

**PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

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

**7:00 Public Hearings begin**

**February 19, 2026**

**AGENDA**

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**REGULAR MEETING 7:00pm**

**I. APPROVAL OF MINUTES**

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

**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.

**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.

**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)

#### **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)**
- 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)**
- 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)**
- 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)**

#### **V. CITY COUNCIL REFERRALS**

- A. Historic District Commission Design Review of New Structures**

**VI. OTHER BUSINESS**

- A. 635 Sagamore Avenue** - Requesting a 1-Year extension to the February 20, 2025 Site Plan Approval. (LU-22-12)
- B.** Chairman updates and discussion items
- C.** Board discussion of Regulatory Amendments & other matters

**VII. ADJOURNMENT**

*\*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\\_scJEEVexTcWiqgjMAsXPaQ](https://us06web.zoom.us/webinar/register/WN_scJEEVexTcWiqgjMAsXPaQ)