

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

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**March 4, 2015  
to be reconvened on March 25, 2015**

*Due to the length of the agenda, Approval of Minutes and Public Hearings #1 through #5 and Work Session A will be heard on Wednesday, March 4, 2015 at 6:30 p.m. in the Eileen Dondero Foley Council Chambers. Work Sessions B through G will be heard on Wednesday, March 25, 2015 at 6:30 p.m. in the Eileen Dondero Foley Council Chambers.*

**AGENDA**

*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.*

**I. APPROVAL OF MINUTES**

1. February 4, 2015
2. February 11, 2015

**II. PUBLIC HEARINGS (CONSENT AGENDA ITEMS)**

1. Petition of **29-41 Congress Street, LLC, owner, and Bennetts Store of Portsmouth, LLC, applicant**, for property located at 41 Congress Street, wherein permission is requested to allow exterior renovations to an existing structure (install exterior lighting, replace awning, replace trim on front façade) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 10 and lies within the CD 5, Historic, and Downtown Overlay District.
2. Petition of **Michael R. and Denise Todd, owners**, for property located at **262-264 South Street**, wherein permission is requested to allow an amendment to a previously approved design (install granite steps with iron railing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 5 and lies within the Single Residence B and Historic Districts.

**III. PUBLIC HEARINGS (REGULAR AGENDA ITEMS)**

3. (Re-hearing) Petition of **Nobles Island Condominium Association, owner**, for property located at **500 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (replace windows, siding, roof, and trim) as per plans on file in the Planning

Department. Said property is shown on Assessor Plan 120 as Lot 2 and lies within the Central Business A and Historic Districts.

4. (Work Session/Public Hearing) Petition of **Mara Witzling and Peter Cass, owners**, for property located at **33 Hunking Street**, wherein permission is requested to allow new construction to an existing structure (construct two story rear addition, one story addition with porch at right side and rear, entry deck and front bay addition, right side dormer, attic dormer) and allow exterior renovations to an existing structure (replace existing doors, windows, and exterior finishes, replace fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 103 as Lot 38 and lies within the General Residence B and Historic Districts.

5. (Work Session/Public Hearing) Petition of **Timothy and Alexandra Lieto, owners**, for property located at **454 Marcy Street**, wherein permission is requested to allow exterior renovations to an existing structure (install two windows, a skylight, and relocate front entry door) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 77 and lies within the General Residence B and Historic Districts.

#### IV. WORK SESSIONS

A. Work Session requested by **Nobles Island Condominium Association, owner**, for property located at **500 Market Street**, wherein permission is requested to allow new construction to an existing structure (install solar panels) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 120 as Lot 2 and lies within Central Business A and Historic Districts. *(This item was postponed at the January meeting to the March meeting).*

#### THE FOLLOWING WILL BE HEARD ON WEDS., MARCH 25, 2015 AT 6:30 P.M.

#### V. WORK SESSIONS (CONTINUED)

B. Work Session requested by **44-46 Market Street, LLC, owner**, for property located at **44-46 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (change exterior cladding, replace doors, windows) and allow new construction to an existing structure (construct one story rear addition, construct small additions on second floor) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 31 and lies within the CD 5, Historic, and Downtown Overlay Districts. *(This item was postponed at the February meeting to the March meeting.)*

C. Work Session requested by **7 Islington Street, LLC, owner**, for property located at **40 Bridge Street**, wherein permission is requested to allow demolition of an existing structure (demolish building) and allow a new free standing structure (construct three story mixed use building with below grade parking) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 52 and lies within the CD4, Historic, and Downtown Overlay Districts. *(This item was postponed at the February meeting to the March meeting.)*

D. Work Session requested by **Hayscales Real Estate Trust, owner**, for property located at **236 Union Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing structure) and allow a new free standing structure (construct two family residential home) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 22 and lies within the General Residence C and Historic Districts. *(This item was postponed at the January meeting to the March meeting.)*

E. Work Session requested by **Ronald C.J. Cogswell**, owner, for property located at **180 Islington Street**, wherein permission is requested to allow a discussion concerning the existing 2 story structure and options for site (including demolition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 137 as Lot 19 and lies within CBB and the Historic Districts. *(This item was postponed at the February meeting to the March meeting.)*

F. Work Session requested by **30 Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue (46-64 Maplewood Avenue)**, wherein permission is requested to allow a new free standing structure (construct mixed use 3 1/2 to 5 story structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 2 and lies within the Central Business B, Historic, and Downtown Overlay Districts. *(This item was postponed at the December 2014 meeting to the March meeting.)*

G. Work Session requested by **HarborCorp LLC, owner**, for property located **Deer Street, Russell Street, and Maplewood Avenue** wherein permission is requested to allow a new free standing structure (construct mixed use building containing hotel, conference center, condominiums, supermarket, and parking) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 21, Assessor Plan 118 as Lot 28 and Assessor Plan 124 as Lot 12 and lies within the Central Business B, Historic, and Downtown Overlay Districts. *(This item was postponed at the February meeting to the March meeting.)*

## 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.