PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

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

6:00 PM Public Hearings begin **November 19, 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_xazlUtlcSSKzI9LP1U56rw

I. APPROVAL OF MINUTES

A. Approval of the October 15, 2026 meeting minutes.

II. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

A. 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.

SITE PLAN REVIEW

B. 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.

III. 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 **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. (LU-26-57)

B. 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. (LU-25-152)

C. 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. (LU-26-145)

D. 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. (LU-26-107)

IV. PRELIMINARY CONCEPTUAL CONSULTATION

A. The request of **EIGHTKPH LLC (Owner),** for property located at **163 Deer Street** requesting Preliminary Consultation for Site Plan Review. Said property is located on Assessor Map 125 Lot 17-2 and lies within the Character District 5 (CD-5), Downtown Overlay, North End Incentive Overlay and Historic Districts. (LUPD-26-4)

V. CITY COUNCIL REFERRALS

A. 107 Ledgewood Drive – Requesting Zoning Map Amendment

B. Heritage Commission

C. Preapproved Plans for Accessory Dwelling Units

VI. OTHER BUSINESS

A. 84 Pleasant Street - Requesting a 1-Year extension to the Site Plan approval, which is set to expire on January 22, 2027. (LU-24-195)

B. Board discussion on Regulatory Amendments

i. Zoning Amendments: Child Care Centers and Residential in Commercial Districts

ii. Zoning Amendments: Expansion of Workforce Housing Options

C. Chairman updates and discussion items

VII. ADJOURNMENT

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