



CITY OF PORTSMOUTH

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

PLANNING BOARD

May 28, 2026

Double MC. LLC
10 Pleasant Street, Suite 300
Portsmouth, New Hampshire 03801

RE: Request for Site Plan Review approval for property located at 134 Pleasant Street, Portsmouth NH 03801 (LU-25-138)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of **Thursday, May 21, 2026**, considered your application for 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 shown on Assessor Map 116 Lot 30 and lies within the Character District 4 (CD4) and Historic District.

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 amended-noting the banking operation will be located in the existing building; *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) Applicant will provide revisions to the site and floor plans in conformance with the stated changes with the banking remaining in the existing building along with stated changes to parking and traffic, ensuring there is no increase in impacts. Revised plans shall be reviewed and approved by Planning & Sustainability Staff.

2.2) 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.

2.3) 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.

2.4) 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>

2.5) The applicant shall prepare a Construction Management and Mitigation Plan (CMMP) for review and approval by the City's Legal and Planning Departments unless City staff determines that such plan is not needed.

2.6) *The applicant shall agree to pay for the services of an oversight engineer, to be selected by the City, to monitor the construction of improvements within the public rights-of-way and on site.*

Conditions to be satisfied subsequent to commencement of site work and construction activity but prior to release of surety bond or certificate of occupancy.

2.7) *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;*

2.8) *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.*

Referral to City Council

- 1) *The Board voted to recommend that the City Council approve a license and/or easement for a private stormwater pipe and related drainage infrastructure to cross City-owned property within the Parrott Avenue municipal parking lot area, as shown on the off-site grading and drainage plans submitted for 134 Pleasant Street, with the condition that the City shall retain the authority to require the removal, modification, or relocation of the stormwater infrastructure at any time, at the sole expense of the property owner, should the City determine such action is necessary for municipal purposes, public improvements, or changes to City operations, and subject to final legal review by the City Attorney and the Department of Public Works.*

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>

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, flowing 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

Peter H. Rice, Director of Public Works
Francis X. Bruton, Esq., Attorney, Bruton & Berube, PLLC
Tracy Kozak, ARCoVe Architects
John Chagnon, Haley Ward
James J. Steinkrauss, Esq., Attorney, Rath, Young & Pignatelli, PC
Michael K. O'Neil, Esq., Attorney, Rath, Young & Pignatelli, PC

Findings of Fact | Site Plan Review

City of Portsmouth Planning Board

Date: 5-21-26

Property Address: 134 Pleasant Street

Application #: LU – 25-138

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.	Meets	The Project complies with the intent and language of the Ordinance requirements; The project has received HDC Approval.
2	Provision for the safe development, change or expansion of use of the site.	Meets	The site changes have been vetted as safe. Construction safety will be developed in the construction process.
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	The site development plan introduces stormwater management that will include an advanced drainage treatment structure as well as stormwater separation from the combined stormwater / sewer flow.
4	Adequate protection for the		Runoff is captured in city collection system.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
	quality of groundwater.	Meets	No groundwater withdrawal proposed as the water supply is city. No nearby production wells.
5	Adequate and reliable water supply sources.	Meets	Water supply is Public - City. Supply confirmed by TAC review. Plumbing fixtures will be water conserving.
6	Adequate and reliable sewage disposal facilities, lines, and connections.	Meets	Sewer connection is Public - City. Connection(s) reviewed by TAC. Sewer Separation project included.
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	The proposed office and residential uses are similar to other adjacent uses and will not contribute in a significant manner to the types of impacts associated with the items listed. Proposal has been reviewed and approved by TAC.
8	Adequate provision for fire safety, prevention and control.	Meets	Building locations and access approved by Portsmouth Fire Department at TAC.
9	Adequate protection of natural features such as, but not limited to, wetlands.	Meets	The project is on a previously developed Urban site, so there are no wetland impacts. The off-site drainage connection will require a NHDES Shoreland Permit for the impact, which has been approved. A NHDES Wetland Permit, which is in submission, and a Portsmouth Wetland CUP, also in process.
10	Adequate protection of historical features on the site.	Meets	The existing building footprint will be preserved, and the new building façades are HDC Approved.
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	The development team has worked with TAC to address any potential issues. Traffic will use the Pleasant Street entrances exclusively.
12	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	Meets	The City's Traffic Engineer and TAC approved the traffic study.
13	Adequate insulation from external noise sources.	Meets	Construction will conform with the required building code requirements.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
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	Trash will be collected in the basement trash collection area. TAC Review included Fire and Police Departments; all concerns addressed in design.
15	Provision of usable and functional open spaces of adequate proportions, including needed recreational facilities that can reasonably be provided on the site	Meets	Site development proposal has conforming open space – calculations provided. Development includes landscape improvements to the site to create a potential public space along the westerly pedestrian corridor.
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	Adequate access for the site development is provided from Pleasant Street. Bicycle storage provided on site.
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	Land is suitable for the intended purpose, currently used as a banking facility with offices. Development is adding residential use. The site is an urban building site, and plans follow ordinance and guidelines; see TAC approval.
18	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	Meets	Significant Landscaping improvements proposed, meeting open space requirements and improving the property.
19	Compliance with applicable City approved design standards.	Meets	See HDC and TAC approvals.
	Other Board Findings: The existing banking operation, including the drive through, will remain in the existing building.		



CITY OF PORTSMOUTH

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

PLANNING BOARD

May 28, 2026

Brora, LLC
210 Commerce Way, Suite 300
Portsmouth, New Hampshire 03801

RE: Site Plan Review approval for property located at 150 Portsmouth Boulevard,
Portsmouth, NH (LU-25-114)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of **Thursday, May 21, 2026**, considered your request to postpone your application for 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 shown on Assessor Map 213 Lot 12 and lies within the Office Research (OR) and Gateway Neighborhood Overlay (GNOD) Districts. As a result of said consideration, the Board voted to **postpone** the petition to the June meeting.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, June 18, 2026**. One (1) hard copy of any revised plans and/or exhibits as well as an updated electronic file (in a PDF format) must be filed in the Planning & Sustainability Department and uploaded to the online permit system no later than Friday, May 29, 2026.

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:

Neil Hansen, Tighe & Bond
Patrick Crimmins, Tighe & Bond



CITY OF PORTSMOUTH

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

PLANNING BOARD

May 28, 2026

Jeannette MacDonald
86 Farm Lane
Portsmouth, New Hampshire 03801

RE: Request for Preliminary/Final Subdivision & Site Plan Review approvals for property located at 86 Farm Lane, Portsmouth, NH (LU-26-16)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of **Thursday, May 21, 2026**, considered your application for Preliminary and Final Subdivision approval and Site Plan Review approval to subdivide one lot into three lots with associated site improvements. Said property is shown on Assessor Map 236 Lot 74 and lies within the Single Residence B (SRB) District.

The Board voted to grant the requested waivers from the Subdivision Ordinance for a hammerhead instead of cul-de-sac and for a road width of 22 feet of pavement instead of 32 feet.

a) Strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations; and

- 2) The Board voted to **grant** the the requested waiver to not record the Site Plan with the condition that a note be added to the Subdivision Plan that the full site plan is on file in the Planning & Sustainability Department.

Subdivision

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; 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.

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.

Site Plan Review Approval

1) The Board voted to find that the Site Plan Application meets the requirements set forth in the Site Plan Review 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) *Applicant shall contact DPW prior to any work in the right of way and when working with the Municipally owned utilities.*

2.3) *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:

2.4) *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;*

2.5) *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:

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Very truly yours,

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

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
Eric Weinrieb, Altus Engineering, LLC
Brett Berger, Flipping Bergers, LLC

Findings of Fact | Subdivision Rules and Regulations

City of Portsmouth Planning Board

Date: May 21, 2026

Property Address: 86 Farm Lane

Application #: LU-26-16

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 project meets all the standards and requirements of Section IV, requirements for a preliminary plat.
2	SECTION V - REQUIREMENTS FOR FINAL PLAT	Meets	The project meets all the standards and requirements of Section V, requirements for a final plat.
3	SECTION VI - GENERAL REQUIREMENTS	Meets	The application has been reviewed by the Technical Advisory Committee (TAC) for conformance with the General Requirements. The application was recommended for approval on April 7, 2026 at the Technical Advisory Committee Meeting.
4	SECTION VII - DESIGN STANDARDS	Meets	The application has been reviewed by the Technical Advisory Committee (TAC) for conformance with these minimum

	Subdivision Review Criteria	Finding (Meets Standards/ Requirements)	Supporting Information
			requirements. The application was recommended for approval on April 7, 2026 at the Technical Advisory Committee Meeting.
5	<u>Other Board Findings:</u>		

Findings of Fact | Site Plan Review

City of Portsmouth Planning Board

Date: May 21, 2026

Property Address: 86 Farm Lane

Application #: LU-26-16

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> The project meets all the applicable Ordinances, Codes, and Regulations with the exception of requesting 3 waivers from the subdivision and site plan review regulations.
2	Provision for the safe development, change or expansion of use of the site.	Meets	The project has been vetted by the TAC which found no unsafe elements on the design proposal.
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	The project includes provisions for adequate temporary and permanent erosion control measures for use during and post construction. The stormwater management design treats the new hard scape areas and discharges into the right-of-way and eventually into a drainage swale.
4	Adequate protection for the		The project does not propose any uses

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
	quality of groundwater.	Meets	with high pollutant loads that could impact the groundwater supply.
5	Adequate and reliable water supply sources.	Meets	The project does not new wells and utilizes the existing municipal public water supply.
6	Adequate and reliable sewage disposal facilities, lines, and connections.	Meets	The project will be connected to the municipal sanitary sewage collection system.
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	Two new residential homes will be created. The development will not create any 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.
8	Adequate provision for fire safety, prevention and control.	Meets	As part of the TAC review, the Portsmouth Fire Department supported the project including the request to reduce the roadway width and the alternative vehicular turnaround design.
9	Adequate protection of natural features such as, but not limited to, wetlands.	Meets	No wetlands or wetland buffers will be impacted with the development.
10	Adequate protection of historical features on the site.	Meets	The project will not impact any known historical resources.
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	The project will generate a minimal amount of new traffic from the addition of 2 new homes. All traffic will safely access the site from Farm Lane. TAC did not have any issues with traffic generation or public safety.
12	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	Meets	TAC did not have any issues with traffic generation or public safety for new single family residences.
13	Adequate insulation from external noise sources.	Meets	The proposed residential development will meet all applicable codes relating to noise during and post construction.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
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 project has been reviewed and approved by TAC which found that the project will not create an unreasonable demand on City infrastructure or 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	No community open space will be provided for the 3-lot subdivision. Vegetated buffers and setbacks meeting the zoning ordinances will be provided with the exception of the existing home.
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 project is of such a diminutive scale that it does not require a sidewalk connection to the street. Farm Lane and the surrounding neighborhood does not have a sidewalk system.
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	Zoning relief was granted to allow lots with less than the minimum frontage and lot area. The lot sizes are consistent with the neighborhood. The conceptual site plan and drainage computations demonstrate that the construction of adequately sized homes will not create a danger to abutters or public health.
18	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	Meets	The lot development will meet the required zoning regulations for setbacks, open space and building coverage except where zoning relief was granted. No commercial noise or air pollution will be generated.
19	Compliance with applicable City approved design standards.	Meets	The project meets or exceeds all applicable City design standards except where zoning relief was granted or waivers requested.
	Other Board Findings:		



CITY OF PORTSMOUTH

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PLANNING BOARD

May 28, 2026

Double MC, LLC
10 Pleasant Street, Suite 300
Portsmouth, New Hampshire 03801

RE: Request for Wetland Conditional Use Permit approval for property located at 0 Parrot Avenue, Portsmouth NH 03801 (LU-26-60)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of **Thursday, May 21, 2026**, considered your application for a Wetland Conditional Use Permit from Section 10.1017.50 for the installation of a new treated stormwater pipe below the Parrott Avenue parking as part of the redevelopment at 134 Pleasant Street. There will be 601 square feet of disturbance within the wetland buffer area which is located beneath the existing parking lot. Said property is shown on Assessor Map 116 Lot 30 and lies within the Character District 4 (CD4) and Historic District.

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; *and* 2) to **grant** the Conditional Use Permit **as presented**.

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>

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Very truly yours,

Rick Chellman, Chairman of the Planning Board

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

Mark McNabb, Double MC LLC
John Chagnon, Haley Ward



CITY OF PORTSMOUTH

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

PLANNING BOARD

May 28, 2026

Joe Regan
Regan Electric CO INC
94 Langdon Street
Portsmouth, New Hampshire 03801

RE: Request for Site Plan Review approval for property located at 94 Langdon Street and 98 Cornwall Street, Portsmouth NH 03801 (LU-25-175)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of **Thursday, May 21, 2026**, considered your request to postpone your application for Site Plan Review approval to merge the two lots, demolish the existing buildings, and construct three (3) single-family dwellings with associated site improvements. Said property is shown on Assessor Map 139 Lots 1 and 8 and lies within the Mixed Residential Business (MRB) District. As a result of said consideration, the Board voted to **postpone** the request to the June meeting.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, June 18, 2026**. One (1) hard copy of any revised plans and/or exhibits as well as an updated electronic file (in a PDF format) must be filed in the Planning & Sustainability Department and uploaded to the online permit system no later than Friday, May 29, 2026.

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:

Derek R. Durbin, Durbin Law Offices
Chinburg Development, LLC



CITY OF PORTSMOUTH

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

PLANNING BOARD

May 28, 2026

Society for the Protection of New Hampshire Forests
54 Portsmouth Street
Concord, New Hampshire 03302

RE: Wetland Conditional Use Permit for property located at 400 Little Harbor Road, Portsmouth NH (LU-26-26)

Dear Applicant:

The Planning Board, at its regularly scheduled meeting of **Thursday, May 21, 2026**, considered your application for a Wetland Conditional Use Permit from Section 10.1015.50 for the construction of two sections of existing shoreline trails at the Creek Farm Property. The project will rebuild 300 linear feet of eroded trail approximately 5 feet wide for a total of 1,500 square feet of permanent impact area. Said property is shown on Assessor Map 203 Lot 8 and lies within the Rural (R) District.

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; *and* 2) to **grant** the Conditional Use Permit with the following **conditions**:

2.1) Applicant shall work with Planning & Sustainability staff to install or update signage where appropriate to include education on wetland systems and sensitivities.

2.2) Any areas used of temporary impacts will be returned to original condition.

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,

Rick Chellman, Chairman of the Planning Board

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

Findings of Fact | Wetland Conditional Use Permit

City of Portsmouth Planning Board

Date: May 21, 2026

Property Address: 400 Little Harbor Road

Application #: LU-26-26

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	The existing trail pre-dates the Forest Society's ownership of the property, with year-round non-motorized recreational uses including walking, snowshoeing, and skiing being popular and appropriate uses of this area. The wear currently seen on the trail is typical for a natural surface trail in this type of location and needs to be addressed to stop further resource damage.
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	To continue providing access to the scenic views and points of interest that the current trail accesses and connects, the trail must remain inside the wetland buffer. If the section of trail with the planned turnpike were relocated outside the wetland buffer, it would require impacts to the wetland buffer in currently unimpacted areas so the relocated trail could reconnect with the existing trail. Given the nature of the surrounding terrain, any trail Page 4reroute would require being surfaced with a hardened fill material in a similar manner as the turnpike to avoid similar erosion

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
			and drainage problems in the long term. Relocating the trail would cause more significant ecological impacts within the wetland buffer than simply improving the trail in its existing location.
3	<i>3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.</i>	Meets	This project will not have any substantive adverse impacts on any wetland resources or their functional values on the property, or any other surrounding property. By creating a more erosion resistant and dry trail surface that hikers will stay on, the project will protect and enhance wetland functional values by stopping the widening of the trail and improving drainage compared to the existing trail.
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 will create very little disturbance to any existing vegetation since the existing trail corridor is wide enough for the planned structure. In one narrower area, the trail corridor may need to be expanded by 1-2 feet temporarily to accommodate construction activities, and this area is outside the vegetated buffer strip zone. The vegetation that would be removed along this narrower section of trail is primarily state-recognized invasive species such as Glossy Buckthorn, European Honeysuckle, and Oriental Bittersweet. There are several larger trees with large roots exposed by erosion of the trail, these roots would be built over or around rather than removed, to reduce the likelihood of any impact to healthy trees.
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	A trail re-route is more impactful to the wetland buffer for reasons described in criteria 2. Other alternatives would be a wooden puncheon boardwalk, which would involve the construction of a substantial structure with increased use of pressure-treated wood and still require construction activity within the same existing footprint. A puncheon boardwalk would be less accessible to different users and would do less to address existing drainage issues than a turnpike. Moreover, a puncheon boardwalk would need to be

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
			entirely replaced 20-30 years, while a turnpike will last indefinitely with basic maintenance. The far shorter lifespan of the Page 5punccheon would create future intrusions into the area to replace and render the project economically unfeasible.
6	<i>6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.</i>	Meets	This project will not create any permanent impact outside the existing trail corridor. With hikers staying on the new trail surface, areas impacted by hikers going around wet ground should revegetate naturally.
7	<u>Other Board Findings:</u>		



CITY OF PORTSMOUTH

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

PLANNING BOARD

May 28, 2026

304 Maplewood Avenue LLC
304 Maplewood Avenue
Portsmouth, New Hampshire 03801

RE: Request for amended Site Plan approval for property located at 304 Maplewood Ave, Portsmouth, NH (LU-26-5)

Dear Owner:

The Planning Board, at its regularly scheduled meeting of Thursday, May 21, 2026, considered your application for amended Site Plan approval for a 1,011 square foot addition to the existing office building. Said property is shown on Assessor Map 140 as Lot 7 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. As a result of said consideration, 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; *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 and when working with the Municipally owned utilities.*
- 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>*

This approval is granted subject to all conditions of approval by the Planning Board on 12/15/88 and to all other requirements stated in the Planning Board letter of decision dated .

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 above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any approved work.

The Planning & Sustainability Director must certify that all conditions of approval have been completed prior to issuance of a building permit unless otherwise indicated above.

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
Joe Coronati, Jones and Beach, Inc.

Findings of Fact | Site Plan Review

City of Portsmouth Planning Board

Date: May 21, 2026

Property Address: 304 Maplewood Avenue

Application #: LU-26-5

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> Building addition conforms to Zoning Ordinance and HDC approved.
2	Provision for the safe development, change or expansion of use of the site.	Meets	Agreed, small addition and only minor changes to the site.
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	Agreed, this is a small building addition and no other added impervious surface proposed. Roof water to be infiltrated with stone drip edge.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
4	Adequate protection for the quality of groundwater.	Meets	No change, infiltratry stormwater
5	Adequate and reliable water supply sources.	Meets	Yes, building already connected to city water.
6	Adequate and reliable sewage disposal facilities, lines, and connections.	Meets	Yes, building already connected to city sewer.
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	No odors from office building exist or proposed.
8	Adequate provision for fire safety, prevention and control.	Meets	Yes, see architectural plans.
9	Adequate protection of natural features such as, but not limited to, wetlands.	Meets	Yes, NHDES Shoreland Permit already granted. No impacts to local wetland buffers.
10	Adequate protection of historical features on the site.	Meets	Yes, there are none present to our knowledge.
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	Yes, curb cuts are well defined and no change to parking accept adding better stripping.
12	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	Meets	Yes, curb cuts are well defined and no change to parking accept adding better stripping.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
13	Adequate insulation from external noise sources.	Meets	Yes
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	Small addition already connected to city utilities. No change proposed.
15	Provision of usable and functional open spaces of adequate proportions, including needed recreational facilities that can reasonably be provided on the site	Meets	This proposal exceeds the open space requirements.
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	No change to access to building.
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	Property is already developed and area for proposed addition is currently lawn and flat.
18	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	Meets	Yes, we are adding stockade fencing around the property and maintaining the existing landscaping, open space and wooded buffers.
19	Compliance with applicable City approved design standards.	Meets	
	Other Board Findings:		



CITY OF PORTSMOUTH

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

PLANNING BOARD

May 28, 2026

Tom Reis
Sea Level LLC
P.O. Box 4094
Portsmouth, New Hampshire 03801

RE: Requesting a 1-Year WCUP Extension for property located at 185-187 Wentworth House Rd, Portsmouth, NH (LU-25-2)

Dear Property Owner:

The Planning Board, at its meeting of Thursday, May 21, 2026, considered your request for a one-year extension to the Wetland Conditional Use Permit approval granted on June 18, 2025.

The Board voted to **grant** the extension, now to expire on **June 25, 2027**.

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
Jay Johonnett, Project Engineer, Aries Engineering
Steve Graham, Project Engineer, Aries Engineering



CITY OF PORTSMOUTH

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

PLANNING BOARD

May 28, 2026

361 Hanover Steam Factory, LLC
361 Hanover Street
Portsmouth, New Hampshire 03801

RE: Request for a 1-Year Extension of the Site Plan approval for property located at 361 Hanover Street, Portsmouth, NH (LU-24-196)

Dear Property Owner:

The Planning Board, at its meeting of Thursday, May 21, 2026, considered your request for a one-year extension the Site Plan approval granted on August 21, 2025.

The Board voted to **grant** the one-year extension, now to expire on **August 21, 2027**.

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
John Bosen, DTC Law
John Chagnon, Ambit Engineering, Inc.