

January 7, 2026

Rick Chellman, Planning Board Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

**RE: Request for Concept Site Plan Review
94 Langdon Street, Proposed Residential Development**

Dear Mr. Chellman and Planning Board Members,

On behalf of Chinburg Development, we are pleased to submit the attached **Concept Site Plan Review** for the above-mentioned project and request that we be placed on the agenda for your **January 22, 2026**, Planning Board Meeting. The properties are shown on the City of Portsmouth Assessors Map 139 as Lot 1 & Lot 8.

PROJECT OVERVIEW

The project consists of two adjoining parcels located at 94 Langdon Street and 98 Cornwall Street with a total area of 25,107 square feet. The site is currently developed with two commercial buildings and a surface parking lot. The current use is an electrical contractor building.

The project includes the merger of the two adjacent parcels, the removal of the existing structures and pavement on the parcels, and the construction of three single family dwellings with the associated and required site improvements. The site will remain as one parcel and the dwelling units will be in a condominium association.

The conversion of the site will comply with the applicable design, safety, and operational standards, including building code compliance. We believe that the transition to residential use will complement the surrounding neighborhood. The site's proximity to downtown Portsmouth further enhances this re-use. The existing Langdon Street curb cut will be relocated as the buildings will occupy the north, or railroad side of the site. Existing access to the Map 139 Lot 1 property will be discontinued; all access to the merged parcels will be from Langdon Street.

SITE ZONING AND PARKING

The project is within the City of Portsmouth Mixed Residential Business (MRB) District which allows for residential development. The proposed project is consistent with the surrounding neighborhood which is predominantly single family residential. As proposed with the merged lots, the project meets all zoning requirements except for the minimum



frontage which is a grandfathered non-conforming condition. The existing development has multiple conditions that do not meet current zoning standards. A variance is being sought for the non-conforming frontage and will be presented to the Board of Adjustment at their January 21st meeting.

SITE HISTORY

Regan Electric Company, Inc. has owned and operated the site since purchasing the property in the early 1990s. The site has remained relatively unchanged and has served as an office with parking for company vehicles and electrical related storage.

VEHICULAR AND PEDESTRIAN CIRCULATION

The proposed development will be accessed by a shared 20-foot-wide paved driveway with a turnaround. Pedestrian access will be provided by a block sidewalk with flush curbing that will run adjacent to the driveway and connect the existing city sidewalk system in the Langdon Street right of way.

SCREENING AND LANDSCAPING

The site landscaping is still in the preliminary design stages but will generally feature perimeter plantings to provide screening for the proposed residents. Supplemental landscaping is proposed around the dwelling units and patios. All landscaping will be consistent with traditional local residential design and will match the surrounding neighborhood.

WATER AND SEWAGE SYSTEMS

The development will be served by municipal water and sewer located within Langdon Street. The project was presented at a TAC workshop in December 2025 and there were no concerns about the system's capacity to serve the project.

STORMWATER MANAGEMENT

The onsite impervious surfaces will be reduced by over 5,000 square feet, therefore creating a reduction in stormwater runoff. The proposed stormwater will maintain existing flow patterns and continue to discharge to the municipal system within Langdon Street.

SITE LIGHTING

Site lighting will be designed at minimum levels to provide a welcoming and safe pedestrian experience and not create excess lighting within the neighborhood.



SITE UTILITIES AND SOLID WASTE

Natural gas, electric and communications services will be installed underground to serve the dwelling units. Solid waste can be collected through curb side pickup.

SUBMISSION

The submission includes plans, site photographs, a tax map, and an aerial map.

The following plans are included in our submission:

- Existing Conditions Plan - This plan shows the existing conditions at the site.
- Preliminary Site Plan - This plan shows the proposed site development.
- Preliminary Architectural Plans – These plans show the proposed single-family homes to be constructed.

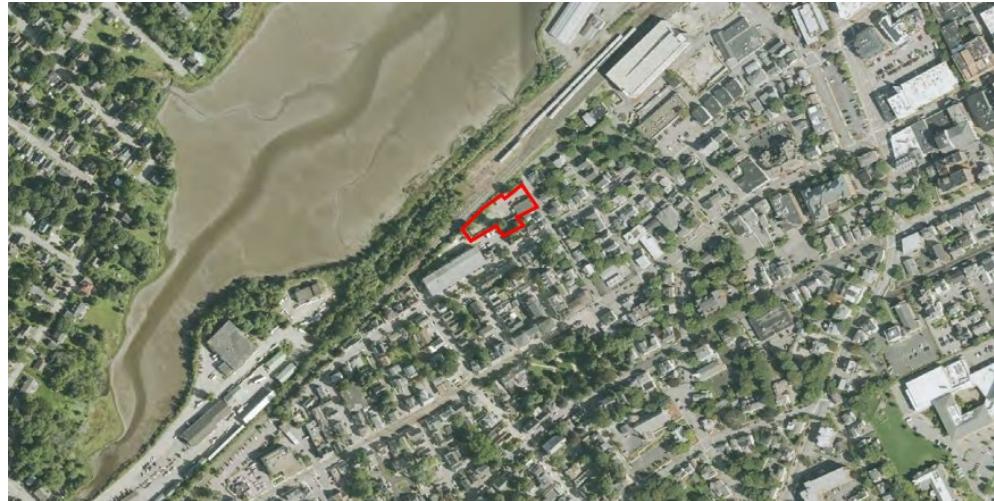
We look forward to Planning Board review of this submission and look forward to an in-person presentation at your meeting.

Sincerely,
Haley Ward, Inc.

Shawn Tobey, PE
Southern Maine & New Hampshire Land Development Manager



Photos of 94 Langdon St & 98 Cornwall St



Bird's eye view of area



Aerial view of 94 Langdon St & 98 Cornwall St

Chinburg Properties

3 Penstock Way | Newmarket, NH 03857 | 603.868.5995



View of Property from Langdon St



Garage at 98 Cornwall

Chinburg Properties

3 Penstock Way | Newmarket, NH 03857 | 603.868.5995



Northeast facing view.



View from Langdon St.

Chinburg Properties

3 Penstock Way | Newmarket, NH 03857 | 603.868.5995



Current existing condition of the site.



Abutting home, (constructed by Chinburg).

Chinburg Properties

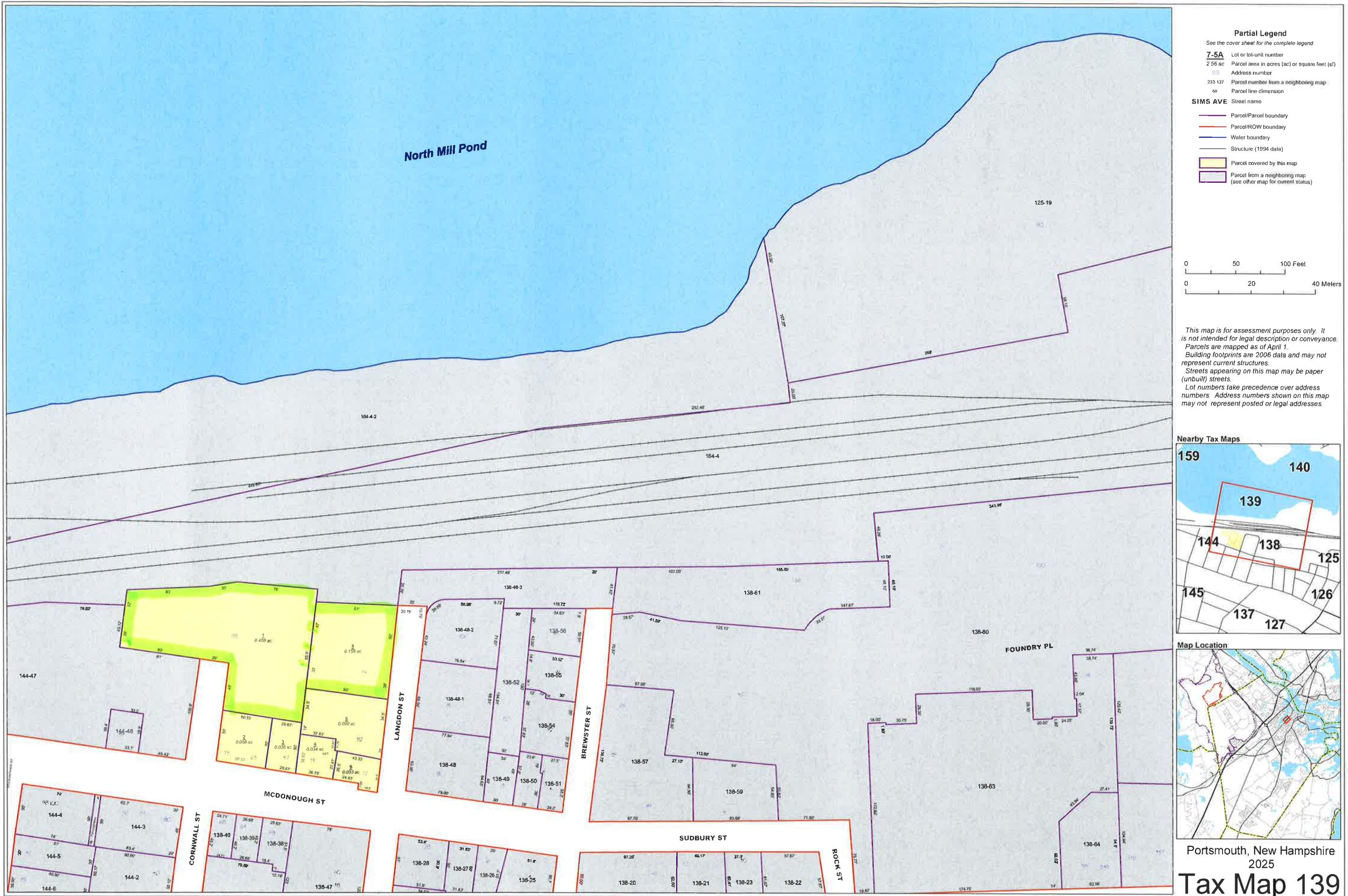
3 Penstock Way | Newmarket, NH 03857 | 603.868.5995



More abutting homes (constructed by Chinburg).

Chinburg Properties

3 Penstock Way | Newmarket, NH 03857 | 603.868.5995





**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/23/2025

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Sherlock

387.124.v26 GL (12/17/2025) - R1

©2011 Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



Art Form Architecture, LLC

603-431-9559



Dear Builders and Home Buyers,

In addition to our Terms and Conditions (the "Terms"), please be aware of the following:

This design may not yet have Construction Drawings (as defined in the Terms), and is, therefore, only available as a Design Drawing (as defined in the Terms and together with Construction Drawings, "Drawings"). It is possible that during the conversion of a Design Drawing to a final Construction Drawing, changes may be necessary including, but not limited to, dimensional changes. Please see Plan Data Explained on www.artform.us to understand room sizes, dimensions and other data provided. We are not responsible for typographical errors.

Art Form Architecture ("Art Form") requires that our home designs be built substantially as designed. Art Form will not be obligated by or liable for use of this design with markups as part of any builder agreement. While we attempt to accommodate where possible and reasonable, and where the changes do not denigrate our design, any and all changes to Drawings must be approved in writing by Art Form. It is recommended that you have your Drawing updated by Art Form prior to attaching any Drawing to any builder agreement. Art Form shall not be responsible for the misuse of or unauthorized alterations to any of its Drawings.

Facade Changes:

- To maintain design integrity, we pay particular attention to features on the front facade, including but not limited to door surrounds, window casings, finished porch column sizes, and roof friezes. While we may allow builders to add their own flare to aesthetic elements, we don't allow our designs to be stripped of critical details. Any such alterations require the express written consent of Art Form.
- Increasing ceiling heights usually requires adjustments to window sizes and other exterior elements.

Floor plan layout and/or Structural Changes:

- Structural changes always require the express written consent of Art Form
- If you wish to move or remove walls or structural elements (such as removal of posts, increases in house size, ceiling height changes, addition of dormers, etc), please do not assume it can be done without other additional changes (even if the builder or lumber yard says you can).

Sherlock

387.124.v26 GL (12/17/2025) - R1

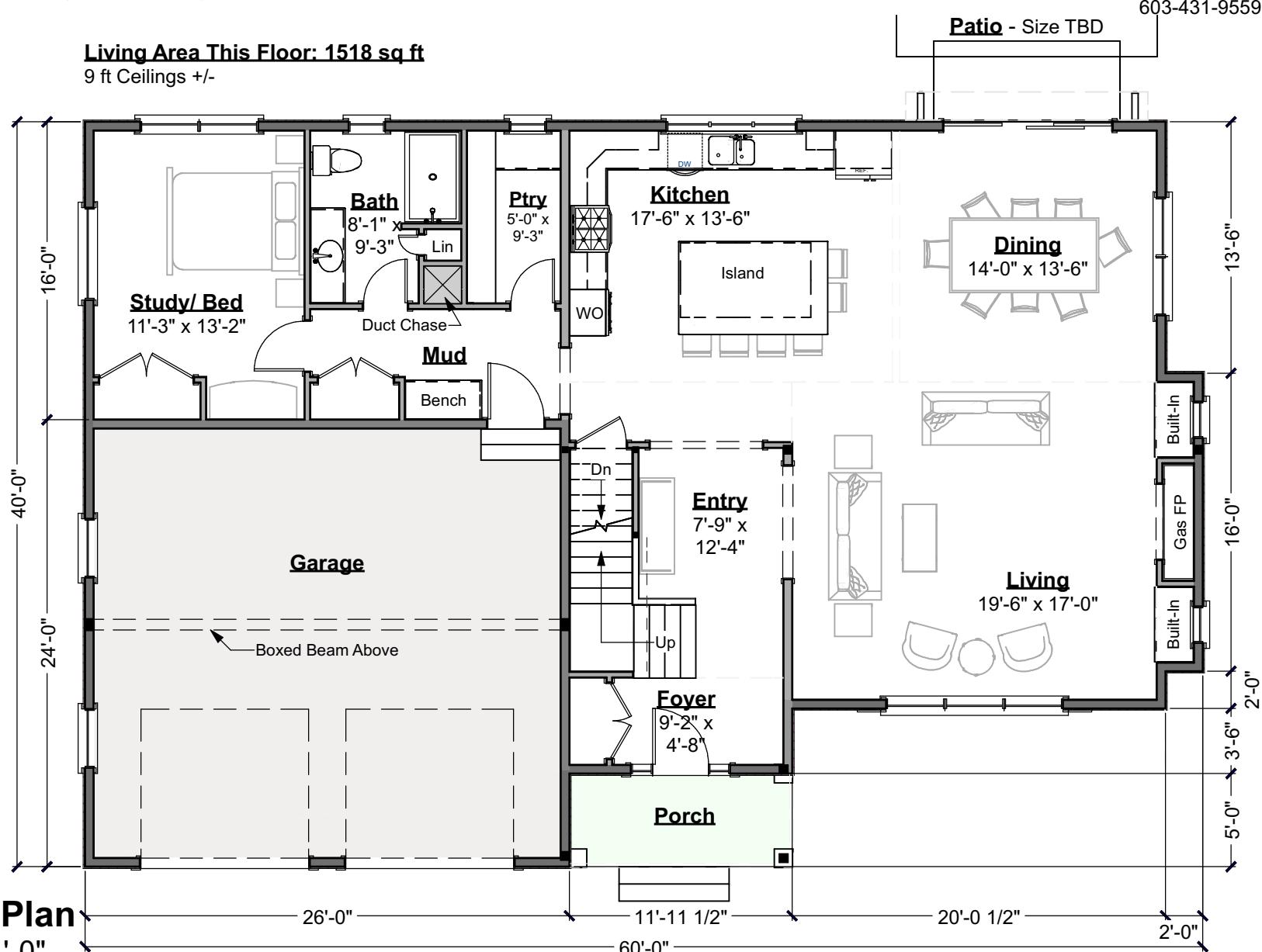
©2011 Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



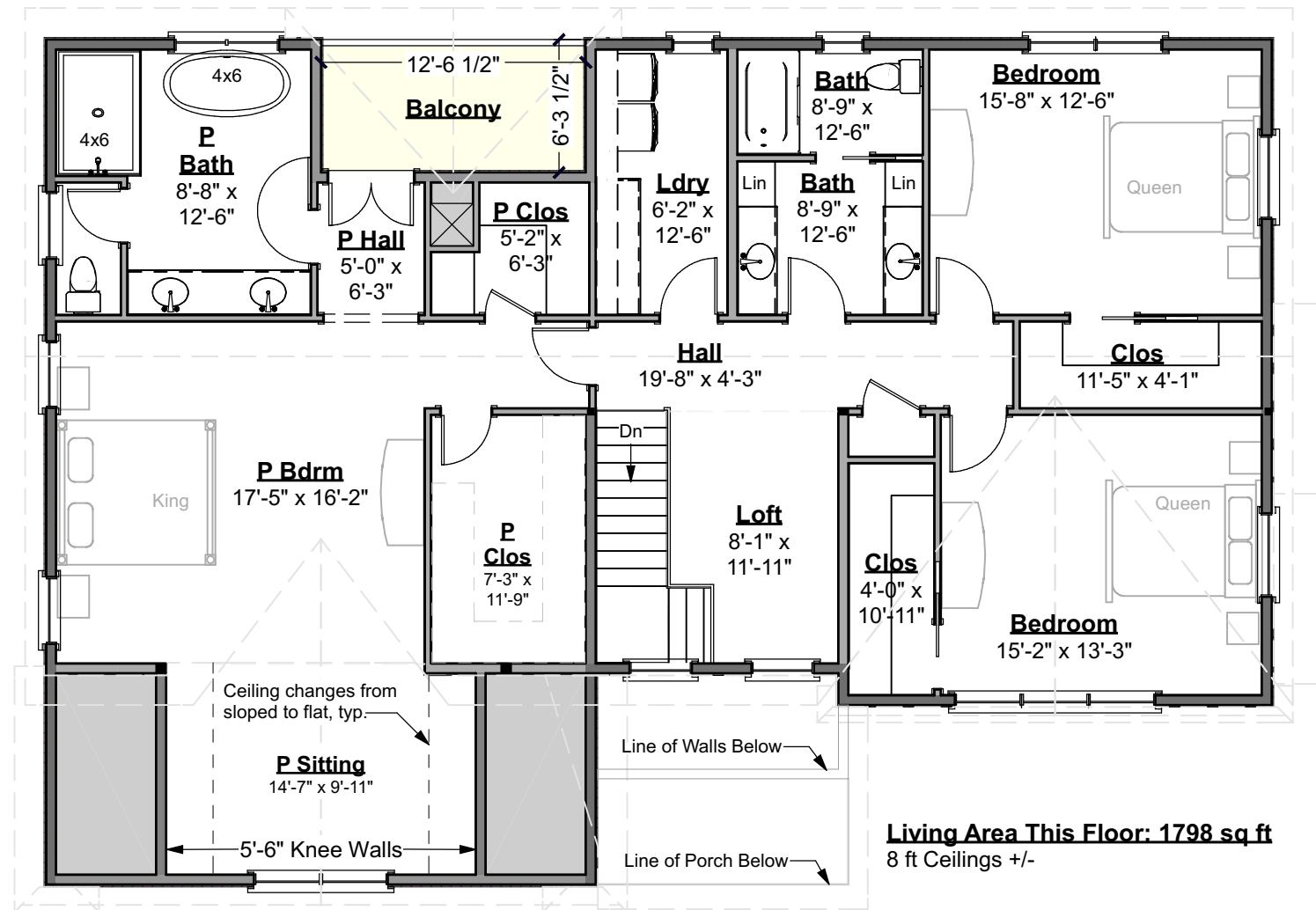
Art Form Architecture, LLC

603-431-9559

Living Area This Floor: 1518 sq ft
9 ft Ceilings +/-

**First Floor Plan**

Scale: 1/8" = 1'-0"



NOTE: To scale as noted only if printed on 11x17 paper with "no scaling" (do not "Fit").

©2025 Art Form Architecture, LLC. Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



Dear Builders and Home Buyers,

In addition to our Terms and Conditions (the "Terms"), please be aware of the following:

This design may not yet have Construction Drawings (as defined in the Terms), and is, therefore, only available as a Design Drawing (as defined in the Terms and together with Construction Drawings, "Drawings"). It is possible that during the conversion of a Design Drawing to a final Construction Drawing, changes may be necessary including, but not limited to, dimensional changes. Please see Plan Data Explained on www.artform.us to understand room sizes, dimensions and other data provided. We are not responsible for typographical errors.

Art Form Architecture ("Art Form") requires that our home designs be built substantially as designed. Art Form will not be obligated by or liable for use of this design with markups as part of any builder agreement. While we attempt to accommodate where possible and reasonable, and where the changes do not denigrate our design, any and all changes to Drawings must be approved in writing by Art Form. It is recommended that you have your Drawing updated by Art Form prior to attaching any Drawing to any builder agreement. Art Form shall not be responsible for the misuse of or unauthorized alterations to any of its Drawings.

Facade Changes:

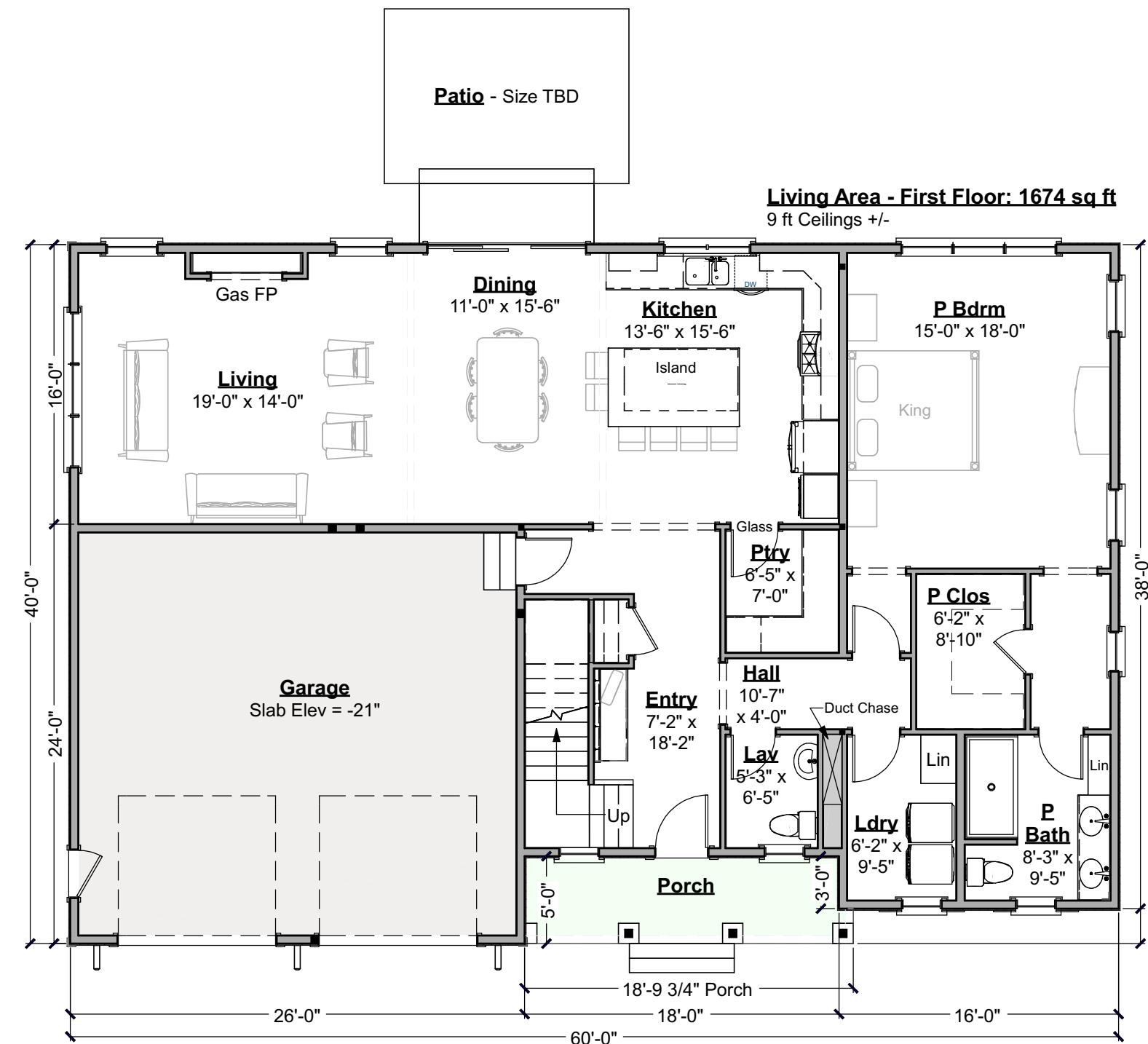
- To maintain design integrity, we pay particular attention to features on the front facade, including but not limited to door surrounds, window casings, finished porch column sizes, and roof friezes. While we may allow builders to add their own flare to aesthetic elements, we don't allow our designs to be stripped of critical details. Any such alterations require the express written consent of Art Form.
- Increasing ceiling heights usually requires adjustments to window sizes and other exterior elements.

Floor plan layout and/or Structural Changes:

- Structural changes always require the express written consent of Art Form
- If you wish to move or remove walls or structural elements (such as removal of posts, increases in house size, ceiling height changes, addition of dormers, etc), please do not assume it can be done without other additional changes (even if the builder or lumber yard says you can).

NOTE: To scale as noted only if printed on 11x17 paper with "no scaling" (do not "Fit").

©2025 Art Form Architecture, LLC. Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



First Floor Plan

Scale: 1/8" = 1'-0"

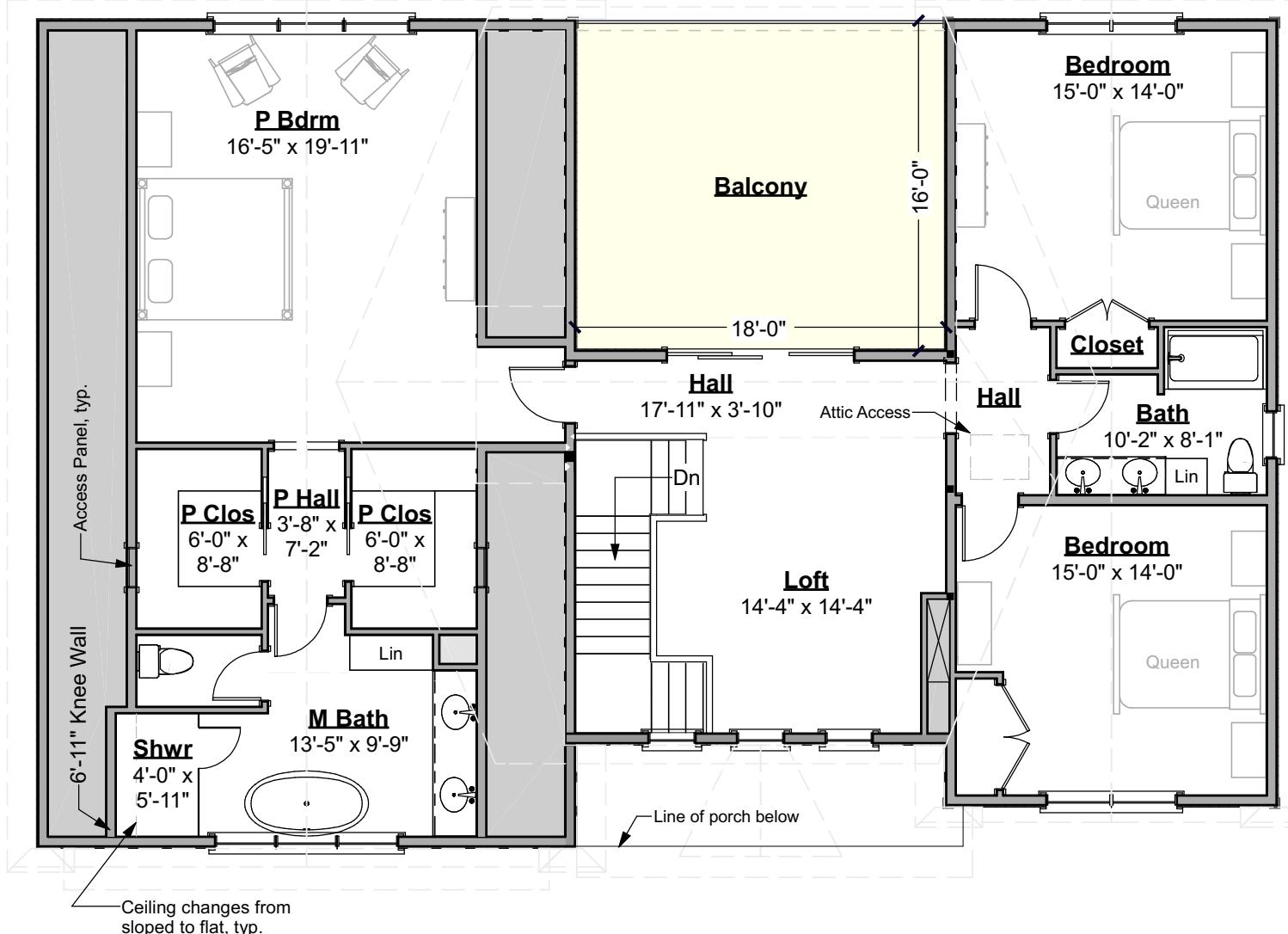
NOTE: To scale as noted only if printed on 11x17 paper with "no scaling" (do not "Fit").

©2025 Art Form Architecture, LLC. Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



Living Area - Second Floor: 1684 sq ft

8 ft Ceilings +/-



Second Floor Plan

Scale: 1/8" = 1'-0"

Nathaniel with Sun

529.125 GL (12/17/2025) - R1

©2012 Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



Art Form Architecture, LLC

603-431-9559



Dear Builders and Home Buyers,

In addition to our Terms and Conditions (the "Terms"), please be aware of the following:

This design may not yet have Construction Drawings (as defined in the Terms), and is, therefore, only available as a Design Drawing (as defined in the Terms and together with Construction Drawings, "Drawings"). It is possible that during the conversion of a Design Drawing to a final Construction Drawing, changes may be necessary including, but not limited to, dimensional changes. Please see Plan Data Explained on www.artform.us to understand room sizes, dimensions and other data provided. We are not responsible for typographical errors.

Art Form Architecture ("Art Form") requires that our home designs be built substantially as designed. Art Form will not be obligated by or liable for use of this design with markups as part of any builder agreement. While we attempt to accommodate where possible and reasonable, and where the changes do not denigrate our design, any and all changes to Drawings must be approved in writing by Art Form. It is recommended that you have your Drawing updated by Art Form prior to attaching any Drawing to any builder agreement. Art Form shall not be responsible for the misuse of or unauthorized alterations to any of its Drawings.

Facade Changes:

- To maintain design integrity, we pay particular attention to features on the front facade, including but not limited to door surrounds, window casings, finished porch column sizes, and roof friezes. While we may allow builders to add their own flare to aesthetic elements, we don't allow our designs to be stripped of critical details. Any such alterations require the express written consent of Art Form.
- Increasing ceiling heights usually requires adjustments to window sizes and other exterior elements.

Floor plan layout and/or Structural Changes:

- Structural changes always require the express written consent of Art Form
- If you wish to move or remove walls or structural elements (such as removal of posts, increases in house size, ceiling height changes, addition of dormers, etc), please do not assume it can be done without other additional changes (even if the builder or lumber yard says you can).

Nathaniel with Sun

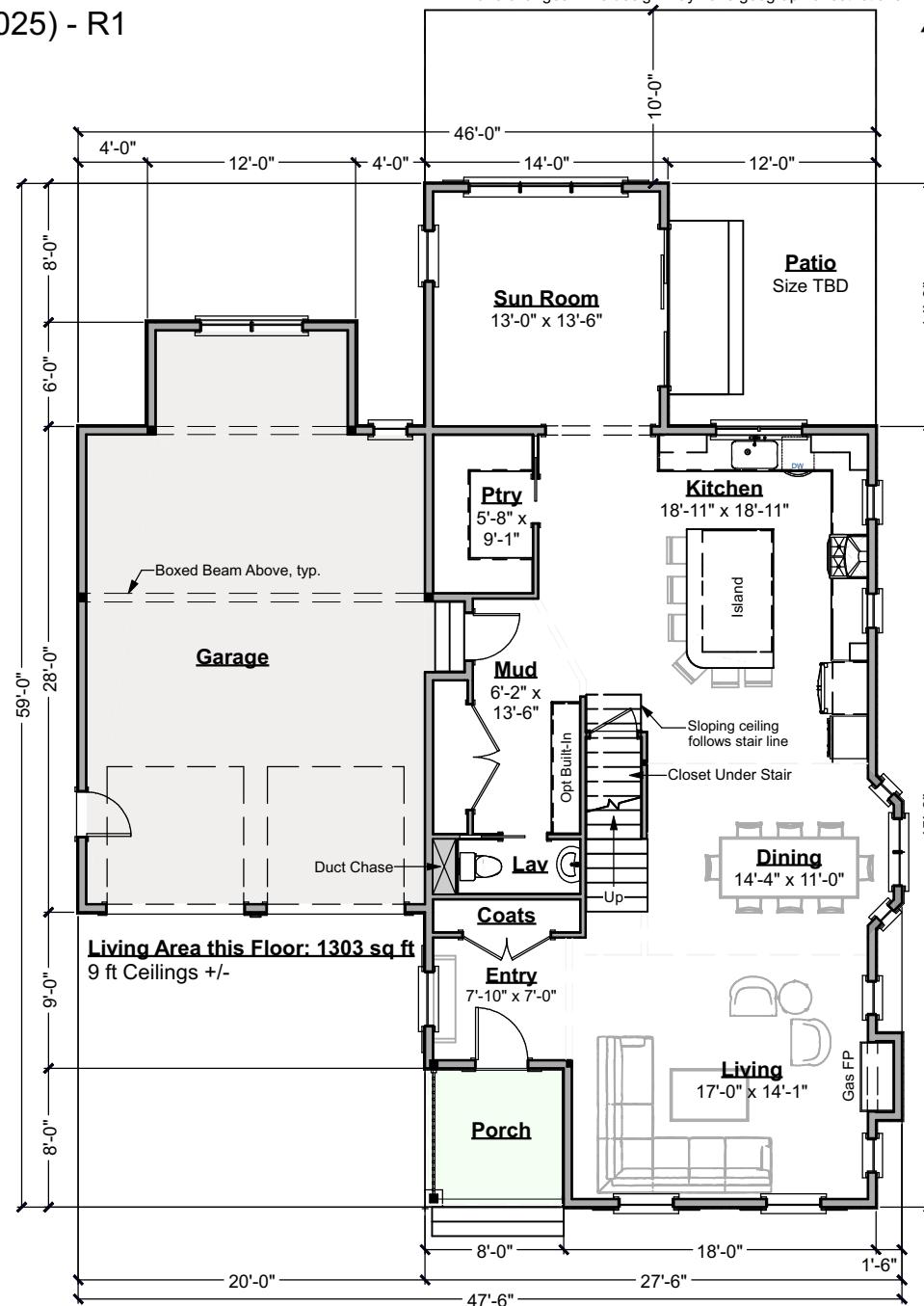
529.125 GL (12/17/2025) - R1

©2012 Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



Art Form Architecture, LLC

603-431-9559



Nathaniel with Sun

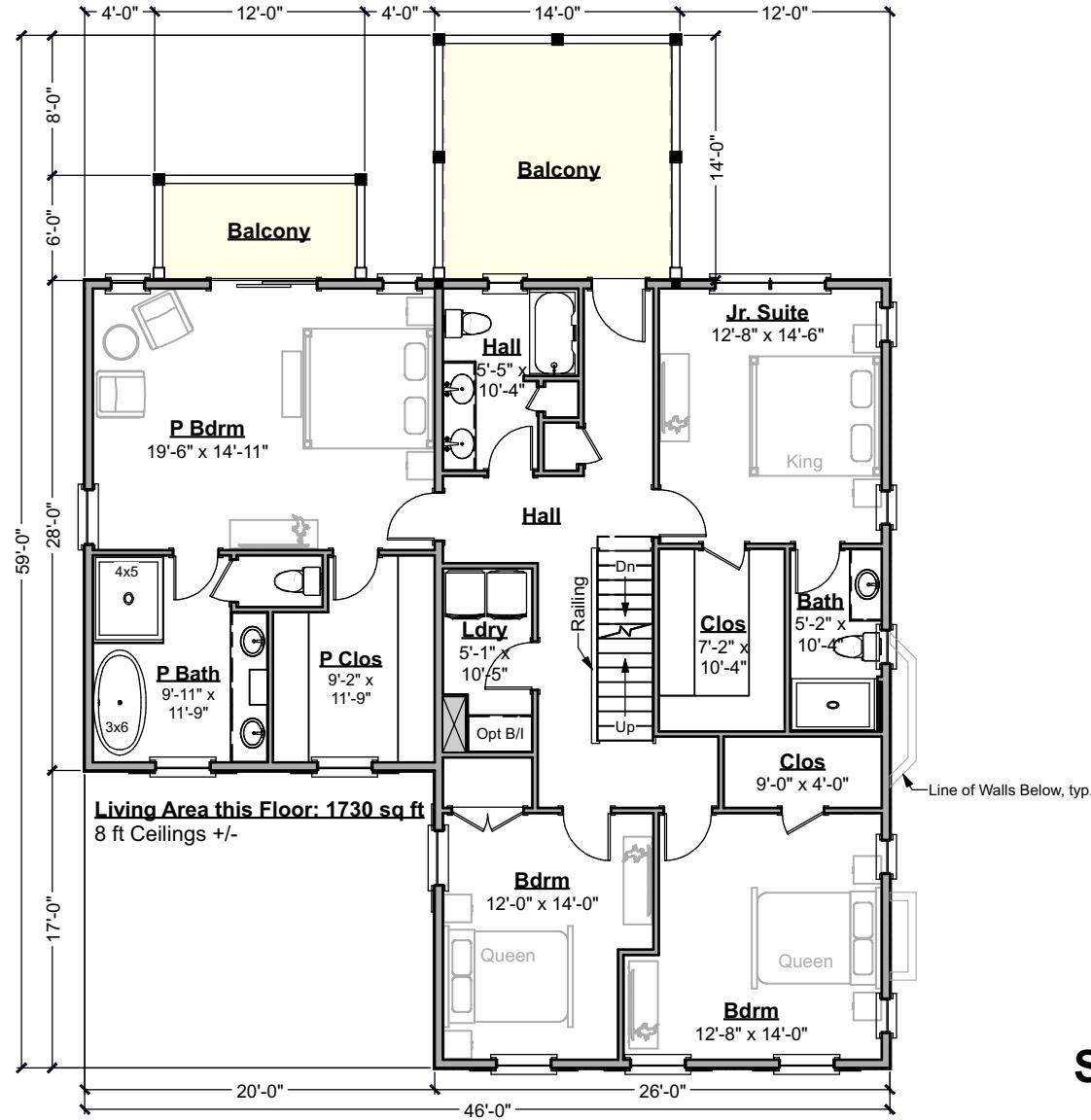
529.125 GL (12/17/2025) - R1

©2012 Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



Art Form Architecture, LLC

603-431-9559



Nathaniel with Sun

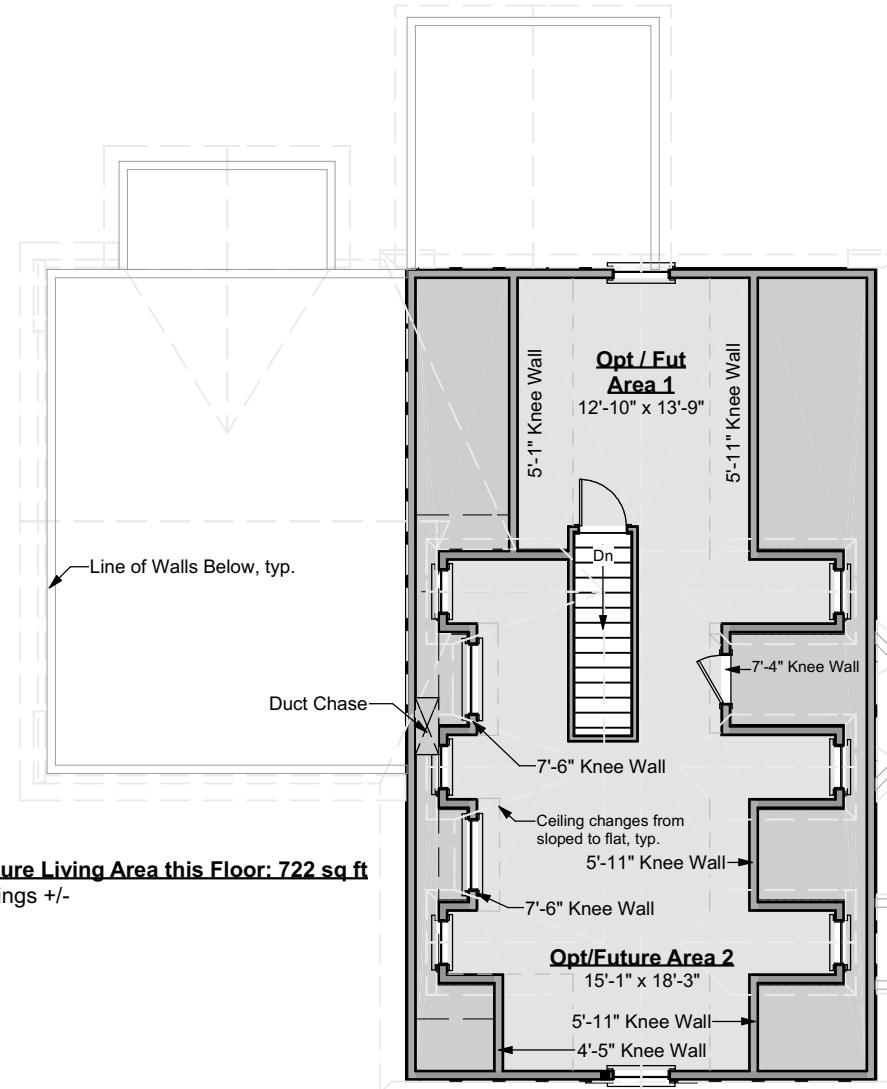
529.125 GL (12/17/2025) - R1

©2012 Art Form Architecture, LLC, all rights reserved. You may not build this design without purchasing a license, even if you make changes. This design may have geographic restrictions.



Art Form Architecture, LLC

603-431-9559

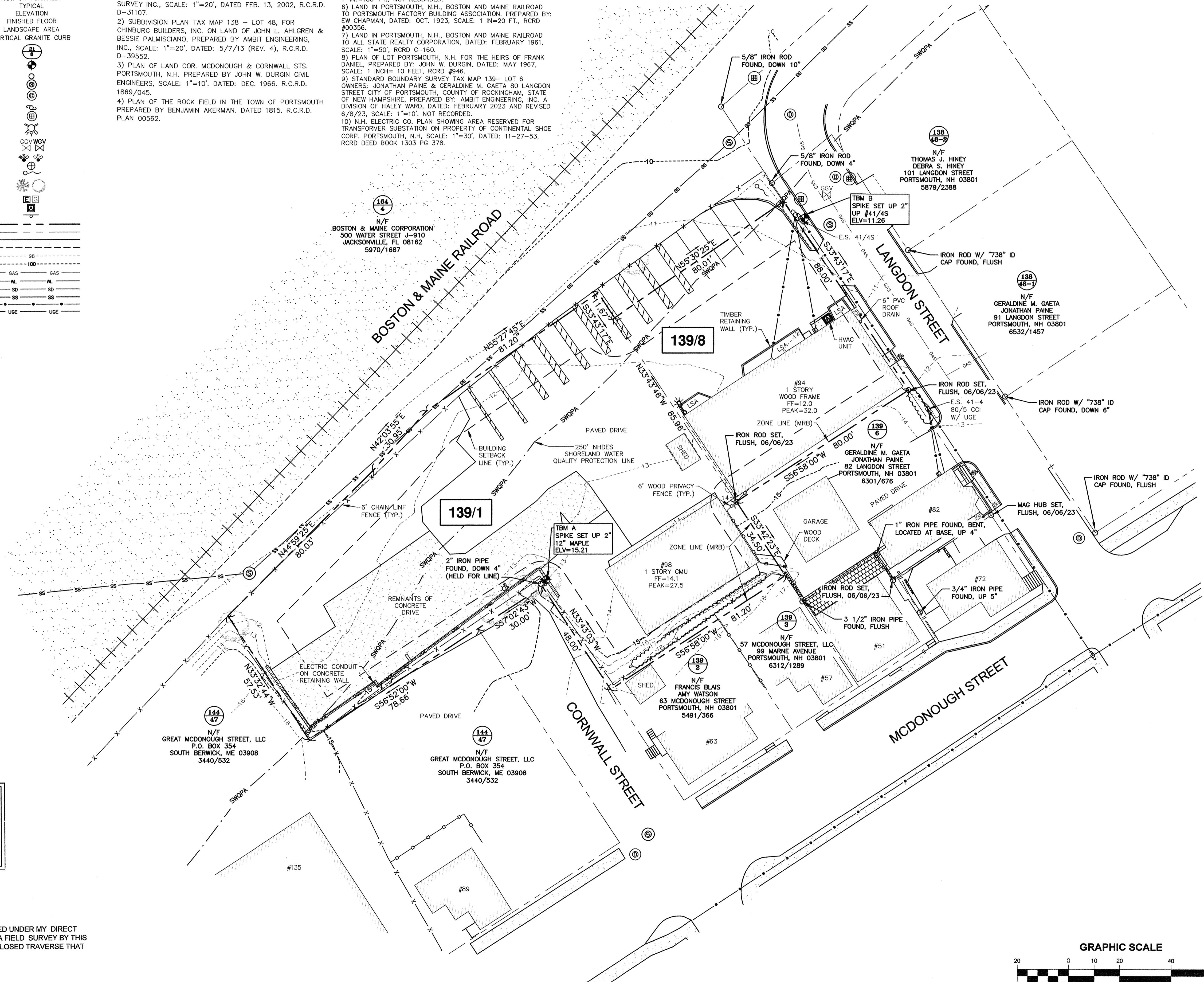


LEGEND:

DESCRIPTION	EXISTING
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
1234/123	DEED BOOK/PAGE
N/F	NOW OR FORMALLY
TYP.	TYPICAL
ELV.	ELEVATION
FF	FINISHED FLOOR
LSA	LANDSCAPE AREA
VGC	VERTICAL GRANITE CURB
MAP 21 LOT 8	
BENCHMARK	
IRON ROD/PIPE FOUND	
SEWER MANHOLE	
DRAIN MANHOLE	
UTILITY POLE	
CATCH BASIN	
HYDRANT	
GATE VALVE	
GAS/WATER SHUTOFF	
BOLLARD	
FLAGPOLE	
TREES	
GAS/ELECTRIC METER	
AIR CONDITIONER	
SIGN	
PROPERTY LINE	
APPROXIMATE EXTERIOR PROPERTY LINE	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
MINOR FOOT CONTOUR	
MAJOR FOOT CONTOUR	
GAS LINE	
WATER LINE	
STORM DRAIN LINE	
SANITARY SEWER LINE	
OVERHEAD UTILITY LINE	
UNDERGROUND ELECTRIC LINE	

PLAN REFERENCES

- 1) LOT LINE REVISION PLAN FOR JOHN AHLGREN, PETER HAPPNY AND BOSTON AND MAINE CORPORATION, LANGDON STREET, MCDONOUGH STREET & BREWSTER STREET, PORTSMOUTH, NEW HAMPSHIRE. PREPARED BY DOUCET SURVEY INC., SCALE: 1"=20', DATED FEB. 13, 2002, R.C.R.D. D-31107.
- 2) SUBDIVISION PLAN TAX MAP 138 – LOT 48, FOR CHINBURG BUILDERS, INC. ON LAND OF JOHN L. AHLGREN & BESSIE PALMISCIANO, PREPARED BY AMBIT ENGINEERING, INC., SCALE: 1"=20', DATED: 5/7/13 (REV. 4), R.C.R.D. D-39552.
- 3) PLAN OF LAND COR. MCDONOUGH & CORNWALL STS. PORTSMOUTH, N.H. PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, SCALE: 1"=10'. DATED: DEC. 1966. R.C.R.D. 1869/045.
- 4) PLAN OF THE ROCK FIELD IN THE TOWN OF PORTSMOUTH PREPARED BY BENJAMIN AKERMAN. DATED 1815. R.C.R.D. PLAN 00562.
- 5) STATION MAP–LANDS CONCORD AND PORTSMOUTH R.R. OPERATED BY THE BOSTON AND MAINE R.R., STATION 0+0 TO STATION 33+0, PREPARED BY: OFFICE OF THE VALUATION ENGINEER, BOSTON, MASS., DATED: JUNE 30, 1914, SCALE: 1-IN.=100-FT., NOT RECORDED.
- 6) LAND IN PORTSMOUTH, N.H., BOSTON AND MAINE RAILROAD TO PORTSMOUTH FACTORY BUILDING ASSOCIATION. PREPARED BY: EW CHAPMAN, DATED: OCT. 1923, SCALE: 1 IN=20 FT., RCRD #00356.
- 7) LAND IN PORTSMOUTH, N.H., BOSTON AND MAINE RAILROAD TO ALL STATE REALTY CORPORATION, DATED: FEBRUARY 1961, SCALE: 1"=50', RCRD C-160.
- 8) PLAN OF LOT PORTSMOUTH, N.H. FOR THE HEIRS OF FRANK DANIEL, PREPARED BY: JOHN W. DURGIN, DATED: MAY 1967, SCALE: 1 INCH= 10 FEET, RCRD #946.
- 9) STANDARD BOUNDARY SURVEY TAX MAP 139– LOT 6 OWNERS: JONATHAN PAINE & GERALDINE M. GAETA 80 LANGDON STREET CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, PREPARED BY: AMBIT ENGINEERING, INC. A DIVISION OF HALEY WARD, DATED: FEBRUARY 2023 AND REVISED 6/8/23, SCALE: 1"=10'. NOT RECORDED.
- 10) N.H. ELECTRIC CO. PLAN SHOWING AREA RESERVED FOR TRANSFORMER SUBSTATION ON PROPERTY OF CONTINENTAL SHOE CORP. PORTSMOUTH, N.H. SCALE: 1"=30', DATED: 11-27-53, RCRD DEED BOOK 1303 PG 378.



"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

Philip A. LLS 12/16/2025
DATE

12/16/2025

~~PHILLIP A. YETMAN, LLS 142~~

0	12/15/25	ISSUED FOR COMMENT	RJB	PAY
REV.	DATE	DESCRIPTION	BY	CHK

SITE SURVEY

HALEY WARD

CHINBURG BUILDERS

4 LANGDON STREET & 98 CORNWALL STREET

EXISTING CONDITIONS PLAN

GRAPHIC SCALE

20 0 10 20 40 60

(IN FEET)

DRAWING COMTE

(IN FFET)

DATE DECEMBER 2025		SCALE 1"=20'
DRAWN BY RJB	DESIGNED BY —	CHECKED BY PAY
PROJECT No. 5010220.04	FIELD BOOK / PAGE FB 443 PG 17	
DRAWING No.	REV.	

Y101

1

TABLE OF DIMENSIONAL STANDARDS:

REGULATION	REQUIREMENT	EXISTING	PROPOSED
MIN. LOT AREA	7,500 S.F.	25,107 S.F.	25,107 S.F.
AREA PER DWELLING UNIT	7,500 S.F.	N/A	8,369 S.F.
STREET FRONTRAGE	100.0 FEET	88.0 FEET	88.0 FEET ¹
MIN. FRONT SETBACK	5.0 FEET	1.0 FEET	5.4 FEET
MIN. SIDE SETBACK	10.0 FEET	1.6 FEET	10.2 FEET
MIN. R.R. R.O.W. SIDE SETBACK	15.0 FEET	46.7 FEET	15.4 FEET
MIN. REAR SETBACK	15.0 FEET	132.6 FEET	54.6 FEET
MAX. HEIGHT SLOPED ROOF	40.0 FEET	20 FEET	34.0 FEET
MAX. BUILDING COVERAGE	40%	18.0%	25.6%
MIN. OPEN SPACE ²	25%	22.7%	47.0%

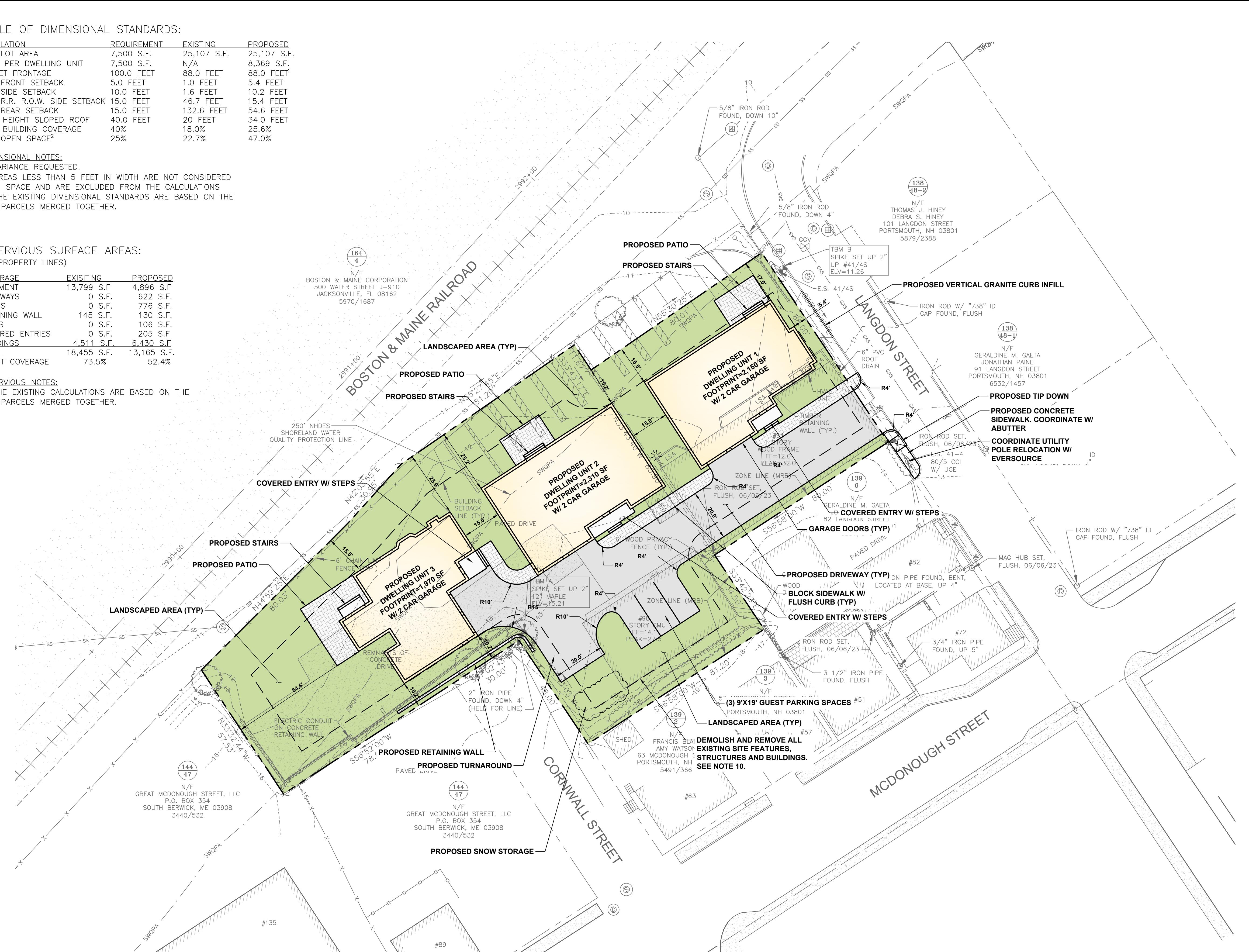
DIMENSIONAL NOTES:

- 1) VARIANCE REQUESTED.
- 2) AREAS LESS THAN 5 FEET IN WIDTH ARE NOT CONSIDERED OPEN SPACE AND ARE EXCLUDED FROM THE CALCULATIONS
- 3) THE EXISTING DIMENSIONAL STANDARDS ARE BASED ON THE TWO PARCELS MERGED TOGETHER.

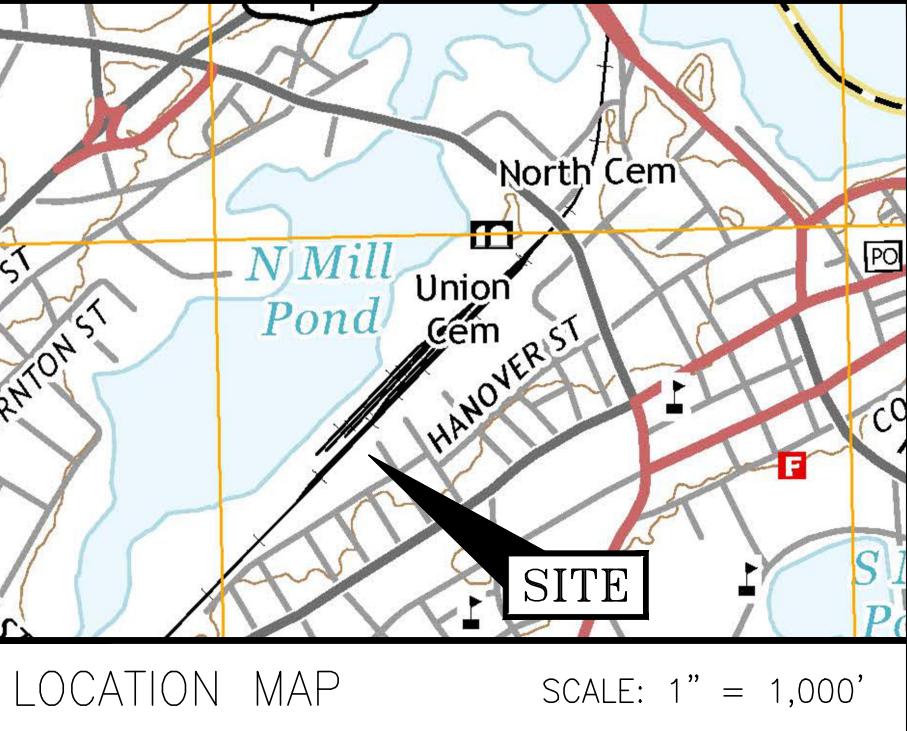
IMPERVIOUS SURFACE AREAS:
(TO PROPERTY LINES)

COVERAGE	EXISTING	PROPOSED
PAVEMENT	13,799 S.F.	4,896 S.F.
WALKWAYS	0 S.F.	622 S.F.
PATIOS	0 S.F.	776 S.F.
RETAINING WALL	145 S.F.	130 S.F.
STEPS	0 S.F.	106 S.F.
COVERED ENTRIES	0 S.F.	205 S.F.
BUILDINGS	4,511 S.F.	6,430 S.F.
TOTAL	18,455 S.F.	13,165 S.F.
% LOT COVERAGE	73.5%	52.4%

IMPERVIOUS NOTES:
1) THE EXISTING CALCULATIONS ARE BASED ON THE TWO PARCELS MERGED TOGETHER.



NORTH
NAD83(2011)
GRID
NHSPC



NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S TAX MAP 139 AS LOTS 1 & 8.

- 2) OWNER OF RECORD (MAP 139, LOTS 1 & 8):
REGAN ELECTRIC CO., INC.
94 LANGDON STREET
PORTSMOUTH, NH 03801

- 3) APPLICANT:
CHINBURG DEVELOPMENT
3 PENSTOCK WAY
NEWARK, NH 03857

- 4) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.

- 5) PARCELS ARE LOCATED IN THE MIXED RESIDENTIAL BUSINESS (MRB) DISTRICT.

- 6) EXISTING LOT AREA:
LOT 1: 18,149 S.F.
LOT 8: 6,958 S.F.
TOTAL = 25,107 S.F.

- 7) THE TWO PARCELS ARE TO BE MERGED AS PART OF THIS PROJECT.

- 8) DIMENSIONAL REQUIREMENTS:
SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

- 9) REFER TO THE EXISTING CONDITIONS PLAN (DWG. NO. V101) FOR ADDITIONAL SITE INFORMATION.

- 10) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 3 UNIT RESIDENTIAL DEVELOPMENT ON ASSESSOR'S TAX MAP 139, LOTS 1 & 8.

- 11) ALL EXISTING SITE FEATURES, STRUCTURES AND BUILDINGS ON THE SUBJECT PARCELS ARE TO BE DEMOLISHED AND REMOVED AS PART OF THIS DEVELOPMENT.

- 12) PARKING CALCULATION (RESIDENTIAL)
REQUIRED: 1 SPACE PER UNIT = 3 TOTAL
PROVIDED: 6 GARAGE + 3 GUEST = 9 TOTAL

REV	DATE	DESCRIPTION	BY	CHK
2	01/07/2026	ISSUED FOR PB CONCEPT REVIEW	SMT	JRC
1	12/17/2025	ISSUED FOR ZBA	SMT	JRC
0	12/02/2025	ISSUED FOR TAC WORKSHOP	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLAN



PROPOSED DEVELOPMENT
94 LANGDON STREET & 98 CORNWALL STREET
PORTSMOUTH, NH 03801

TITLE

PRELIMINARY SITE PLAN

DATE	SCALE
DECEMBER 2025	1" = 20'
DRAWN BY	DESIGNED BY
SJR	JRC
PROJECT No.	FIELD BOOK AND PAGE
5010220.004	FB 443 PG 17
DRAWING No.	REV.
C201	2

