

**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

ACTION SHEET

REGULAR MEETING 7:00pm

I. APPROVAL OF MINUTES

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

The June meeting minutes were approved as presented.

Motion: P. Giuliano Second: A. Samonas

Motion passed unanimously.

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A. WITHDRAWN The request of **Regan Electric CO INC (Owner)**, and **Chinburg Development (Applicant)**, for property located at **94 Langdon Street** and **98 Cornwall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 **WITHDRAWN**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A. WITHDRAWN The request of **Regan Electric CO INC (Owner)**, and **Chinburg Development (Applicant)**, for property located at **94 Langdon Street** and **98 Cornwall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 **WITHDRAWN (LU-25-175)**

The Board acknowledged the request to withdraw the application.

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)

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. Giuliano Second: J. Almeida
Motion passed unanimously.

*2.) The Board voted to **grant** the Conditional Use Permit with the following **conditions**:*

- 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 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.*

Motion: P. Giuliano Second: J. Almeida
Motion passed unanimously.

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.

The Board voted to refer the request from Banfield Realty LLC to rezone 375 Banfield Road from Industrial (I) possibly to Gateway Neighborhood Mixed Use Corridor (G1) District to the Master Plan process for consideration as part of a broader review of the Banfield Road corridor, so that the Planning Board can then make a referral to City Council.

Motion: B. Moreau Second: P. Giuliano
Motion passed unanimously.

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.

The Board voted to grant a one-year extension of the Site Plan and Wetland Conditional Use permit to July 17, 2027.

Motion: B. Moreau Second: J. Almeida
Motion passed unanimously.

- B.** Board discussion of Regulatory Amendments & other matters

- i.** Zoning Amendments
- ii.** Site Plan Regulations

Councilor Moreau moved that the Board add the joint meetings and hearing sections to their rules and procedures. Mr. Almeida seconded. The motion passed unanimously.

The Board voted to recommend City Council hold first reading on the proposed zoning amendments as presented for notice of abutters and Conditional Use Permit extensions.

Motion: B. Moreau Second: R. Wolf
Motion passed unanimously.

- C.** Chairman updates and discussion items

- i.** Article 10 DRAFT

No action taken.

VIII. ADJOURNMENT

The meeting was adjourned at 8:45 p.m.