

NLE CHARGING, LLC

55 Technology Drive, Lowell, MA. 01851

jrambone@newleafenergy.com

6/23/2026

Town of Portsmouth

Planning Department

1 Junkins Avenue

Portsmouth, NH 03801

Subject: Request for Permit Extension – EVCS at 505 US-1 Portsmouth, NH. 03801

Permit Number: LU-25-66

To the Portsmouth Planning Department,

I am writing to formally request a **1-year** extension for the electric vehicle charging station permit referenced above, which was issued by the Portsmouth Planning Department for the installation of an Electric Vehicle Charging Station (EVCS). The current permit is set to expire on **7-17-2026**.

Enclosed/attached with this letter is a copy of the original permit for your reference.

Thank you for your time, consideration, and assistance with this project. Please let me know if you require any additional information or documentation to process this request.

Sincerely,

A handwritten signature in black ink, appearing to read "James Rambone", written in a cursive style.

James Rambone, P.E.

Senior Project Engineer, Electric Vehicle Charging



CITY OF PORTSMOUTH

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

TECHNICAL ADVISORY COMMITTEE

June 5, 2025

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

RE: Request for amended Site Plan approval for property located at 505 US Route 1 Bypass, Portsmouth NH 03801 (LU-25-66)

Dear Property Owner :

The Technical Advisory Committee, at its regularly scheduled meeting of Tuesday, June 3, 2025, considered your application for amended Site Plan approval for the addition of EV charging spaces and associated support infrastructure. Said property is shown on Assessor Map 234 Lot 5 and lies within the Gateway Corridor (G1) District. As a result of said consideration, the Committee voted to recommend **approval** of this application as presented to the Planning Board.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, July 17, 2025**.

Per Section 2.5 of the Site Plan Regulations, a site plan review application to the Planning Board must include all applicable information and supporting materials including but not limited to the following items:

- Full updated plan set
- Draft Easements
- Drainage Analysis
- Traffic Studies
- Etc.

All comments, corrections, and conditions identified as "Items to be addressed before Planning Board submittal" must be resolved/corrected for the Planning Board application submittal to be deemed complete.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Peter Britz,
Planning and Sustainability Director

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



CITY OF PORTSMOUTH

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

ZONING BOARD OF ADJUSTMENT

May 29, 2025

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

**RE: Board of Adjustment Request for property located at 505 US Route 1 Bypass,
Portsmouth NH 03801 (LU-25-66)**

Dear Property Owner :

The Zoning Board of Adjustment, at its regularly scheduled meeting of **May 27, 2025**, considered your application for the property located at 505 US Route 1 Bypass whereas relief is needed to develop additional parking and an Electric Vehicle Charging Station which requires the following: 1) Variance from Section 10.5B83.10 for off-street parking spaces to be located between the principal building and a street or within any required perimeter buffer area; 2) Variance from Section 10.1113.20 for off-street parking spaces located in a front yard, or between a principal building and a street (including on a corner lot). Said property is shown on Assessor Map 234 Lot 5 and lies within the Gateway Corridor (G1) District. As a result of said consideration, the Board voted to **grant** the request as presented with the following **condition**:

1) The required Conditional Use Permits shall be obtained.

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.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

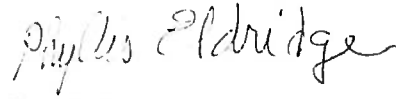
This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

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 Zoning Board of Adjustment Meeting website:

<https://www.cityofportsmouth.com/planportsmouth/zoning-board-adjustment/zoning-board-adjustment-archived-meetings-and-material>

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in cursive script, reading "Phyllis Eldridge".

Phyllis Eldridge, Chair of the Zoning Board of Adjustment

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

Findings of Fact | Variance

City of Portsmouth Zoning Board of Adjustment

Date: 05-27-2025

Property Address: 505 US Route 1 Bypass

Application #: LU-25-66

Decision: **Grant**

Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, It now reads as follows: 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.

The proposed application meets/does not meet the following purposes for granting a Variance:

Section 10.233 Variance Evaluation Criteria	Finding (Meets Criteria)	Relevant Facts
10.233.21 Granting the variance would not be contrary to the public interest.	YES	Granting the variance would not be contrary to the public interest because the purpose of the Gateway zoning that was recently introduced to the area was to promote walkable spaces for pedestrian use, and the application forced that issue because people would walk to area businesses.
10.233.22 Granting the variance would observe the spirit of the Ordinance.	YES	Granting the variance would observe the spirit of the Ordinance because this was a new section of the ordinance that was added due to concerns about the lack of available EV

		charging stations and was intended for the type of situation that the applicant presented.
10.233.23 Granting the variance would do substantial justice.	YES	Substantial justice would be done because the loss to the public would not be outweighed by any loss to the applicant if they were denied. There is no loss to the public by granting the variance for this type of fairly low traffic volume use and it is reasonable and would not pose additional difficulties for the public.
10.233.24 Granting the variance would not diminish the values of surrounding properties.	YES	Granting the variances would not diminish the values of surrounding properties because it was a commercial area and this type of use is not inconsistent with what is seen in the surrounding properties of car dealerships, hotels, and so on.
10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship. (a)The property has special Conditions that distinguish it from other properties in the area. AND (b)Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one. OR Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.	YES	Literal enforcement of the ordinance would result in unnecessary hardship and the special conditions of the property were the fact that the parcel was located in an area where it was possible to walk to other amenities.



CITY OF PORTSMOUTH

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

PLANNING BOARD

July 22, 2025

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

RE: Request for Wetland Conditional Use Permit for property located at 505 US Route 1
Bypass, Portsmouth NH 03801 (LU-25-66)

Dear Property Owner :

The Planning Board, at its regularly scheduled meeting of **Thursday July 17, 2025**, considered your application for a Wetland Conditional Use Permit in accordance with Section 10.1017.50. The project includes 1,434 square feet of impacts within the wetland buffer including 303 square feet of temporary impacts, 173 square feet of permanent impacts in the wetland buffer and 958 square feet conversion from pavement into grassed areas within the wetland buffer area. Said property is shown on Assessor Map 234 Lot 5 and lies within the Gateway Corridor (G1) District. As a result of said consideration, 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; 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. Markers are to be placed along the 25' vegetative buffer at 50-foot intervals and must be permanently installed.*
- 2.2) The planting plan shall be reviewed and approved by Planning & Sustainability Department Staff.*
- 2.3) Yard waste and existing brush pile shall be cleaned up from the Hodgson Brook bank to the west of and in the existing bio-retention area as part of this project.*
- 2.4) A sign shall be installed that instructs pet owners to clean up after their pets.*
- 2.5) A sign shall be installed that states "No Dumping".*
- 2.6) The applicant shall create a maintenance plan for the newly restored area and the Hodgson Brook buffer for internal use on this site to be reviewed and approved by Planning Staff.*

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,

A handwritten signature in black ink, appearing to read "Rick Chellman". The signature is fluid and cursive, with a large initial "R" and "C".

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



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Planning & Sustainability
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PLANNING BOARD

July 22, 2025

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

RE: Request for amended Site Plan approval & CUP for property located at 505 US Route 1 Bypass, Portsmouth NH 03801 (LU-25-66)

Dear Property Owner :

The Planning Board, at its regularly scheduled meeting of **Thursday July 17, 2025**, considered your application for amended Site Plan approval, and a Conditional Use Permit for Electric Vehicle fueling space B to install 4 EV fueling stations for 8 charging spaces. Said property is shown on Assessor Map 234 Lot 5 and lies within the Gateway Corridor (G1) District. As a result of said consideration, the Board voted to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented, *and* 2) to **grant** Amended Site Plan Approval, *and* 3) to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.243 of the Ordinance and adopt the findings of fact as presented, *and* 4) to **grant** the Conditional Use Permit as presented.

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 Department for more details about the appeals process.

This site plan approval shall not be effective until a site plan review agreement has been signed satisfying the requirements of Section 2.12 of the City's Site Review Approval Regulations.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

The Planning & Sustainability Director must certify that all outstanding conditions of approval have been completed prior to issuance of a building permit unless otherwise indicated above.

This site plan approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Planning Board unless an extension is granted by the Planning Board in accordance with Section 2.14 of the Site Review Regulations.

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,

A handwritten signature in black ink, appearing to read "Rick Chellman". The signature is fluid and cursive, with the first name "Rick" written in a smaller, more legible script than the last name "Chellman", which is more stylized.

Rick Chellman, Chairman of the Planning Board

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor

Peter H. Rice, Director of Public Works
Rebecca Mauser-Hoye, Weston & Sampson Engineers, Inc.
Ilan Gutherz, Coakley Road EV Charging 1 LLC



CITY OF PORTSMOUTH

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

CONSERVATION COMMISSION

July 10, 2025

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

RE: Request for Wetland Conditional Use Permit for property located at 505 US Route 1
Bypass, Portsmouth NH 03801 (LU-25-66)

Dear Property Owner :

The Conservation Commission, at its regularly scheduled meeting of **Wednesday, July 9, 2025**, considered your application for a Wetland Conditional Use Permit for the installation of four new electric vehicle charging stations within the parking lot of the property. This would include creating and/or re-striping eight parking spaces and installing the necessary equipment and utility connections needed. This work will occur within the wetland buffer of Hodgson Brook and includes the removal of 2,135 s.f. of existing asphalt and converting to wetland buffer seeded area. It also includes 173 s.f. of permanent impacts to an existing landscape section within the buffer to install the transformer and concrete pads. In total, this project will create a net impervious of 1,962 s.f. within the 100' buffer. Said property is shown on Assessor Map 234 Lot 5 and lies within the Gateway Corridor (G1) District. As a result of said consideration, the Commission voted to **recommended approval** of this application to the Planning Board with the following stipulations:.

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. Markers are to be placed along the newly restored area at 50-foot intervals and must be permanently installed as a part of this approval.
2. A planting plan be submitted to and reviewed by Planning & Sustainability Department Staff prior to submission to the Planning Board.
3. Yard waste and existing brush pile shall be cleaned up from the Hodgson Brook bank to the west of and in the existing bio-retention area as part of this project.
4. A sign shall be installed that instructs pet owners to clean up after their pets.
5. A sign shall be installed that states "No Dumping".
6. Prior to submission to the Planning Board applicant shall create a maintenance plan for the newly restored area and the Hodgson Brook buffer for internal use on this site.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, July 17, 2025**. One (1) hard copy of any revised plans and/or exhibits as well as an updated electronic file (in a PDF format) must be filed in the Planning & Sustainability Department and uploaded to the online permit system no later than Friday, June 27, 2025.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in black ink, appearing to read 'S. Collins', with a small dot at the end.

Samantha Collins, Chair
Conservation Commission

cc:

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