

**MEETING OF
THE HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

*Members of the public also have the option to join the meeting over Zoom
(See below for more details) **

6:30 p.m.

March 05, 2025

AGENDA (revised on February 27, 2025)

*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 05, 2025

II. ADMINISTRATIVE APPROVALS

1. 1 Walton Alley
2. 40 Pleasant Street
3. 39 Holmes Court
4. 43 Holmes Court
5. 93 State Street
6. 50 Austin Street
7. 121 State Street, Unit 2
8. 49 Sheafe Street
9. 93 Pleasant Street
10. 10 Market Square
11. 113-117 Market Street
12. 93-101 Market Street

III. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of, Kevin Shitan Zeng Revocable Trust of 2017, owner, for property located at 377 Maplewood Avenue, wherein permission is requested to allow the demolition of a secondary structure and the new construction of a detached accessory dwelling unit and exterior renovations to the existing main structure to include new windows, doors and repairs and replacement of exterior features as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 22 and lies within the General Residence A (GRA) and Historic Districts.

2. Petition of, Paul R. Delisle Revocable Trust and Rosa Z. Delisle Revocable Trust, owners, for property located at 408 The Hill, Unit #6-17, wherein permission is requested to allow exterior renovations to an existing structure to include replacement windows, replace wood shingle roof with asphalt shingles and the installation of a condenser unit as per plans on file in the Planning Department. Said property is shown on Assessor Map 118 as Lot 26-5 and lies within the Character District 4-L1 (CD4-L1), Downtown Overlay and Historic Districts.
3. Petition of, Joan A. Schorsch Revocable Trust of 2014, owner, for property located at 53 Pray Street, wherein permission is requested to allow exterior renovations to an existing structure to include rebuilding the existing porch into a screened porch with roof deck, new roofing, new siding as needed, new windows, the replacement of gutters and the replacement of a condenser with new heat pump as per plans on file in the Planning Department. Said property is shown on Assessor Map 102 as Lot 40 and lies within the Waterfront Business (WB) and Historic Districts.
4. Petition of, Mahar Family Revocable Trust of 2018, owner, for property located at 50 Austin Street, wherein permission is requested to allow new construction to an existing structure to include a rear 1-story addition and covered entry as per plans on file in the Planning Department. Said property is shown on Assessor Map 136 as Lot 1 and lies within the General Residence C (GRC) and Historic Districts.
5. Petition of, R.A. Morton Holdings, LLC, owner, for property located at 101 Market Street, wherein permission is requested to allow exterior renovations to an existing structure to include replacement of the existing slate roof with asphalt shingles as per plans in file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 41 and lies within Character District 5 (CD5), Downtown Overlay, and Historic Districts.
6. Petition of, Matthew Morton Associates, LLC, owner, for property located at 87 Market Street, wherein permission is requested to allow exterior renovations to an existing structure to include removal and replacement of existing wall mounted condenser units to new locations with screening and the installation of new roof mounted condenser units as per plans on file in the Planning Department. Said property is shown on Assessor Map 106 as Lot 43 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

IV. WORK SESSIONS (OLD BUSINESS)

- A. Work Session requested by PNF Trust of 2013, owner, for property located at 266-278 State Street and 84 Pleasant Street, wherein permission is requested to allow the construction of a new 4-Story mixed-use building (266-278 State Street) and the renovations of an existing structure (84 Pleasant Street) as per plans in file in the Planning Department. Said property is shown on Assessor Map 107 as Lots 77, 78, 79, and 80 and lie within Character District 4 (CD4), Downtown Overlay, and Historic Districts.

V. WORK SESSIONS (NEW BUSINESS)

1. Work Session requested by, 445 Marcy Street, LLC, owner, for properties located at 445 Marcy Street and 20 Pray Street, wherein permission is requested to allow the demolition of the existing (candy store) structure and the new construction of a single family home with detached garage (at 445 Marcy Street) and the new construction of a single family home with a detached garage and accessory dwelling unit (at 20 Pray Street) as per plans on file in the Planning Department. Said property is shown on Assessor Map 101 as Lots 3 and 3-1 and lies within the General Residence B (GRB) and Historic Districts.

VI. ADJOURNMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_vG_8xw0tSOK2lmkee1ezwQ