

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM Public Hearings begin

July 16, 2026

AGENDA

REGULAR MEETING 7:00pm

I. APPROVAL OF MINUTES

- A. Approval of the June 18, 2026 meeting minutes.

II. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

- A. **WITHDRAWN** The request of **Regan Electric CO INC (Owner)**, and **Chinburg Development (Applicant)**, for property located at **94 Langdon Street** and **98 Cornwall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. **WITHDRAWN**

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- A. **WITHDRAWN** The request of **Regan Electric CO INC (Owner)**, and **Chinburg Development (Applicant)**, for property located at **94 Langdon Street** and **98 Cornwall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. **WITHDRAWN** (LU-25-175)

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.

- I.** The request of **Griffin Road Realty LLC (Owner)**, for property located at **218 Griffin Rd** requesting a Wetland Conditional Use Permit from Section 10.1017.50 for the construction of a new mobile trailer loading dock, new security fencing/gates, and added ADA accessible parking spaces. The project includes removing existing asphalt in the loading dock area and replacing with concrete and installation of a new chain link fence, all within existing impervious areas. This project proposes a permanent impact of approximately 5,181 s.f. within the 100' wetland buffer. Said property is located on Assessor Map 263 Lot 1-5 and lies within the Industrial (I) District. (LU-26-78)

V. PRELIMINARY CONCEPTUAL CONSULTATION

- A.** The request of **St. Nicholas Greek Orthodox Church (Owner)**, for property located at **0 Lafayette Road** requesting Preliminary Conceptual Consultation for the construction of an 11,200 square foot, 15-unit apartment building with associated site improvements. Said property is located on Assessor Map 229 Lot 6A and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District. (LUPD-26-3)

VI. CITY COUNCIL REFERRALS

- A.** The request of **Banfield Realty LLC (Owner)**, for property located at **375 Banfield Road** requesting to be rezoned from Industrial (I) to Gateway Neighborhood Mixed Use Corridor (G1) District. Said property is located on Assessor Map 266 Lots 7, 7-1.

VII. OTHER BUSINESS

- A.** The request of **Giri Portsmouth 505 INC (Owner)**, for property located at **505 US Route 1 Bypass** requesting a 1-Year Extension for the Site Plan approval and Wetland Conditional Use Permit for an electric vehicle charging station originally granted on July 17, 2025.
- B.** Board discussion of Regulatory Amendments & other matters
 - i.** Zoning Amendments
 - ii.** Site Plan Regulations

C. Chairman updates and discussion items

i. Article 10 DRAFT

VIII. 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_skEj_ibKRYWSrQkB6I-k9A