

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

6:00 PM

7:00 PM Public Hearings begin

March 26, 2026

ACTION SHEET

REGULAR MEETING 7:00pm

I. UPDATE ON THE MASTER PLAN FROM UTILE

II. APPROVAL OF MINUTES

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

The February 19, 2026 minutes were approved as presented.

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

Motion passed 6-0 with member Bowen abstaining.

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.

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: P. Giuliano ***Second:*** T. Coviello

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 **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)

*The Board voted to request that the City Council consider whether and how, by license or otherwise, the adjacent City property might be used for access and/or drainage purposes, in order to provide the Planning Board with guidance on those topics and to **continue** the application to the **April 16th meeting**. At the request of the applicant, and for the information of the City Council, the Board preferred the proposed site plan option for egress over the Parrot Avenue lot over the other option presented for consideration.*

Motion: T. Coviello; **Second:** P. Giuliano
Motion passed with all in favor.

- 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)

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: T. Coviello, **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) *An educational sign shall be installed at the rain garden which aims to educate elementary school children about the purpose of the rain garden.*
- 2.2) *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.*

- 2.3) *Maintenance for the new playgrounds shall be consistent with Greenfield Certification standards.*
- 2.4) *Regular maintenance for the proposed rain garden shall be included in the existing playground safety checks which occur at a more frequent interval than annual or seasonal maintenance.*

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

- 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)

P. Giuliano recused from the public hearing.

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: T. Coviello; **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) *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.*
- 2.2) *Any rutting or soil disturbance due to construction activity and equipment shall be seeded and stabilized upon completion of work.*
- 2.3) *Information on any proposed crushed stone and deck permeability shall be included as a note on the plan. This information should include size, depth and square footage of crushed stone. In addition, applicant shall provide information on the spacing of the deck boards to ensure permeability of stormwater.*

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

V. OTHER BUSINESS

A. Chairman updates and discussion items

B. Board discussion of Regulatory Amendments & other matters

V. ADJOURNMENT

The meeting was adjourned at 9:53 pm.

Action Sheet, Planning Board Meeting, March 26, 2026