

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

**7:00 P.M.**

**April 28, 2026**

**ACTION SHEET**

**MEMBERS PRESENT:** Beth Margeson, Chair; Jeffrey Mattson, Vice Chair; David Rheaume; Paul Mannle; Thomas Nies; Thomas Rossi; Robert Sullivan

**MEMBERS EXCUSED:** Mike Lucas, Alternate

**ALSO PRESENT:** Stefanie Casella, Planning Department

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**I. NEW BUSINESS**

- A.** The request of **Lonza Biologics INC (Owner)**, for property located at **34 Harvest Way** whereas relief is needed to install two illuminated wall signs and one illuminated monument sign, which requires relief from the following: 1) from Section 306.01(d) of the Pease Development Ordinance to allow signs to exceed a maximum aggregate area of two (2) square feet of sign area for each linear foot of street frontage up to a maximum of 200 square feet. Said property is located on Assessor Map 305 Lot 5 and lies within the Airport Business Commercial (ABC) District. (LU-26-12)

*The Board voted to **continue** the request to the May 19<sup>th</sup> meeting, so that the applicant can provide the specific section of the Pease Development Authority Zoning Ordinance that is applicable, with the supporting rationale as to why the request is necessary.*

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

- B. POSTPONE TO MAY** The request of **Port Hunter LLC (Owner)**, for property located at **361 Miller Avenue** whereas relief is needed to construct a detached garage with a professional office space on the second floor, which requires the following: 1) Variance from Section 10.573.20 to allow a) 6 foot side yard where 10 feet are required, and b) 10 foot rear yard where 20 feet are required; and 2) Variance from Section 10.440 Use #5.10 to allow a professional office use where it is not permitted. Said property is located on Assessor Map 131 Lot 33 and lies within the General Residence A (GRA) District.  
**POSTPONE TO MAY (LU-25-76)**

- C. The request of **Kristina Logan Revocable Trust (Owner)**, for property located at **220 South Street** whereas relief is needed to build a chicken coop and have chickens, which requires the following: 1) Special Exception from Section 10.440 Use # 17.20 to allow the keeping of farm animals where it is allowed by Special Exception. Said property is located on Assessor Map 111 Lot 1 and lies within the Single Residence B (SRB) and Historic Districts. (LU-26-39)

*The Board voted to **grant** the request to raise up to 8 chickens with the following **conditions**:*

- 1) This Special Exception is vested without issuance of a building permit, as it is not needed for the construction of an accessory structure of the size proposed.*
- 2) No roosters will be raised.*

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

- D. **POSTPONE TO MAY** The request of **Hope for Tomorrow Foundation (Owner)**, for property located at **315 Banfield Road** whereas relief is needed to construct an addition to the existing school on the property, which requires the following: 1) Variance from Section 10.334 to allow the existing primary and secondary school use (Use #3.21) to be extended to another part of the remainder of the land. Said property is located on Assessor Map 266 Lot 5 and lies within the Industrial (I) District. **POSTPONE TO MAY** (LU-26-41)

- E. The request of **Brent and Susanne Morrill (Owners)**, for property located at **651 Woodbury Avenue** whereas relief is needed to construct a second driveway which requires the following: 1) Variance from Section 10.1114.31 to allow a second driveway on the lot where only one is permitted. Said property is located on Assessor Map 220 Lot 12 and lies within the Single Residence B (SRB) District. (LU-26-38)

*The Board voted to **grant** the request as presented with the following **conditions**:*

- 1) The applicant shall eliminate the existing single parking spot on Edmond Avenue next to the existing home.*

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

## II. ADJOURNMENT

*The meeting adjourned at 8:15 p.m.*