

**PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

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

**6:00 (Item I) – Work Session**

**7:00 (Item II) - Public Hearings begin**

**June 18, 2026**

**AGENDA**

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**REGULAR MEETING 7:00pm**

**I. WORK SESSION WITH HISTORIC DISTRICT COMMISSION**

**II. APPROVAL OF MINUTES**

A. Approval of the May 21, 2026 meeting minutes.

**III. DETERMINATIONS OF COMPLETENESS**

**SITE PLAN REVIEW**

**A. WITHDRAWN** The request of Brora LLC (Owner), for property located at **150 Portsmouth Boulevard** requesting Site Plan Review approval. **WITHDRAWN**

**B. REQUEST TO POSTPONE** 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 POSTPONE**

**IV. 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**A. WITHDRAWN** The request of **Brora LLC (Owner)**, for property located at **150 Portsmouth Boulevard** requesting Site Plan Review approval for the construction of three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. **WITHDRAWN (LU-25-114)**

**B. REQUEST TO POSTPONE** 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 POSTPONE (LU-25-175)**

**V. 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 **Liberty Mutual Insurance Company (Owner)**, for property located at **0 Borthwick Avenue** requesting 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 located on Assessor Map 240 Lot 3 and lies within the Office Research (OR) District. (LU-26-9)

**B.** The request of **The City of Portsmouth/New Franklin School (Owner)**, for property located at **1 Franklin Drive** requesting 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 located on Assessor Map 220 Lot 2 and lies within the Municipal (M) and Highway Noise Overlay Districts. (LU-26-37)

**VI. OTHER BUSINESS**

**A.** The request of **RIGZ Enterprises LLC (Owner)**, for property located at **806 US Route 1 Bypass** requesting a fourth 1-Year Extension to the Site Plan Approval originally granted on June 23, 2022. The third extension will expire on June 23, 2026.

**B.** Planning Board Rules and Procedures

1. DRAFT Revisions for continuance applications

C. Chairman updates and discussion items

D. Board discussion of Regulatory Amendments & other matters

**VII. 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](https://us06web.zoom.us/webinar/register/WN_scJEEVexTcWiqgiMAsXPaQ)