

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

6:00 (Item I) - Master Plan Update

7:00 (Item II) - Public Hearings begin

March 26, 2026

AGENDA

I. UPDATE ON THE MASTER PLAN FROM UTILE

II. APPROVAL OF MINUTES

A. Approval of the February 19, 2026 meeting minutes.

III. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

A. The request of **Double MC LLC (Owner)**, for property located at **134 Pleasant Street** requesting Site Plan Review approval for redevelopment of the site to include reuse and expansion of the existing structure, and construction of a new structure, for residential and commercial uses with associated site improvements.

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 **Double MC LLC (Owner)**, for property located at **134 Pleasant Street** requesting Site Plan Review approval for redevelopment of the site to include reuse and expansion of the existing structure, and construction of a new structure, for residential and commercial uses with associated site improvements. Said property is located on Assessor Map 116 Lot 30 and lies within the Character District 4 (CD4) and Historic Districts. (LU-25-138)

B. The request of **The City of Portsmouth (Owner)**, for property located at **50 Clough Drive** requesting a Wetland Conditional Use Permit from Section 10.1017.50 to upgrade the playground at Little Harbor Elementary School which will create compliance with universally accessible (UA) standards while incorporating nature-based play. The project includes temporary impact of 10,274 s.f. and permanent impacts of 17,968 s.f. to the wetland buffer area. Said property is located on Assessor Map 206 Lot 20 and lies within the Municipal (M) District. (LU-25-181)

- C. The request of **Portsmouth Lodge 97 of Elks (Owner)**, for property located at **500 Jones Avenue** requesting a Wetland Conditional Use Permit from Section 10.1017.50 for the replacement of an existing exterior deck, ADA-accessible ramp, and breezeway at the Portsmouth Elks Lodge. The project consists of an in-kind replacement within the existing footprint with 2,248 s.f of temporary buffer impacts and 52 s.f. of permanent impacts within the wetland buffer. Said property is located on Assessor Map 227 Lot 1 and lies within the Single Residence A (SRA) District. (LU-26-4)

V. OTHER BUSINESS

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

VI. 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