

**BOARD OF ADJUSTMENT MEETING
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

6:30 P.M. Non-Public Session (Conf. Rm A)

March 18, 2025

7:00 P.M. - Regular meeting begins

ACTION SHEET

MEMBERS PRESENT: Phyllis Eldridge, Chair; Beth Margeson, Vice Chair; David Rheame; Thomas Rossi; Paul Mannle; Jeffrey Mattson; Thomas Nies;

MEMBERS EXCUSED: Jody Record, Alternate

ALSO PRESENT: Jillian Harris, Planning Department

Mr. Rossi moved to close the 6:30 non-public session, seconded by Mr. Nies. The motion passed unanimously, 7-0.

Mr. Rossi moved to seal the minutes, seconded by Mr. Nies. The motion passed unanimously, 7-0.

Vice-Chair Margeson moved to take Item III.A, 92 Brewster Street, out of order for postponement, seconded by Mr. Mannle. The motion passed unanimously, 6-0, with Mr. Rheame recused.

Chair Eldridge read Item III.A into the record.

Mr. Mannle moved to postpone Item III.A to the June meeting, seconded by Mr. Rossi.

The motion passed unanimously, 6-0, with Mr. Rheame recused.

I. APPROVAL OF MINUTES

A. Approval of the February 19, 2025 site walk minutes.

*The February 19, 2025 site walk minutes were **approved** as presented.*

***Motion:** J. Mattson; **Second:** T. Nies*

B. Approval of the February 19, 2025 meeting minutes.

*The February 19, 2025 meeting minutes were **approved** as amended.*

Motion: *J. Mattson; Second: T. Nies*

II. OLD BUSINESS

- A. Rehearing** for the request of **PNF Trust of 2013, (Owner)**, for property located at **84 Pleasant Street and 266, 270, 278 State Street** originally heard on November 19, 2024. The project requested relief to merge the lots and construct a four-story mixed-use building. **As voted on at the February 19, 2025 meeting, the request for Variance 2(b) will be the only relief considered in the rehearing:** for a fourth story addition at 50 feet in height to the Church Street elevation where 3 full stories and a short fourth are allowed with 45 feet maximum height permitted. Said property is located on Assessor Map Lot Map 107 Lot 77, Map 107 Lot 78, Map 107 Lot 79, Map 107 Lot 80 and lies within the Character District 4 (CD4), Historic and Downtown Overlay Districts. (LU-24-195 and LU-24-219)

*The Board voted to **approve** the request as presented with the following **condition**:*

- 1) *The presented height for both the Times Building and the addition on the Church St. elevation are affirmed as presented.*

Motion: *D. Rheaume; Second: J. Mattson*

III. NEW BUSINESS

- A.** The request of **Harborside Property Management LLC (Owner)**, for property located at **92 Brewster Street** whereas relief is needed to demolish the existing structure and construct a single-family home with Accessory Dwelling Unit which requires the following: 1) Variance from Section 10.521 to allow a) 2,884 s.f. of lot area where 3,500 s.f. are required, b) 2,884 s.f of lot area per dwelling unit where 3,500 s.f. are required, c) 52.33 feet of continuous street frontage where 70 feet are required, d) 9.5 foot right side yard where 10 feet are required, and e) 10 foot rear yard where 20 feet are required. Said property is located on Assessor Map 138 Lot 54 and lies within the General Residence C GRC District. (LU-25-25)

*The Board voted to **approve** applicants' request to **postpone** to the June meeting with the following **condition**:*

- 1) *The application will be re-advertised at the expense of the applicant.*

Motion: *P. Mannle; Second: T. Rossi*

- B.** The request of **Rosa Z. Delisle and Paul R. Delisle Revocable Trust (Owners)**, for property located at **408 The Hill, #6-17, (Units 1-3)** whereas after the fact relief is needed for the expansion of the existing business into the remaining first floor units which requires the following: 1) Variance from Section 10.440, Use #7.20 to allow a personal services business to expand where it is not allowed; and 2) Variance from Section 10.331

to allow a nonconforming use to be extended, enlarged or changed where not in conformity of the Ordinance. Said property is located on Assessor Map 118 Lot 26 and lies within the Character District 4-L1 CD4-L1), Historic and Downtown Overlay Districts. (LU-25-24)

*The Board voted to **approve** the request as presented with the following **condition**:*

1) The business model will continue to be by appointment only.

Motion: T. Nies; ***Second:*** D. Rheaume

III. OTHER BUSINESS

A. Zoning Board of Adjustment Rules and Regulations

IV. ADJOURNMENT

The meeting was adjourned at 9:45 PM.