



CITY OF PORTSMOUTH

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

PLANNING BOARD

June 25, 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, June 18, 2026, received and acknowledged your request to withdraw the 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.

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
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Hampshire 03801
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PLANNING BOARD

June 25, 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, June 18, 2026**, considered 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 July meeting.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, July 16, 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, June 26, 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

June 25, 2026

C/O Tyler Munger
Liberty Mutual Insurance Company
175 Berkeley Street
Boston, Massachusetts 02116

RE: Wetland Conditional Use Permit for property located at 0 Borthwick Avenue, Portsmouth, NH (LU-26-9)

Dear Owner Representative:

The Planning Board, at its regularly scheduled meeting of **Thursday, June 18, 2026**, considered your application for a Wetland Conditional Use Permit from Section 10.1017.50 for maintenance of a stormwater detention pond at the Liberty Mutual property. This project includes replacement of a failed 24" culvert along with removing 2 feet of sediment from the existing detention pond, unburying two existing culverts which will be cleaned and reset, and removing/trimming vegetation. The total surface area impacts within the prime wetland buffer include approximately 9,500 s.f. of temporary impacts for dredging work, 700 s.f. of wetland buffer disturbance for replacement of the culvert and 225 s.f. of direct prime wetland impacts. Said property is shown on Assessor Map 240, Lot 3 and lies within the Office Research (OR) 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 provide a planting plan to the Planning Department which should replace the number of trees to be removed with the same number of trees to be planted on the parcel. The planting plan shall be provided to the Planning & Sustainability Department for review and approval.

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 for this location that wetland boundary markers be considered along the guardrail or behind the guardrail on top of the bank. These should be placed every 50' within the wetland buffer and should not go outside of the area of site work.

2.3) The maintenance plan shall be entered into the chain of title for the property in a recorded document, approved by the Planning and Legal Departments, and recorded at the Rockingham County Registry of Deeds.

2.4) Applicant shall develop a more frequent monitoring schedule to ensure the stormwater system is checked more than once per year and provide the schedule to the Planning & Sustainability 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 & 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,

A handwritten signature in black ink, appearing to read "Rick Chellman". The signature is stylized with large, sweeping loops and a long horizontal tail.

Rick Chellman, Chairman of the Planning Board

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

cc:

Damon Burt, Applicant, Fraggie Rock Environmental

Findings of Fact | Wetland Conditional Use Permit

City of Portsmouth Planning Board

Date: June 18, 2026

Property Address: 0 Borthwick Avenue

Application #: LU-26-9

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	This area is an existing stormwater detention pond with failing culverts and outlet infrastructure. This is considered maintenance work with the exception of a culvert replacement.
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	This area is an existing stormwater system that collects and releases stormwater coming from the parking lots across the street from Liberty Mutual. There is already significant stormwater infrastructure in place both beneath the parking lot and in the area of work that was put in place to remediate sheet flow from the parking lot into the wetland and wetland buffer. Moving this project to a new location outside of the buffer would create an even greater disturbance size to the buffer and prime wetland.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
3	<i>3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.</i>	Meets	If the area of work is contained to the current extent and construction equipment and debris can be cleaned and moved off site to limit the spread of invasive species, it will reduce the risk of harm to the nearby prime wetland. This has been noted on the updated Grading & Drainage Plan (C-103). The project will improve stormwater management by restoring proper flow and treatment capacity, which is expected to benefit wetland functions over the long term.
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	The plans do not detail the existing vegetation on site, but plans propose trimming and removal of vegetation in an area outside of proposed dredging and the removal of 16 trees on site. The applicant should note on plans and in the invasive management plan what the long-term maintenance plans are for these areas (ex. Routine trimming, mowing, planting, leaving undisturbed, etc.). In addition, the applicant should consider planting additional trees along the detention pond as part of this project to offset the loss of 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	The area of work appears to be minimized in order to avoid additional impacts to the prime wetland and wetland buffer. The restoration of the existing failing stormwater system should reduce current impacts from stormwater coming off the adjacent parking lot.
6	<i>6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.</i>	Meets	Information is lacking on proposed vegetation in this area. The applicant should provide information on the routine vegetation maintenance within 25' of wetland edge. All temporarily disturbed buffer areas will be restored through seeding, mulching, and stabilization measures following construction. Invasive species removal is also proposed, which may enhance long-term vegetative quality.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
7	<u>Other Board Findings:</u>		



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PLANNING BOARD

June 25, 2026

New Franklin School
The City of Portsmouth
PO Box 628
Portsmouth, New Hampshire 03801

RE: Wetland Conditional Use Permit for property located at 1 Franklin Drive, Portsmouth, NH (LU-26-37)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of **Thursday, June 18, 2026**, considered your application for a Wetland Conditional Use Permit from Section 10.1017.50 for work within the 100' wetland buffer area in conjunction with building additions to the New Franklin Elementary School. This project proposes a site increase of 535 s.f. of permanent impervious impacts within the wetland buffer area. Additional stormwater infrastructure has been added to offset the increase in impacts within the buffer. Said property is shown on Assessor Map 220 Lot 2 and lies within the Municipal (M) and Highway Noise Overlay Districts.

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 **condition**:

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 along the existing fence line that runs alongside the jurisdictional wetland but final determination of placement and number of markers shall be done in collaboration with Planning & Sustainability Department staff.

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:

Patrick Crimmins, Tighe & Bond
Lee Consavage, Seacoast Engineers

Findings of Fact | Wetland Conditional Use Permit

City of Portsmouth Planning Board

Date: June 18, 2026

Property Address: 1 Franklin Drive

Application #: LU-26-37

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	This is currently a school property and functions as an elementary school. This project is proposing expanding the use of the school into the wetland buffer and a partially existing impervious area.
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	Of the additions, only addition #2 appears to impact the wetland buffer and does so minimally. The majority of impacts appear to be for egress and driving aisles. This is a tight location with minimal maneuverability. Alternative locations for the drive aisles do not appear to be feasible. In addition, porous pavement is required but the applicant has demonstrated that this requirement is not structurally feasible in this location due to impacts from soil saturation.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
3	3. <i>There will be no adverse impact on the wetland functional values of the site or surrounding properties.</i>	Meets	This application proposes a modest impervious surface increase within the wetland buffer. While the applicant is not proposing any plantings to help mitigate these impacts, they are proposing an enhancement of the buffer with a wetland/conservation seed mix within the 25' vegetated buffer.
4	4. <i>Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.</i>	Meets	This project appears to be removing a majority of existing disturbed areas in addition to lawn. The applicant should call out on plans any trees or existing vegetation to be removed as part of this project if applicable.
5	5. <i>The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.</i>	Meets	This proposal increases permanent impacts to the wetland buffer, but the project is working within a constrained space with minimal alternative locations. A wetland buffer enhancement plan was not provided but applicant has supplemented with a commitment to seed mix and will be implementing a new stormwater management system to capture parking lot sheet flow before entering the wetland. These additional improvements help to mitigate the increased impervious.
6	6. <i>Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.</i>	Meets	This application does not increase impervious surfaces within the vegetated buffer strip.
7	<u>Other Board Findings:</u>		



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PLANNING BOARD

June 25, 2026

RIGZ Enterprises LLC
18 Dixon Lane
Derry, New Hampshire 03038

RE: Request for 4th Extension to the Site Plan approval for property located at 806 US Route 1 Bypass, Portsmouth, NH (LU-22-81)

Dear Property Owner:

The Planning Board, at its meeting of Thursday, June 18, 2026, considered your request for a fourth 1-Year Extension to the Site Plan approval originally granted on June 23, 2022, with the third extension expiring on June 23, 2026.

The Board voted to **grant** a one-year extension of the Site Plan approval, now to expire on June 23, 2027, with the understanding this will be the final extension.

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
Alex Ross, Ross Engineering