

**ACTION SHEET  
HISTORIC DISTRICT COMMISSION**

**ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

**6:30 p.m.**

**July 12, 2017  
reconvened from July 5, 2017**

**MEMBERS PRESENT:** Chairman Vincent Lombardi; Vice Chairman Jon Wyckoff;  
Members Dan Rawling, Reagan Ruedig, Richard Shea, John  
Mayer; Alternates Martin Ryan, Molly Bolster

**MEMBERS EXCUSED:** City Council Representative Nancy Pearson

**ALSO PRESENT:** Nick Cracknell, Principal Planner

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**I. ADMINISTRATIVE APPROVALS**

- A. 20 Mast Lane – Strawberry Banke (*This item was postponed at the July 5, 2017 meeting.*)
- B. 77 State Street

It was moved, seconded, and passed unanimously to grant the administrative approvals as presented.

**II. PUBLIC HEARING (OLD BUSINESS)**

- 1. Petition of **82 Court Street, LLC, owner**, for property located at **82 Court Street**, wherein permission is requested to allow exterior renovations to an existing structure (remove and replace seven windows) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 116 & Lot 48 and lies within the CD4-L1 and Historic District. (*At the applicant's request, this item was postponed at the July 5, 2017 meeting to the July 12, 2017 meeting.*)

The Commission voted unanimously to postpone review of the application to the August 2017 meeting.

### III. WORK SESSIONS

A. Work Session requested by **Deer Street Associates, owner**, for property located at **163 Deer Street (Lot 4)**, wherein permission was requested to allow demolition of existing structure (demolish structure) and allow new free standing structure (construct new mixed use building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lots 17-2 and 17-3 and lies within CD 5, Historic District, and Downtown Overlay Districts. *(This item was postponed at the June 14, 2017 meeting to the July 12, 2017 meeting.)*

The Commission voted to continue review of the application at the August 2017 meeting.

B. Work Session requested by **Deer Street Associates, owner**, for property located at **157, 159, 161 Deer Street (Lot 5)**, wherein permission was requested to allow demolition of existing structure (demolish structure) and allow new free standing structure (construct new mixed use building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lots 17-2 and 17-3 and lies within CD 5, Historic District, and Downtown Overlay Districts. *(This item was postponed at the June 14, 2017 meeting to the July 12, 2017 meeting.)*

The Commission voted to continue review of the application at the August 2017 meeting.

C. Work Session requested by **Islington Commons, LLC, owner**, for property located at **410-430 Islington Street**, wherein permission was requested to allow new construction to an existing structure (demolition of misc. additions, construction of new additions, other misc. renovations to existing buildings, for a total of five units) and allow new free standing structures (construct two, four unit townhouses at rear of lots, for a total of eight additional units) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 145 as Lots 34, 35, and 36 and lies within the CD 4-L2 and Historic Districts. *(This item was continued at the June 14, 2017 meeting to the July 12 meeting.)*

The Commission voted to continue review of the application at the August 2017 meeting.

D. Work Session requested by **The Provident Bank, owner**, for property located at **25 Maplewood Avenue**, wherein permission was requested to allow demolition of an existing structure (demolish existing building) and allow a new free standing structure (construct a three story mixed use building) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 126 as Lot 2 and lies within the CD5, Historic, and Downtown Overlay Districts. *(This item was continued at the June 14, 2017 meeting to the July 12, 2017 meeting.)*

The Commission voted to continue review of the application at the August 2017 meeting.

E. Work Session requested by **Colaco, LLC, owner**, for property located at **74 Congress Street**, wherein permission was requested to allow exterior renovations to an existing structure (complete exterior renovation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 43 and lies within the CD 5, Historic, and Downtown Overlay Districts.

The Commission voted to continue review of the application at the August 2017 meeting.

F. Work Session requested by **Sundance Holdings, LLC, owner**, and **Union Pub Co., applicant**, for property located at **77 Daniel Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove and replace windows on front façade, install make up air venting) and allow new construction to an existing structure (construct new compliant egress stair for upper floors on rear elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 10 and lies within the CD 4 and Historic Districts.

The applicant indicated they would return for a public hearing at a future meeting.

G. Work Session requested by **Robert J. Fabbriatore Irrevocable Trust of 2012, owner**, for property located at **177 State Street**, wherein permission was requested to allow new construction to an existing structure (construct small addition on Penhallow Street elevation) and allow exterior renovations to an existing structure (restore exterior façade, lower entry access on Penhallow Street elevation) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 44 and lies within the CD 4 and Historic Districts.

The Commission voted to continue review of the application at the August 2017 meeting.

#### IV. ADJOURNMENT

At 12:15 a.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good  
Planning Department Administrative Clerk