

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

**6:00 PM Work Session
7:00 PM Public Hearings begin**

June 18, 2026

ACTION SHEET

REGULAR MEETING 7:00pm

I. WORK SESSION WITH HISTORIC DISTRICT COMMISSION

II. APPROVAL OF MINUTES

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

*The Board voted to **approve** the May minutes as presented.*

***Motion:** P. Giuliano; **Second:** J. Almeida
The motion passed unanimously with T. Coviello recused.*

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- A. **WITHDRAWN** The request of Brora LLC (Owner), for property located at **150 Portsmouth Boulevard** requesting Site Plan Review approval. **WITHDRAWN**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- A. **WITHDRAWN** The request of **Brora LLC (Owner)**, for property located at **150 Portsmouth Boulevard** requesting Site Plan Review approval for the construction of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WITHDRAWN (LU-25-114)

The petition was withdrawn by the applicant.

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)**

*The Board voted to **postpone** the request to the July 16, 2026 meeting.*

Motion: P. Giuliano; **Second:** T. Coviello
The motion passed unanimously with B. Moreau recused.

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)

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: T. Coviello; **Second:** J. Almeida
The motion passed unanimously.

*2) The Board voted 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.*

Motion: T. Coviello; **Second:** K. Conard
The motion passed unanimously.

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)

- 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: P. Giuiano; **Second:** K. Conard
The motion passed unanimously.

- 2) *The Board voted 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 fenceline 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.*

Motion: P. Giuiano; **Second:** K. Conard
The motion passed unanimously.

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.

*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.*

Motion: P. Giuliano; **Second:** A. Samonas
The motion passed unanimously.

B. Planning Board Rules and Procedures

- i. DRAFT Revisions for continuance applications

The Board voted to adopt the Rules and Procedures as amended.

Motion: B. Moreau; **Second:** K. Conard
The motion passed unanimously.

C. Chairman updates and discussion items

D. Board discussion of Regulatory Amendments & other matters

VI. ADJOURNMENT

The meeting was adjourned at 7:53 PM