

**ACTION SHEET
HISTORIC DISTRICT COMMISSION**

ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**August 9, 2017
reconvened from August 2, 2017**

MEMBERS PRESENT: Chairman Vincent Lombardi; Vice Chairman Jon Wyckoff;
Members Dan Rawling, Reagan Ruedig, Richard Shea, John
Mayer; City Council Representative Nancy Pearson; Alternate
Martin Ryan

MEMBERS EXCUSED: Alternate Molly Bolster

ALSO PRESENT: Nick Cracknell, Principal Planner

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I. ADMINISTRATIVE APPROVALS

1. 133 Islington Street
2. 369 Islington Street
3. 172 Hanover Street
4. 15 Pleasant Street
5. 93 State Street

Items #1, 2, 4, and 5 were approved as presented. Item #4 was approved with one stipulation: that 8/8 windows, matching the color and pattern of the second floor windows, and with half screens are approved.

II. PUBLIC HEARING (OLD BUSINESS)

1. Petition of **PNF Trust of 2013, Peter N. Floros, trustee and owner**, for property located at **278 State Street**, wherein permission was requested to allow as per plans on file in the Planning Department. Said property is shown on Assessor Plan 107 as Lot 80 and lies within the CD 4, Historic, and Downtown Overlay Districts. (*This item was postponed at the July 24, 2017 meeting to the August 9, 2017 meeting.*)

It was moved, seconded, and passed unanimously to postpone action on the application to the September 13, 2017 meeting and to continue with the review process at a special meeting on August 28, 2017 at 7:00 p.m.

III. WORK SESSIONS (CONTINUED)

A. 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 applicant indicated they would return for a public hearing at the September 2017 meeting.

B. 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 the work session at the September 2017 meeting.

C. Work Session requested by **Pamela Thacher, owner**, and **Charlie Seefried, applicant**, for property located at **180 Middle Street**, wherein permission was requested to allow exterior renovations to an existing structure (convert single family home to four dwelling units and the carriage house to one dwelling unit) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 127 as Lot 8 and lies within the Mixed Residential Office and Historic Districts.

The Commission voted to continue the work session at the September 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 the work session at the September 2017 meeting.

E. 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 the work session at the September 2017 meeting.

F. Work Session requested by **Deer Street Associates, owner**, for property located at **163 Deer Street (Lot 4)**, wherein permission is 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. *(The applicant has asked to postpone to the September 2017 meeting.)*

At the applicant's request, the Commission voted to postpone review of the application to the September 2017 meeting.

G. Work Session requested by **Deer Street Associates, owner**, for property located at **157, 159, 161 Deer Street (Lot 5)**, wherein permission is 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. *(The applicant has asked to postpone to the September 2017 meeting.)*

At the applicant's request, the Commission voted to postpone review of the application to the September 2017 meeting.

IV. ADJOURNMENT

At 10:45 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk