

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

**6:00 PM Non Public Session, Conference Room A
7:00 PM Public Hearings begin**

April 16, 2026

ACTION SHEET

REGULAR MEETING 7:00pm

I. APPROVAL OF MINUTES

- A. Approval of the March 26, 2026 meeting minutes.

The Board voted to approve the March 26, 2026 meeting minutes as presented.

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

Motion passed with all in favor with K. Conard, B. Moreau, and J. Almeida abstaining.

II. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

- A. The request of **Paul J. Griffin Family Trust (Owner)**, for property located at **0 South Street and Richards Avenue** requesting Preliminary and Final Subdivision approval to subdivide one lot into two conforming lots with associated improvements. Said property is located on Assessor Map 112 Lot 24A and lies within the General Residence A (GRA) 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 applications for consideration.

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

Motion passed with all in favor.

SITE PLAN REVIEW

- A. The request of **1151 Sagamore Avenue CBC LLC (Owner)**, for property located at **1151 Sagamore Avenue** requesting Site Plan Review approval for the demolition of the existing structure and construction of four (4) standalone condominium single

family structures with associated site improvements. Said property is located on Assessor Map 224 Lot 19 and lies within the Mixed Residential Office (MRO) 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 applications for consideration.

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

- B. REQUEST TO POSTPONE** The request of **Brora LLC (Owner)**, for property located at **150 Portsmouth Boulevard** requesting Site Plan Review approval for the construction of three (3), six (6) story multifamily residential buildings with associated site work including parking, driveway access, utility, drainage, landscaping, and lighting improvements and reconstruction of Portsmouth Boulevard in front of the development. Said property is located on Assessor Map 213 Lot 12 and lies within the Office Research (OR) and Gateway Neighborhood Overlay (GNOD) Districts.
REQUEST TO POSTPONE

*At the applicant's request, the Board voted to **postpone** the petition to the May meeting.*

Motion: T. Coviello; **Second:** B. Moreau
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 **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)

J. Almeida recused from the public hearing.

- 1) *At the request of the applicant, the Board voted to **continue** to the May 21, 2026 meeting.*

Motion: T. Coviello; **Second:** B. Moreau
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 **J. Paul Griffin Family Trust (Owner)**, for property located at **0 South Street** and **Richards Avenue** requesting Preliminary and Final Subdivision approval to subdivide one lot into two conforming lots with associated improvements. Said property is located on Assessor Map 112 Lot 24A and lies within the General Residence A (GRA) District. (LU-26-19)

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

- B.** The request of **Atlas Commons LLC (Owner)**, for property located at **581 Lafayette Road** requesting a second one-year extension of the Site Plan for two 4-story additions to the existing building that will total 72 residential units with associated site improvements including lighting, utilities, landscaping, and stormwater treatment/management and a Conditional Use Permit from Section 10.5B72 for increased density, building height and footprint. Said property is located on Assessor Map 229 Lot 8B and lies within the Gateway Corridor (G1) District. (LU-23-189)

1) The Board voted to find that the Conditional Use Permit application meets the criteria set forth in Section 10.5B11 and 10.5B73 and to adopt the findings of fact as presented.

Motion: P. Giulian; **Second:** J. Almeida
Motion passed with all in favor.

2) The Board voted to **grant** modifications of standards from Section 10.5B22.40 Special Setback Requirements on Lafayette Road, Section 10.5B73.20 to allow the public realm improvements to be located in a different zoning district, Section 10.5B34.80 to allow a building with 72 units, Section 10.5B41.80 to allow 7.6% community space where 10% is required, and to allow a building footprint of 42,434 square feet where 24,000 is allowed.

3) The Board voted to **grant** the Conditional Use Permit as presented.

Motion: P. Giuliano; **Second:** J. Almeida
Motion passed with all in favor.

4) The Board voted to **grant** a second one-year extension of the site plan to May 16, 2027, incorporating all of the conditions from the May 23, 2024 letter of decision and the **condition** below:

4.1) Applicant must obtain final approval of the catch basin from DPW.

Motion: P. Giuliano; **Second:** J. Almeida
Motion passed with all in favor.

- C. The request of **1151 Sagamore Avenue CBC LLC (Owner)**, for property located at **1151 Sagamore Avenue** requesting Site Plan Review approval for the demolition of the existing structure and construction of four (4) standalone condominium single family structures with associated site improvements. Said property is located on Assessor Map 224 Lot 19 and lies within the Mixed Residential Office (MRO) District. (LU-25-178)

W. Bowen recused from the public hearing and Alternate Perier took a voting seat.

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:** C. Conard
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) *The applicant shall provide an access easement to the City for water valve access and leak detection. The easement shall be reviewed and approved by the Planning and Legal Departments prior to acceptance by the City Council.*

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.cityofportsmouth.com/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:** J. Almeida
Motion passed with all in favor.

D. The request of **Peter Evans and Julie Myers Revocable Trust (Owner)**, for property located at **323 Jones Ave** requesting a Wetland Conditional Use Permit from Section 10.1017.50 for the construction of a set of exterior stairs to access an ADU above an existing garage which is located within the wetland buffer area. The stairs will create approximately 96 s.f. of impact within the buffer. The stairs will create approximately 96 s.f. of impact within the buffer. Said property is located on Assessor Map 222 Lot 72 and lies within the Single Residence B (SRB) District. (LU-26-28)

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: A. Samonas; **Second:** K. Conard
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) Applicant shall place crushed stone below the proposed staircase to help with infiltration of stormwater.

2.3) Applicant shall construct the staircase with at least 1/4 - 1/2" spacing between any boards to allow for permeability.

Motion: A. Samonas; **Second:** K. Conard
Motion passed with all in favor.

E. REQUEST TO POSTPONE The request of **Brora LLC (Owner)**, for property located at **150 Portsmouth Boulevard** requesting Site Plan Review approval for the construction of three (3), six (6) story multifamily residential buildings with associated site work including parking, driveway access, utility, drainage, landscaping, and lighting improvements and reconstruction of Portsmouth Boulevard in front of the development. Said property is located on Assessor Map 213 Lot 12 and lies within the Office Research (OR) and Gateway Neighborhood Overlay (GNOD) Districts.
REQUEST TO POSTPONE (LU-25-114)

*At the applicant's request, the Board voted to **postpone** the petition to the May meeting.*

Motion: T. Coviello ; **Second:** B. Moreau
Motion passed with all in favor.

V. OTHER BUSINESS

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

VI. ADJOURNMENT

The meeting was adjourned at 9:05 pm.