form as required by the City.

2.3) Any easement plans and deeds for which the City is a grantor or grantee shall been reviewed and approved by the Planning and Legal Departments and accepted by City Council.

2.4) The final plat and all easement plans and deeds shall be recorded concurrently at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

2.5) Lot merger required prior to recordation of subdivision.

The 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.

Site Plan

1) 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** 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) If applicable, any easement plans and deeds for which the City is a grantor or grantee shall been reviewed and approved by the Planning and Legal Departments and accepted by City Council.

2.2) 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.

2.3) Provide documentation from NHDOT signing off on drainage easement.

2.4) Revise plans to shift Lot 1 drainage further away from Lot 2 so the deck for Lot 3 can be relocated outside of the drainage easement.

2.5) 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.cityofportsmouth.com/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:

2.6) All lots will require new driveway permits.

2.7) Foundation drains are to be constructed outside of the structures only. Sump pumps, if required, are to be discharged outside of the structure into a vertical entry pipe attached to the exterior foundation drain and located adjacent to the exterior of the respective structures.

2.8) 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;

2.9) A stormwater inspection and maintenance report shall be completed annually through the City's online portal (link here) for review by the City's Stormwater Division/ Public Works Department.

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 Department for more details about the appeals process.

This site plan approval shall not be effective until a site plan review agreement has been signed satisfying the requirements of Section 2.12 of the City's Site Review Approval Regulations.

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.

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

This site plan approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Planning Board unless an extension is granted by the Planning Board in accordance with Section 2.14 of the Site Review Regulations.

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

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: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Peter H. Rice, Director of Public Works
Drew Olehowski, Haley Ward, Inc.

Findings of Fact | Highway Noise Overlay Conditional Use Permit

City of Portsmouth Planning Board

Date: 10-15-2026
Property Address: 20 Central Avenue
Application: LU-26-84
Decision: □ Approve

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.

Highway Noise Overlay District Conditional Use Permit
10.674.10 Within the HNOD, noise sensitive land uses shall require a conditional use permit from the Planning Board.

	Highway Nose Overlay Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
1	Section 10.674.20 A noise analysis prepared in compliance with Section 10.675 must be submitted with any application for a conditional use permit under this section.	**Meets**	• A Highway Noise Overlay District analysis prepared by Reuter Associates, dated June 5, 2026, is included in Appendix 7.
2	Section 10.674.30 An application for a conditional use permit for a noise sensitive land use in the Highway Noise Overlay District may be approved only if a noise analysis prepared in compliance with Section 10.675 demonstrates that any applicable exterior and interior sound level standards established in Section 10.673 will be met through one or more of the following measures: (a) Site design to ensure that noise sensitive land uses are placed	**Meets**	• The analysis places the entire development outside the 65-dBA noise contour. Outdoor activity areas meet the exterior standard; typical residential construction provides attenuation to meet the 45-dBA interior standard. No additional noise mitigation is necessary or proposed.

	Highway Nose Overlay Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
	outside of the applicable noise contour; (b) Site design that achieves noise mitigation through placement of accessory structures between the noise source and the noise receiver; (c) Installation of a noise barrier; or (d) Superinsulated building design and construction.		
3	Section 10.675 A noise analysis must be prepared by a registered engineer or qualified professional transportation noise analyst who has been trained in the use of the Federal Highway Administration (FHWA) Transportation Noise Model or a replacement model that has been approved by the FHWA. A noise analysis must include the following: (1) A description of the proposed development. (2) A narrative description of the proposed site configuration and any proposed noise mitigation measures. (3) A diagram showing the proposed site configuration including the location of noise sensitive land uses and any proposed noise mitigation measures. (4) Unadjusted 60, 65 and 70 dBA noise contours for the loudest traffic hour sound levels shown as an overlay on the site diagram. Noise contours must be developed using the FHWA Transportation Noise Model (or a replacement model that has been approved by the FHWA). (5) If the noise analysis shows that projected noise levels will exceed the sound level standard for	**Meets**	• Eric L. Reuter, FASA, INCE Board Certified, prepared the analysis using the FHWA TNM 2.5 engine in SoundPlan. The report addresses items (1)-(4), including the development description, site configuration and 60-, 65- and 70-dBA contours. Item (5) is identified as not applicable because additional mitigation is unnecessary.

	Highway Nose Overlay Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
	the applicable activity at the location specified, the noise analysis must include: (a) Any adjusted noise contours and site-specific analyses used to adjust the noise contours based on improved topography; (b) Calculations to support the noise level reduction of any proposed noise mitigation measure; (c) A description of the width, depth, height, length, and materials used in any proposed noise barrier; and (d) A description of construction methods and materials used in any proposed superinsulated building design. The sound transmission class must be provided for materials used.		
6	**<u>Other Board Findings:</u>**		
7	**<u>Additional Conditions of Approval</u>:**		

Findings of Fact | Subdivision Rules and Regulations
City of Portsmouth Planning Board

Date: October 15, 2026
Property Address: 20 Central Avenue
Application #: LU-26-84
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 preliminary subdivision submission includes the application checklist, existing conditions survey and subdivision plan showing the proposed three lots, dimensions, frontage and existing easements. TAC recommended preliminary and final subdivision approval with conditions on September 1, 2026.
2	**SECTION V - REQUIREMENTS FOR FINAL PLAT**	**Meets**	The submission includes the final subdivision checklist and signed subdivision plan. A voluntary lot merger is proposed before subdivision. City approval of amended drainage easement language and NHDOT documentation remain required, as identified in the TAC conditions (Appendix 1; C103).
3	**SECTION VI - GENERAL REQUIREMENTS**	**Meets**	TAC reviewed the application for conformance with the General Requirements and recommended approval with conditions on September 1, 2026. The submission provides lot layout, access, utilities, drainage and landscaping.

	Subdivision Review Criteria	Finding (Meets Standards/ Requirements)	Supporting Information
			Required easement approvals and connection permits remain outstanding.
4	**SECTION VII - DESIGN STANDARDS**	**Meets**	The subdivision plan and C101 show three lots with the required area and frontage. C101 demonstrates compliance with setbacks, height, coverage and open-space standards. TAC recommended approval with conditions on September 1, 2026; required easement approvals and permits remain outstanding.
5	**Other Board Findings:**		

Findings of Fact | Site Plan Review
City of Portsmouth Planning Board

Date: 10-15-2026
Property Address: 20 Central Avenue
Application #: LU-26-84
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.

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. Applicable standards:	**Meets**	The proposed three-lot residential subdivision is in the GRA District. C101 demonstrates compliance with lot area, frontage, setbacks, height, building coverage and open-space standards. Highway Noise Overlay CUP approval is requested.
2	Provision for the safe development, change or expansion of use of the site.	**Meets**	C101 provides individual driveways with turnarounds and utility connections. TAC recommended approval with conditions on September 1, 2026. Driveway permits and City/State easement approvals remain required.

	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.	**Meets**	Rain gardens, roof drip trenches and erosion controls are shown on C102, with details on C501/C502 and a maintenance plan in Appendix 14. Appendix 13 shows reduced 2-, 10- and 25-year peak flows at both discharge points;
4	Adequate protection for the quality of groundwater.	**Meets**	The homes will use municipal water and sewer, with no proposed groundwater withdrawal or on-site septic systems. Rain gardens and roof drip trenches provide runoff treatment (C102; Appendix 13).
5	Adequate and reliable water supply sources.	**Meets**	Municipal water services are shown on C101. The existing service will be modified for Lot 1. TAC reviewed the connections; water connection permits are required before construction.
6	Adequate and reliable sewage disposal facilities, lines, and connections.	**Meets**	Each home will connect to the municipal sewer system as shown on C101. TAC reviewed the connections; sewer connection permits are required before construction.
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.	**Meets**	The proposed use is three single-family homes. Stormwater treatment, construction erosion controls and permanent stabilization are provided on C102. Lighting will be residential, wall mounted and dark-sky compliant (C101).
8	Adequate provision for fire safety, prevention and control.	**Meets**	C101 shows individual driveways with turnarounds for emergency access. TAC recommended approval with conditions. The dwellings will be subject to applicable fire and building code review during permitting; fire suppression is not proposed.
9	Adequate protection of natural features such as, but not limited to, wetlands.	**Meets**	Appendix 13 identifies no protected natural resources on or directly adjacent to the site. Proposed grading, drainage and landscaping are shown on C102 and L-01.
10	Adequate protection of		The existing dwelling, garage/shed and

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
	historical features on the site.	**Meets**	associated site features are proposed for removal (C100). No historical features are identified in the submitted application materials.
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.	**Meets**	Each home has a two-car garage, additional driveway parking and a turnaround (C101). The September 23, 2026 trip generation letter estimates three trips during each AM and PM peak hour for the proposed development (Appendix 8).
12	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	**Meets**	Appendix 8 estimates an increase from one to three trips during each AM and PM peak hour. Lot 1 accesses Central Avenue; Lots 2 and 3 access Beechwood Street. TAC requires a driveway permit for each lot.
13	Adequate insulation from external noise sources.	**Meets**	The June 5, 2026 Reuter Associates noise analysis concludes that the entire development is outside the 65-dBA contour and that typical residential construction will meet the interior standard without additional noise mitigation (Appendix 7).
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.	**Meets**	Municipal water and sewer connections and City curbside solid waste collection are proposed. TAC recommended approval with conditions on September 1, 2026 (Appendix 1).
15	Provision of usable and functional open spaces of adequate proportions, including needed recreational facilities that can reasonably be provided on the site	**Meets**	C101 shows open space exceeding the 30% minimum on each lot. Private lawns, patios and landscaped areas provide outdoor space for the residences (C101; L-01).
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.	**Meets**	C101 coordinates individual driveways, turnarounds and private walkways with Central Avenue and Beechwood Street. Driveway permits and approval of driveway use within the existing drainage easements remain required.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
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.	**Meets**	The property is an existing residential site outside the FEMA special flood hazard area. Appendix 13 provides test-pit and groundwater information; foundation sections are provided on C201.
18	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	**Meets**	The professionally prepared landscape plan provides street trees, perimeter trees and shrubs, lawn areas and rain-garden plantings. Proposed fencing supplements screening (L-01; C101).
19	Compliance with applicable City approved design standards.	**Meets**	TAC recommended approval with conditions on September 1, 2026. The application states that DPW approved the revised plans with conditions on September 21, 2026. Outstanding easement approvals and construction permits remain required.
	Other Board Findings:		

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

PLANNING BOARD

October 21, 2026

Society for the Protection of New Hampshire Forests
54 Portsmouth Street
Concord, New Hampshire 03302

RE: Wetland Conditional Use Permit for property located at 400A Little Harbor Road, Portsmouth NH (LU-26-26)

Dear Applicant:

The Planning Board, at its regularly scheduled meeting of **Thursday, October 15, 2026**, considered your application for a Wetland Conditional Use Permit from Section 10.1017.50 to replace an existing set of stairs with a new landing and stairs to conform with current egress requirements. The new landing and stairs will create approximately 55 s.f. of permanent impacts to the wetland buffer. The applicant will be adding four highbush blueberry bushes on site to help mitigate the impacts to the wetland buffer . Said property is shown on Assessor Map 203 Lot 8 and lies within the Rural (R) District.

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 as presented.

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

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: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor
cc:

Findings of Fact | Wetland Conditional Use Permit
City of Portsmouth Planning Board

Date: October 15, 2026
Property Address: 400 Little Harbor Road
Application #: LU-26-68
Decision: □ Approve

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	*1. The land is reasonably suited to the use activity or alteration.*	**Meets**	This project seeks to replace a non-compliant set of stairs leading from an entryway with a compliant landing and new set of stairs. This will increase the impervious cover in this area by a small amount and is necessary for complying with the building code. It will replace an existing set of stairs that is within the same area.
2	2. *There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.*	**Meets**	AThis location is already an existing entry/exit for the building that is within the 100' wetland buffer. There is no reasonable alternative for redesigning and constructing an egress elsewhere in the building.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
3	*3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.*	**Meets**	The proposed work is minimal and should not create any adverse impacts to the wetland functional values of the site. Erosion controls should be installed prior to construction to minimize runoff into the resource. The addition of new wetland buffer plantings could help to mitigate nutrient and sediment runoff in the long-term.
4	*4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.*	**Meets**	This project will only be performing construction in a previously developed area where existing stairs are currently sitting. No vegetation removal is being proposed.
5	*5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.*	**Meets**	This proposal is to improve an existing entry/exit for safety compliance and is greatly minimizing any impact to the jurisdictional areas. There is no alternative location outside of the wetland buffer that can be easily transformed for this purpose.
6	*6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.*	**Meets**	This application does not propose impacts within the 25' vegetated buffer strip.
7	**<u>Other Board Findings:</u>**		

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

PLANNING BOARD

October 21, 2026

Martin Husslage
446 Central Road
Rye, New Hampshire 03870

RE: Request for Subdivision Extension for property located at 48-50 Langdon Street, Portsmouth, NH (LU-25-124)

Dear Property Owner:

The Planning Board, at its meeting of Thursday October 15, 2026, considered your request for a second six-month extension to the Subdivision approval originally granted on November 20, 2025.

The Board voted to **grant** a six-month extension of the subdivision to **May 20, 2027**.

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.

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: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor
Corey Colwell, TF Moran

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PLANNING BOARD

October 21, 2026

PWED2 LLC
3 Penstock Way
Newmarket , New Hampshire 03857

RE: Request for Site Plan approval Extension for property located at 921 Islington Street, Portsmouth NH 03801 (LU-25-96)

Dear Property Owner:

The Planning Board, at its meeting of Thursday, October 15, 2026, considered your request for a 1-Year extension to the Site Plan approval originally granted on October 16, 2025.

The Board voted to **grant** a one-year extension of the site plan approval to October 16, 2027.

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.

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: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor
John Chagnon, P.E., Haley Ward
Meghan Boland, Chinburg Builders