

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM Public Hearings begin

August 20, 2026

ACTION SHEET

REGULAR MEETING 7:00pm

I. PRESENTATIONS

- A. Presentation on Capital Improvement Plan Process

II. APPROVAL OF MINUTES

- A. Approval of the July 16, 2026 meeting minutes.

The Board voted to approve the July 16, 2026 minutes as presented.

Motion: A. Samonas; ***Second:*** J. Almeida

Motion passed with all in favor; K. Conard abstained.

III. CITY COUNCIL REFERRALS

- A. Parking Regulations

The Committee Voted to recommend the City Council hold first reading on the proposed Zoning Ordinance amendments as amended.

Motion: B. Moreau; ***Second:*** L. Roy

Motion passed with all in favor.

- B. Housing Action Plan

The Committee Voted to continue review of the Housing Action Plan at the September 17, 2026 Planning Board meeting.

Motion: B. Moreau; ***Second:*** J. Almeida

Motion passed with all in favor.

C. Heritage Commission

The Committee Voted to continue review of the potential establishment of a Heritage Commission to the September 17, 2026 Planning Board meeting.

Motion: J. Almeida; **Second:** K. Conard
Motion passed with all in favor.

IV. OTHER BUSINESS

A. 409 and 411 Lafayette Road – Post Approval Waiver Request

*The Committee Voted to **grant** the requested waiver from Section IX.1 of the Subdivision Ordinance.*

- a) *Strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations.*

Motion: B. Moreau; **Second:** R. Wolf
Motion passed with all in favor.

B. Board discussion of Regulatory Amendments & other matters

i. Site Plan Review Regulation Amendments

The Committee Voted to schedule a public hearing on the proposed amendments to the Site Plan Review Regulations at the September 17, 2026 Planning Board meeting.

Motion: B. Moreau; **Second:** R. Wolf
Motion passed with all in favor.

ii. Subdivision Ordinance Amendments

The Committee Voted to schedule a public hearing on the proposed amendments to the Subdivision Ordinance at the September 17, 2026 Planning Board meeting.

Motion: B. Moreau; **Second:** J. Almeida
Motion passed with all in favor.

iii. Historic District Boundary Amendments

The Committee Voted to recommend the City Council schedule first reading on the proposed Historic District map amendments as amended.

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

iv. Article 10 Amendments

No Action taken.

C. Chairman updates and discussion items

V. ADJOURNMENT

The meeting was adjourned at 8:39 pm