

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

6:00 PM Work Session
7:00 PM Public Hearings begin

October 15, 2026

AGENDA

REGULAR MEETING 6:00pm

**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_teYas54TTmieV9zE4PMyzQ

I. WORK SESSION WITH CONSERVATION COMMISSION

- A. Article 10 Zoning Amendments

II. APPROVAL OF MINUTES

- A. Approval of the September 17, 2026 meeting minutes.

III. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

- A. The request of **Marissa Valverde (Owner), Copley Properties LLC (Applicant)**, for property located at **20 Central Avenue** requesting Site Plan Review approval.

SUBDIVISION REVIEW

- B. The request of **Marissa Valverde (Owner), Copley Properties LLC (Applicant)**, for property located at **20 Central Avenue** requesting Preliminary and Final Subdivision approval.

IV. PUBLIC HEARINGS – OLD BUSINESS

- A. The request of **One Twenty Four Group Inc (Owner)**, for property located at **124 Heritage Avenue** requesting 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 located on Assessor's Map 284 Lot 8 and lies within the Industrial (I) District. (LU-26-61)

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 **Marissa Valverde (Owner), Copley Properties LLC (Applicant)**, for property located at **20 Central Avenue** requesting 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 located on Assessor Map 209 Lot 30 and lies within the General Residence A (GRA) and Highway Noise Overlay Districts. (LU-26-84)
- B. The request of **Society for the Protection of Forests (Owner)**, for property located at **400 Little Harbor Road** requesting 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 located on Assessor Map 203 Lot 8 and lies within the Rural (R) District. (LU-26-68)

VII. CITY COUNCIL REFERRALS

- A. 0 Elm Street
- B. 361 Hanover Street - Landscape and pole license over City property
- C. Cornwall Street
- D. Taft Road
- E. Heritage Commission
- F. Preapproved Plans for Accessory Dwelling Units

VI. OTHER BUSINESS

- A. **48 Langdon Street** - Requesting a second 6-Month extension to the Subdivision approval, which is set to on November 20, 2026. (LU 25-124)

- B. Board discussion on Regulatory Amendments
- C. Chairman updates and discussion items

VII. ADJOURNMENT



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email, text, or both!