

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 Public Hearings begin

May 21, 2026

AGENDA

REGULAR MEETING 7:00pm

I. APPROVAL OF MINUTES

A. Approval of the April 16, 2026 meeting minutes.

II. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

A. The request of **Jeannette McDonald (Owner) Flipping Bergers, LLC (Applicant)**, for property located at **86 Farm Lane** requesting Preliminary and Final Subdivision approval.

SITE PLAN REVIEW

A. **REQUEST TO POSPONE TO JUNE** The request of Brora LLC (Owner), for property located at **150 Portsmouth Boulevard** requesting Site Plan Review approval. **REQUEST TO POSPONE TO JUNE**

B. The request of **Jeannette McDonald (Owner) Flipping Bergers, LLC (Applicant)**, for property located at **86 Farm Lane** requesting Site Plan Review approval.

C. The request of **304 Maplewood LLC (Owner)**, for property located at **304 Maplewood Avenue** requesting amended Site Plan Review approval.

D. **REQUEST TO POSPONE** The request of **Regan Electric CO INC (Owner)**, and **Chinburg Development (Applicant)**, for property located at **94 Langdon Street** and **98 Cornwall Street** requesting Site Plan Review approval. **REQUEST TO POSPONE**

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)

- B. **REQUEST TO POSPONE TO JUNE** 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 POSPONE TO JUNE** (LU-25-114)

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 **Jeannette McDonald (Owner)**, and **Flipping Bergers, LLC (Applicant)**, for property located at **86 Farm Lane** requesting Preliminary and Final Subdivision approval and Site Plan Review approval to subdivide one lot into three lots with associated site improvements. Said property is located on Assessor Map 236 Lot 74 and lies within the Single Residence B (SRB) District. (LU-26-16)

- B. The request of **Double MC LLC (Applicant)**, and **The City of Portsmouth (Owner)**, for property located at **0 Parrott Avenue** requesting 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 located on Assessor Map 115 Lot 4-1 and lies within the Municipal (M) and Historic Districts. (LU-26-60)

- C. REQUEST TO POSPONE** The request of **Regan Electric CO INC (Owner)**, and **Chinburg Development (Applicant)**, for property located at **94 Langdon Street** and **98 Cornwall Street** requesting 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 located on Assessor Map 139 Lots 1, 8 and lies within the Mixed Residential Business (MRB) District. **REQUEST TO POSPONE (LU-25-175)**
- D.** The request of **Society for the Protection of Forests (Owner)**, for property located at **400 Little Harbor Road** requesting 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 located on Assessor Map 203 Lot 8 and lies within the Rural (R) District. (LU-26-26)
- E.** The request of **304 Maplewood LLC (Owner)**, for property located at **304 Maplewood Avenue** requesting amended Site Plan approval for a 1,011 square foot addition to the existing office building. Said property is located on Assessor Map 140 Lot 7 and lies within the Character District 4-L2 (CD4-L2) and Historic District. (LU-26-5)

V. OTHER BUSINESS

- A.** The request of **Sea Level LLC (Owner)**, for property located at **185-187 Wentworth Road** requesting a one-year extension the Wetland Conditional Use Permit granted on June 18, 2025.
- B.** The request of **361 Hanover Steam Factory LLC (Owner)**, for property located at **361 Hanover Street** requesting a one-year extension the Site Plan approval granted on August 21, 2025.
- C.** Chairman updates and discussion items
- D.** 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_scJEEVexTcWiqgiMAsXPaQ