

SITE WALK – SATURDAY, MARCH 9, 2013 – 10:00 a.m.
111 Maplewood Avenue

**MEETING OF THE
HISTORIC DISTRICT COMMISSION
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE**

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**March 6, 2013
to be reconvened on March 13, 2013**

Due to the length of the agenda, Old Business and Public Hearings #1 through #8 and Work Session A through C will be heard on Wednesday, March 6, 2013. Old Business and Work Sessions D through J will be heard on Wednesday, March 13, 2013. The reconvened meeting will be held in the School Board Conference Room.

REVISED AGENDA

I. OLD BUSINESS

A. Approval of minutes – November 7, 2012

II. PUBLIC HEARINGS

1. Petition of **Jane A. Nisbet Revocable Trust, Jane A. Nisbet, trustee and owner**, for property located at **139 South Street, Unit E**, wherein permission is requested to allow a new free standing structure (replace fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 110 as Lot 7 and lies within General Residence B and Historic Districts.

2. Petition of **Josh R. Gagnon and Nicole S. Bandera, owners**, for property located at **152-154 South Street**, wherein permission is requested to allow demolition of an existing structure (remove solarium, decks), and allow new construction to an existing structure (construct addition, construct decks) and allow exterior renovations to an existing structure (replace windows, doors, siding, and trim) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 65 and lies within the General Residence B and Historic Districts.

3. Petition of **WSK Goddard, Limited Partnership, owner**, and **Deanna Pellegrino, applicant**, for property located at **214 State Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 67 and lies within Central Business B, Historic, and Downtown Overlay Districts.

4. **(Work Session/Public Hearing) Petition of Worth Development Condominium Association, owner, and David Takis, applicant,** for property located at **103 Congress Street**, wherein permission is requested to allow new construction to an existing structure (install awning over outdoor seating area) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 6-106 and lies within Central Business B, Historic, and Downtown Overlay Districts.
5. Petition of **General Porter Condominium Association, owner,** for property located at **32 Livermore Street**, wherein permission is requested to allow new construction to a previously approved design (install lattice railing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 109 as Lot 20 and lies within General Residence B and Historic Districts.
6. Petition of **GSM Realty Trust, William Creighton, trustee and owner, and 299 Vaughan Street, LLC, applicant,** for property located at **299 Vaughan Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing building) and allow a new free standing structure (install perimeter fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 124 as Lot 10 and lies within Central Business A, Historic, and Downtown Overlay Districts.
7. Petition of **Michael B. Myers and Stephanie G. Taylor, owners,** for property located at **700 Middle Street**, wherein permission is requested to allow demolition of an existing structure (demolish deck) and allow new construction to an existing structure (construct new porch) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 148 as Lot 29 and lies within General Residence A and Historic Districts.
8. Petition of **Strawbery Banke, Inc., owner,** for property located at **14 Hancock Street (Visitors Center)** wherein permission is requested to allow new construction to an existing structure (construct addition, construct patio, replace misc. doors and windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 104 as Lot 7 and lies in the Mixed Residential Office and Historic Districts.

III. WORK SESSIONS

- A. Petition of **Patricia Bogardus Living Trust, owner, Patricia and Robert W. Bogardus, trustees and owners,** for property located at **26 Park Street**, wherein permission is requested to allow demolition of an existing structure (demolish one story addition and garage) and allow new construction to an existing structure (construct two story garage with connector). Said property is shown on Assessor Plan 148 as Lot 44 and lies within General Residence A and Historic Districts.
- B. Work Session requested by **Timothy M. and Beth Finelli, owners,** for property located at **297 South Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing garage) and allow new construction to an existing structure (construct new garage). Said property is shown on Assessor Plan 111 as Lot 23 and lies within General Residence B and Historic Districts.

C. Work Session requested by **Kathryn Saunders, owner**, for property located at **140 New Castle Avenue**, wherein permission is requested to allow demolition of an existing structure (demolish existing garage) and allow new construction to an existing structure (construct new garage with connector). Said property is shown on Assessor Plan 101 as Lot 26 and lies in Single Residence B and Historic Districts.

**THE FOLLOWING WILL BE HEARD ON WEDS., MARCH 13, 2013 AT 6:30 P.M. IN
THE SCHOOL BOARD CONFERENCE ROOM.**

IV. OLD BUSINESS

1. Approval of minutes – November 14, 2012

V. WORK SESSIONS (CONTINUED)

D. Work Session requested by **Eric G. Gustafson Revocable Trust of 1991, Eric G. Gustafson, trustee and owner**, for property located at **145-147 Middle Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows). Said property is shown on Assessor Plan 127 as Lot 3 and lies within Mixed Residential Office and Historic Districts.

E. Work Session requested by **North Mill Realty Trust, owner**, and **3S Artspace, applicant**, for property located at **319 Vaughan Street**, wherein permission is requested to allow new construction to an existing structure (construct small addition) and allow exterior renovations to an existing structure (misc. improvements to façade). Said property is shown on Assessor Plan 124 as Lot 9 and lies within Central Business A, Historic, and Downtown Overlay Districts.

F. Work Session requested by **Eport Properties 1, LLC, owner**, for property located at **173-175 Market Street**, wherein permission is requested to allow new construction to an existing structure (construct addition) and allow exterior renovations to an existing structure (misc. renovations). Said property is shown on Assessor Plan 118 as Lot 4 and lies within the Central Business A, Historic, and Downtown Overlay Districts. *(This item was continued.)*

G. Work Session requested by **Maplewood and Vaughan Holding Company, LLC, owner**, for property located at **111 Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (construct four story mixed use building). Said property is shown Assessor Plan 124 as Lot 8 and lies within Central Business B, Historic, and Downtown Overlay Districts. *(This item was postponed at the January 2, 2013 meeting to the February 13, 2013 meeting.)*

H. Work Session requested by **Wright Avenue, LLC, owner**, for property located at **Wright Avenue**, wherein permission is requested to allow demolition of an existing structure (demolish existing building) and allow a new free standing structure (construct 4-5 story mixed

use building). Said property is shown on Assessor Plan 105 as Lot 18 and lies within Central Business B and Historic Districts. *(This item was continued.)*

I. Petition of **Rye Atlantic Property, LLC, owner, and Michael Labrie, applicant**, for property located at **361 Islington Street**, wherein permission is requested to allow demolition of an existing structure (demolish structure) and allow a new free standing structure (construct new 5,500 sq. foot building). Said property is shown on Assessor Plan 144 as Lot 23 and lies within the Mixed Residential Business and Historic Districts.

J. Work Session requested by **Dale W. and Sharyn W. Smith, owners**, for property located at **275 Islington Street**, wherein permission is requested to allow demolition of an existing structure (demolish building) and allow a new free standing structure (construct new building). Said property is shown on Assessor Plan 144 as Lot 8 and lies within Central Business B and Historic Districts.

VI. ADJOURNMENT

NOTICE TO THE MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED
If you wish to attend a meeting and need assistance, please contact the Human Resources Department at 610-7270, one week prior to the meeting.