



CITY OF PORTSMOUTH

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

PLANNING BOARD

July 23, 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, July 16, 2026, received and acknowledged your request to withdraw the 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.

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

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Portsmouth, New Hampshire
03801
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PLANNING BOARD

July 23, 2026

Griffin Road Realty LLC
304 Maplewood Avenue
Portsmouth, New Hampshire 03801

RE: Request for WCUP for property located at 218 Griffin Road, Portsmouth, NH (LU-26-78)

Dear Property Owner:

The Planning Board, at its regularly scheduled meeting of **Thursday, July 16, 2026**, considered your application for 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 shown on Assessor Map 263 Lot 1-5 and lies within the Industrial (I) District.

The Board voted 1) 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) 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.

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:

Drew Olehowski, Project Manager, Haley Ward

Findings of Fact | Wetland Conditional Use Permit

City of Portsmouth Planning Board

Date: July 16, 2026

Property Address: 218 Griffin Rd.

Application #: LU-26-78

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 project is proposed within a previously disturbed area and involves impervious surface replacement and the construction of a loading dock over existing impervious space.
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 location is previously disturbed and no new impervious impacts are proposed.
3	<i>3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.</i>	Meets	The proposed work is occurring within a previously disturbed buffer area, but no erosion control devices are proposed. Due to the amount of ground disturbance and construction, erosion controls are needed.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
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	This project appears to be replacing existing impervious and not disturbing any previously vegetated areas. Any opportunities to introduce additional buffer planting areas to the site would be beneficial due to the close proximity of the resource to the proposed work.
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	This proposal as designed will have no net increase in impacts to the wetland buffer.
6	<i>6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.</i>	Meets	This application does not delineate the vegetated buffer strip, but it appears as though this area may have pre-existing impervious impacts.
7	<u>Other Board Findings:</u>		



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PLANNING BOARD

July 22, 2026

Banfield Realty LLC
304 Maplewood Avenue
Portsmouth, New Hampshire 03801

RE: Request for Rezoning for property located at 375 Banfield Road, Portsmouth NH
03801

Dear Property Owner(s):

The Planning Board, at its regularly scheduled meeting of Thursday, July 16, 2026, considered your request to rezone property located at 375 Banfield Road from Industrial (I) to Gateway Neighborhood Mixed Use Corridor (G1). The Board voted to refer the request 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 recommendation to the City Council.

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:

Christopher Kelly, Hinckley Allen



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PLANNING BOARD

July 23, 2026

Giri Portsmouth 505 Inc
2300 Crown Colony Drive Suite 203
Quincy, Massachusetts 02169

RE: Request for extension to Site Plan and WCUP approvals for property located at 505 US Route 1 Bypass,
Portsmouth NH 03801 (LU-25-66)

Dear Property Owner :

The Planning Board, at its meeting of Thursday July 17, 2026, considered your request for 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 **grant** a one-year extension of the Site Plan and Wetland Conditional Use permit to **July 17, 2027**.

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
Rebecca Mauser-Hoye, Weston & Sampson Engineers, Inc.
Ilan Gutherz, Coakley Road EV Charging 1 LLC