



CITY OF PORTSMOUTH

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

PLANNING BOARD

February 25, 2026

Mariya Kontsepolskaya & Ralph Minderhoud
65 Onyx Lane
Portsmouth, New Hampshire 03801

RE: Request for WCUP for property located at 65 Onyx Lane, Portsmouth, NH 03801 (LU-25-158).

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of **Thursday, February 19, 2026**, considered your application for 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 shown on Assessor Map 220 Lot 35 and lies within the Single Residence B (SRB) District. As a result of said consideration, the Board voted 1) 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 **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.

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,

A handwritten signature in black ink, appearing to read "Rick Chellman". The signature is stylized with large, sweeping loops and a long horizontal tail stroke.

Rick Chellman, Chairman of the Planning Board

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

Findings of Fact | Wetland Conditional Use Permit

City of Portsmouth Planning Board

Date: January 22, 2026

Property Address: 65 Onyx Lane

Application #: LU-25-158

Decision: Approve with Conditions

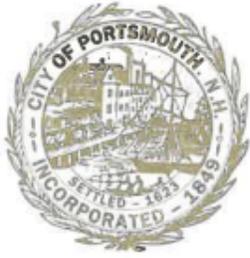
Findings of Fact:

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 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	<i>1. The land is reasonably suited to the use activity or alteration.</i>	Meets	This lot is already a residential use within the wetland buffer and it is proposing only temporary impacts to the wetland buffer through soil excavation.
2	<i>2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.</i>	Meets	This lot is entirely within the wetland buffer and there is no alternative location for this work.
3	<i>3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.</i>	Meets	The proposed work involves only temporary impacts which include soil disturbance. To limit impacts to the wetland, the applicant should consider the use of erosion controls to prevent sediment from entering the wetland on site during construction.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
4	<i>4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.</i>	Meets	This project does not propose any impacts to existing vegetation, only existing lawn immediately surrounding the home's foundation.
5	<i>5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.</i>	Meets	This project proposes temporary impacts to achieve construction goals and further protect the existing home.
6	<i>6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.</i>	Meets	The vegetated buffer strip is not being impacted as part of this project.
7	<u>Other Board Findings:</u>		



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PLANNING BOARD

February 25, 2026

Colbea Enterprises LLC
659 George Washington Highway
Lincoln, Rhode Island 02865

RE: Request for Site Plan Review approval for property located at 1980 Woodbury Avenue, Portsmouth, NH (LU-25-163)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of **Thursday, February 19, 2026**, considered your application for 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 shown on Assessor Map 239 Lot 11 and lies within the Gateway Corridor (G1) District. As a result of said consideration, the Board voted 1) 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 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.

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>

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Very truly yours,

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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
Corey Colewell, TF Moran, INC
Christopher Drescher, Cronin Bisson & Zalinsky P.C.

Findings of Fact | Site Plan Review

City of Portsmouth Planning Board

Date: February 19, 2026

Property Address: 1980 Woodbury Avenue

Application #: LU-25-163

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. <u>Applicable standards:</u>	Meets	<u>Applicable standards:</u> - Portsmouth Zoning Ordinance (Variances recvd. July 15, 2025) Portsmouth Site Plan Review Regulations
2	Provision for the safe development, change or expansion of use of the site.	Meets	The project proposes the development of a gas station and convenience store, aligning with the current use.
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	Standard erosion control methods are proposed during site development. There will be no adverse impacts to downstream properties. All runoff is captured and routes through treatment BMP's prior to entering the city drainage system.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
4	Adequate protection for the quality of groundwater.	Meets	Groundwater recharge requirements are met as the site is classified as "urban land".
5	Adequate and reliable water supply sources.	Meets	The site currently contains a gas station and convenience store and is supplied by municipal water. The proposed development will be served in the same manner, and the utility design has been review by DPW.
6	Adequate and reliable sewage disposal facilities, lines, and connections.	Meets	The site currently contains a gas station and convenience store and is supplied by municipal sewer. The proposed development will be served in the same manner, and the utility design has been review by DPW.
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	Any contaminants present due to the demolition of the current gas station and convenience store will be disposed of in accordance with all applicable regulations.
8	Adequate provision for fire safety, prevention and control.	Meets	The proposed gas station and convenience store will undergo fire code review within the Building Permit Process.
9	Adequate protection of natural features such as, but not limited to, wetlands.	Meets	There are no wetlands on-site. Natural features are being protected although the current site is fully developed.
10	Adequate protection of historical features on the site.	Meets	The site falls outside the City's Historic District
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	Sufficient off-street parking is provided in-site including for employees. The site entrances and exits will follow the same "right in, right out" traffic pattern that exists today.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
12	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	Meets	The project includes widening the existing sidewalk at the intersection of Woodbury Avenue and Gosling Road. This, along with sidewalks on-site will improve pedestrian mobility. All crosswalks on-site will be constructed with stamped concrete providing a visual and physical indicator of pedestrian areas.
13	Adequate insulation from external noise sources.	Meets	Additional landscaping is proposed between the new convenience store and abutting residential use. The additional landscaping, along with the shape and orientation of the proposed building will help to mitigate noise pollution from the proposed development and traffic along Woodbury Avenue.
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	The existing site is currently served by municipal solid waste disposal, police, emergency, medical and other municipal services. The site will remain serviced by the same municipal departments. Furthermore, the project has undergone review by the Technical Advisory Committee to ensure adequate capacity with municipal 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	Outdoor seating is proposed adjacent to the convenience store. This, along with the proposed bike rack and sidewalks provide usable and functional open space.
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	The sidewalks at the intersection of Gosling and Woodbury will be widened as a part of this project. On-site, there is pedestrian access from both Gosling Road and Woodbury Ave to the convenience store. This connection will also act as an additional route for pedestrians to travel to avoid walking near the busy intersection.
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	Plans have been reviewed by the Technical Advisory Committee, and the proposed use will be consistent with other uses in the area.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
18	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	Meets	Landscaping is proposed throughout the site to provide both visual buffers and noise/air pollution buffers.
19	Compliance with applicable City approved design standards.	Meets	The site design meets City approved standards.
	Other Board Findings:		



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PLANNING BOARD

February 25, 2026

Nicole and William Douglas
45 Artwill Avenue
Portsmouth, New Hampshire 03801

RE: Request for Preliminary and Final Subdivision approval request for property located at 409 Lafayette Road, Portsmouth NH 03801 (LU-25-126)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of Thursday, February 19, 2026, considered your application for Preliminary and Final Subdivision approval to subdivide the existing residential lot into two residential lots with associated site improvements . Said property is shown on Assessor Map 230 Lot 22 and lies within the Single Residence B (SRB) District. As a result of said consideration, the Board voted 1) 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 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.*

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.

All 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.

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:

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Very truly yours,

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Rick Chellman, Chairman of the Planning Board

cc: Rosann Maurice-Lentz, City Assessor
Derek R. Durbin, Esq., Attorney, Durbin Law Offices, PLLC

Findings of Fact | Subdivision Rules and Regulations

City of Portsmouth Planning Board

Date: February 19, 2026

Property Address: 409 Lafayette Road

Application #: LU-25-126

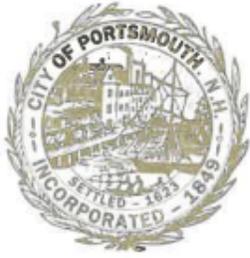
Decision: Approve with Conditions

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	Applicable standards: The project meets all the applicable Ordinances, Codes, and Regulations.
2	SECTION V - REQUIREMENTS FOR FINAL PLAT	Meets	The final plan will be submitted on mylar. The plan includes all of the information required for final approval and meets the standard for recording at the registry of deeds.
3	SECTION VI - GENERAL REQUIREMENTS	Meets	The subdivision was granted a variance to deviate from the lot frontage requirements. In all other ways, the application meets the general requirements of the regulations. No new public infrastructure is proposed.
4	SECTION VII - DESIGN STANDARDS	Meets	The development does not require the construction of any streets or public ways for access. Drainage improvements for the new house lot will be designed when the lot is developed. Utility services have been designed and reviewed by TAC.

	Subdivision Review Criteria	Finding (Meets Standards/ Requirements)	Supporting Information
5	<u>Other Board Findings:</u>		



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PLANNING BOARD

February 25, 2026

The Welby Long Family Revocable Trust
Jeffrey Paul McMahon and Lisa Hagerty-McMahon
1282 Sheila Lane
Pacifica , California 94044

RE: Requesting Lot Line Revision for property located at 245 & 255 Thornton Street,
Portsmouth, NH (LU-26-10)

Dear Property Owners:

The Planning Board, at its regularly scheduled meeting of February 19, 2026, considered your application for 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 property is shown on Assessor Map 162 Lots 1 and 2 and lies within the General Residence A (GRA) District. As a result of said consideration, the Board voted 1) 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) 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.

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.

All 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.

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:

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Very truly yours,

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Rick Chellman, Chairman of the Planning Board

cc: Rosann Maurice-Lentz, City Assessor
Darcy Peyser, Durbin Law Offices, PLLC

Findings of Fact | Subdivision Rules and Regulations

City of Portsmouth Planning Board

Date: February 19, 2026

Property Address: 245-255 Thornton Street

Application #: LU-26-10

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 submitted plan meets the requirements for section IV – requirements for preliminary Plat pertinent to a lot line adjustment application. See submitted LLA Plan.
2	SECTION V - REQUIREMENTS FOR FINAL PLAT	Meets	The submitted plan meets the requirements for section V – requirements for final Plat pertinent to a lot line adjustment application. See submitted LLA Plan.
3	SECTION VI - GENERAL REQUIREMENTS	Meets	The submitted plan meets the requirements for section V – requirements for final Plat pertinent to a lot line adjustment application where to resolve an encroachment/boundary dispute issue. See submitted LLA Plan.
4	SECTION VII - DESIGN STANDARDS	Meets	No construction is proposed. This is a simple lot line adjustment application to resolve an encroachment/boundary line

	Subdivision Review Criteria	Finding (Meets Standards/ Requirements)	Supporting Information
			dispute issue subject to RSA 676:4 1(e)(1). See submitted LLA Plan.
5	<u>Other Board Findings:</u>		



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PLANNING BOARD

February 25, 2026

HCA Health Services of NH, dba Ducharme McMillen & Associates
P.O. Box 80610
Indianapolis, Indiana 46280

RE: Request for WCUP for property located at 333 Borthwick Avenue, Portsmouth, NH (LU-25-180)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of **Thursday, February 19, 2026**, considered your application for 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 shown on Assessor Map 240 Lot 2-1 and lies within the Office Research (OR) and Highway Noise Overlay Districts (HNOD). As a result of said consideration, the Board voted 1) 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) 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.

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:

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Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor
Chris Akers, Engineer, Catalyst Design Group

Findings of Fact | Wetland Conditional Use Permit

City of Portsmouth Planning Board

Date: February 19, 2026

Property Address: 333 Borthwick Avenue

Application #: LU-25-180

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 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	<i>1. The land is reasonably suited to the use activity or alteration.</i>	Meets	This lot is a previously disturbed lot with mostly impervious surfaces for transportation and pedestrian access to the hospital. This project is a safety improvement for patients of the hospital and would create a small increase in impervious surface where landscaping exists today.
2	<i>2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.</i>	Meets	The location of proposed work is within the existing ambulance bay. There is no alternative location outside of the wetland buffer.
3	<i>3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.</i>	Meets	This project proposed an increase in impervious surfaces while also adding new downspouts to proposed canopy to capture additional stormwater runoff. New plantings are proposed near the sidewalk, but additional plantings should be included along the

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
			top of the swale bank that stretches the length of the ambulance garage to the lawn south of the helipad.
4	<i>4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.</i>	Meets	The expansion of impervious surfaces is proposed to occur within a portion of the existing landscape in order to accommodate the new sidewalk. New plantings are proposed adjacent to the new sidewalk.
5	<i>5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.</i>	Meets	Removal Due to the nature of the use, the applicant is proposing concrete sidewalks and asphalt within the wetland buffer. Additional plantings along the resource should be provided to offset the proposed impacts.
6	<i>6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.</i>	Meets	It appears as though the vegetated buffer strip is not being impacted as part of this project. Applicant should consider plantings within this area of the buffer to protect the wetland resource.
7	<u>Other Board Findings:</u>		



CITY OF PORTSMOUTH

Planning & Sustainability
Department
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Portsmouth, New Hampshire
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PLANNING BOARD

February 25, 2026

635 Sagamore Development, LLC
3612 Lafayette Rd Dept 4
Portsmouth, New Hampshire 03801

RE: Request for Site Plan approval Extension for property located at 635 Sagamore Avenue, Portsmouth, NH (LU-22-209)

Dear Property Owner:

The Planning Board, at its meeting of Thursday, February 19, 2026, considered your request for a 1-Year extension to the February 20, 2025 Site Plan approval.

As a result of said consideration, the Board voted to grant a **six-month extension** of the site plan approved on February 20, 2025 to expire on August 20, 2026.

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
Joseph Coronati, Jones & Beach
R. Timothy Phoenix, Hoefle, Phoenix, Gormley & Roberts, PLLC