

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM Public Hearings begin

February 19, 2026

ACTION SHEET

REGULAR MEETING 7:00pm

I. APPROVAL OF MINUTES

- A.** Approval of the January 22, 2026 meeting minutes.

The Board voted to approve the January 22, 2026 minutes as presented.

Motion: B. Moreau; **Second:** A. Samonas
Motion passed with all in favor.

II. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

- A.** The request of **Nicole and William Douglas (Owners)**, for property located at **409 Lafayette Road** requesting Preliminary and Final Subdivision approval to subdivide the existing residential lot into two residential lots with associated site improvements Said property is located on Assessor Map 230 Lot 22 and lies within the Single Residence B (SRB) District.

The Board voted to determine that Item A is complete according to the Subdivision Review Regulations, (contingent on the granting of any required waivers under Section IV of the agenda) and to accept the application for consideration.

Motion: B. Moreau; **Second:** R. Wolf
Motion passed with all in favor.

SITE PLAN REVIEW

- A.** 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.

The Board voted to determine that Item A is complete according to the Site Plan Review Regulations, (contingent on the granting of any required waivers under Section IV of the agenda) and to accept the application for consideration.

Motion: B. Moreau; **Second:** A. Samonas
Motion passed with all in favor

III. 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 **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)

1) *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.*

Motion: B. Moreau; **Second:** A. Samonas
Motion passed with all in favor

2.) *The Board voted to **grant** the Conditional Use Permit with the following **condition**:*

2.1) In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. It is recommended that markers be placed near the existing stone wall at the rear of the property at 50-foot intervals.

Motion: B. Moreau; **Second:** A. Samonas
Motion passed with all in favor

IV. 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 **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)

- 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.*

Motion: P. Giuliano; **Second:** A. Samonas
Motion passed with all in favor

- 2) *The Board voted 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 be 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) *Applicant shall contact DPW prior to any work in the right of way.*

2.4) *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.portsmouthnh.gov/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:

2.5) *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;*

2.6) *A stormwater inspection and maintenance report shall be completed annually and copies shall be submitted for review to the City's Stormwater Division/ Public Works Department.*

Motion: P. Giuliano; **Second:** B. Moreau
Motion passed with all in favor.

- B.** *The request of Nicole and William Douglas (Owners), for property located at 409 Lafayette Road requesting Preliminary and Final Subdivision approval to subdivide the existing residential lot into two residential lots with associated site improvements. Said property is located on Assessor Map 230 Lot 22 and lies within the Single Residence B (SRB) District. (LU-25-126)*

- 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.*

Motion: B. Moreau; **Second:** A. Samonas

Motion passed with all in favor

- 2) *The Board voted 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 be 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.*

Motion: B. Moreau; **Second:** A. Samonas

Motion passed with all in favor

- C. **The request of The Welby Long Family Revocable Trust (Owner), and Jeffrey Paul McMahon and Lisa Hagerty-McMahon (Owners), for property located at 245-255 Thornton Street requesting approval of a Lot Line Revision between Map 162 Lot 2 and Map 162 Lot 1 to settle a property line dispute. The revision will result in an increase of 454 square feet to Lot 1 and a decrease of that amount from Lot 2. Said properties are located on Assessor Map 162 Lot 1 and Map 162 Lot 2 and lie within the General Residence A (GRA) District. (LU-26-10)**

- 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.*

Motion: B. Moreau; **Second:** A. Samonas

Motion passed with all in favor

- 2) *The Board voted 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) 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.

Motion: B. Moreau; **Second:** K. Conard

Motion passed with all in favor

D. The request of **HCA Health Services of NH (Owner) dba Ducharme McMillen and Associates (Applicant)**, for property located at **333 Borthwick Avenue** requesting a Wetland Conditional Use Permit from Section 10.1017.50 to widen the existing sidewalk and construct a new overhead canopy at the ambulance bay. The proposed impacts include approximately 730 s.f. of new impervious surface within the 100' wetland buffer. Said property is located on Assessor Map 240 Lot 2-1 and lies within the Office Research (OR) and Highway Noise Overlay Districts (HNOD). (LU-25-180)

1) *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.*

Motion: P. Giuliano; **Second:** A. Samonas

Motion passed with all in favor

2) *The Board voted to **grant** the Conditional Use Permit with the following **conditions**:*

2.1) *Applicant shall provide a planting plan to be reviewed and approved by Planning Department for the portion of the top of the swale bank that stretches the length of the ambulance garage to the lawn south of the helipad.*

2.2) *Applicant shall add a note to the plan that no snow storage in the wetland or within 25' of the resource.*

2.3) *All necessary dredging and maintenance work for the swale onsite shall be completed by the applicant and approved by the City of Portsmouth Department of Public Works as a condition prior to the issuance of a Certificate of Completion for this project.*

Motion: P. Giuliano; **Second:** K. Conard

Motion passed with all in favor

V. CITY COUNCIL REFERRALS

A. Historic District Commission Design Review of New Structures

No vote was taken, but the Board had discussion and provided comments to report back to City Council.

VI. OTHER BUSINESS

- A. 635 Sagamore Avenue** - Requesting a 1-Year extension to the February 20, 2025 Site Plan approval. (LU-22-209)

*The Board voted to grant a **six-month extension** of the Site Plan approved on February 20, 2025 to expire on August 20, 2026.*

Motion: T. Coviello; **Second:** A. Samonas
Motion passed with all in favor

- B.** Chairman updates and discussion items
- C.** Board discussion of Regulatory Amendments & other matters

VII. ADJOURNMENT

The meeting was adjourned at 8:23 p.m.