

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

6:00 PM Public Hearings begin

September 17, 2026

AGENDA

REGULAR MEETING 6:00pm

**PLEASE NOTE THE NEW STANDARD START TIME OF 6:00 P.M.,
EFFECTIVE FOR ALL FUTURE PLANNING BOARD MEETINGS.**

I. APPROVAL OF MINUTES

- A. Approval of the August 20, 2026 meeting minutes.

II. DETERMINATIONS OF COMPLETENESS

SUBDIVISION

- A. The request of **Alea LLC (Owner)**, for property located at **238 Austin Street** requesting. Preliminary and Final Subdivision Approval to subdivide one lot into two lots and demolition of the existing structures to construct a single-family dwelling on each lot.

III. 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 **Public Service of New Hampshire d/b/a Eversource Energy, (Owner)**, for property located at **400 Gosling Rd/Schiller Substation E194 Utility ROW** requesting a Wetland Conditional Use Permit from Section 10.1017.60 for the replacement of 12 wooden structures with new steel structures which includes 45,531 square feet of temporary wetland buffer impacts and 37,390 square feet of temporary wetland impacts. Said property is located on Assessor's Map 239 Lots 16, 18; Map 238 Lot 20; Map 237 Lot 56; Map 236 Lot 34; Map 240 Lot 2-1, Map 240 Lots 2-2001, and 3 and lies within the Gateway Neighborhood Corridor (G1), Office Research (OR), Municipal (M), and General Business (GB) Districts. (LU-26-90)
- B. The request of **Alea LLC (Owner)**, for property located at **238 Austin Street** requesting Preliminary and Final Subdivision Approval to subdivide one lot into two lots and

demolition of the existing structures to construct a single-family dwelling on each lot. Said property is located on Assessor Map 135 Lot 61 and lies within the General Residence C (GRC) District. (LU-25-177)

- C. The request of **PWED2 LLC (Owner)**, for property located at **921 Islington Street** requesting a Conditional Use Permit from Section 10.0440, Use #19.50 for an accessory outdoor dining and drinking area. Said property is located on Assessor Map 172 Lot 10 and lies within the Character District 4-W (CD4-W). (LU-25-96)
- D. The request of **The City of Portsmouth, (Owner)**, for property located along **Peverly Hill Road - Side Path Project City ROW** requesting a Wetland Conditional Use Permit from Section 10.1017.50 for the reconstruction of approximately 1-mile section of Peverly Hill Road between West Road and Middle Road (NH Route 33). The purpose of the project is to enhance safety for all modes of travel (vehicles, bicyclists, and pedestrians) in conformance with the City of Portsmouth's Complete Street Policy adopted in 2013. The project includes 970 square feet of permanent wetland impacts, 2,488 square feet of temporary wetland impacts, 21,419 square feet of permanent wetland buffer impacts, and 7,294 square feet of temporary wetland buffer impacts on private property. The work within the City ROW is exempt. Said property is located on Assessor's Map 243 Lots 50, 52 and 53, Map 242 Lots 3 and 4, Map 244 Lots 10-A and 10-B, Map 253 Lot 7 and Map 255 Lot 2 and lies within the Single Residence A (SRA), Single Residence B (SRB), Natural Resources Protection (NRP), Gateway Neighborhood Mixed Use Center (G-2), and Municipal (M) Districts. (LU-26-104)
- E. The request of **Tidewatch Condominium Association, (Owner)**, for property located at **579 Sagamore Avenue** requesting an After-the-Fact Wetland Conditional Use Permit for the removal of a mature beech tree within the vegetated no-cut wetland buffer. The applicant is proposing to plant within three locations in the 25-foot buffer to stabilize the area. Said property is located on Assessor's Map 223 Lot 30 and lies within the Single Residence A (SRA) District. (LU-26-103)
- F. The request of **Rezma Shrestha & Mark Esposito (Owners)**, for property located at **224 Cate Street** requesting a Wetland Conditional Use Permit from Section 101017.50 for landscape work which includes regrading, stormwater control, soil aeration, tree removal, and new plantings. The applicant is proposing to regrade approximately 250 square feet of the wetland buffer, removal of dead ash and maple trees, and replant with a mix of native trees and shrubs. Said property is located on Assessor Map 173 Lot 3 and lies within the General Residence A (GRA) District. (LU-26-106)
- G. **POSTPONED TO OCTOBER** The request of **124 Group Inc (Owner)**, for property located at **124 Heritage Avenue** requesting amended Site Plan approval for minor site improvements including a garden, ADA accessible ramp, parking lot re-striping, stormwater conveyance modifications, lighting and landscaping. Said property is located on Assessor's Map 284 Lot 8 and lies within the Industrial (I) District.
POSTPONED TO OCTOBER (LU-26-46)

H. Site Plan Review Regulation Amendments to Article 1, 2, 3, 4, and 5 of the Site Plan Review Regulations.

I. Subdivision Ordinance Amendments to Section II Definitions of the Subdivision Ordinance.

IV. CITY COUNCIL REFERRALS [NOTE: ANY REFERRALS REQUIRING PUBLIC HEARING SHOULD BE INCLUDED ABOVE]

A. 0 Elm Street

B. 361 Hanover Street - Landscape and pole license over City property

C. Housing Action Plan

D. Heritage Commission

E. Preapproved Plans for Accessory Dwelling Units+

V. OTHER BUSINESS

A. 1 (15) Congress Street requesting a 1-Year Extension to the Conditional Use Co-Living Permit approval granted on September 18, 2025. (LU-22-12)

B. Board discussion on Regulatory Amendments

i. Article 10 Amendments

C. Chairman updates and discussion items

VI. 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_teYas54TTmieV9zE4PMyzQ



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