LEGAL NOTICE
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

NOTICE IS HEREBY GIVEN that the Planning Board will hold a public hearing on the following applications on **Thursday, November 19, 2026** starting at 6:00 p.m. in the Eileen Dondero Foley Council Chambers, City Hall, Municipal Complex, 1 Junkins Avenue, Portsmouth, New Hampshire.

The request of **Ryan Trust (Owner)**, for property located at **221 Woodbury Avenue** requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots with associated site improvements. Said property is located on Assessor Map 175 Lot 10 and lies within the General Residence A (GRA) District.

The request of **Ralph 1912 LLC (Owner),** for property located at **175 Fleet Street** requesting Amended Site Plan Review Approval for modifications to the approved site plan and amendments to Conditions of Approval associated with the Planning Board's January 22, 2026, Letter of Decision. Said property is located on Assessor Map 117 Lot 8 and lies within the Character District 5 (CD5), Historic and Downtown Overlay Districts.

The request of **One Market Square LLC (Owner)**, for property located at **1-15 Congress Street/Newbury Way** requesting an Earth Products Removal and Placement permit in accordance with Section 10.1020 of the Zoning Ordinance for the removal of approximately 1,275 cubic yards of material. Said property is located on Assessor Map 117 Lot 14 and lies within the Character District 4 (CD4), Character District 5 (CD5), Historic and Downtown Overlay Districts.

The request of **Road to the 140 West LLC (Owner)**, for property located at **140 West Road** requesting Site Plan Approval for site improvements including parking, outdoor dining, lighting, drainage and landscaping. Said property is located on Assessor Map 252 Lot 2-1301 and lies within the Industrial (I) District.

Planning and Sustainability Director
Peter Britz

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

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

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