

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

7:00 P.M.

July 21, 2026

ACTION SHEET

MEMBERS PRESENT: Beth Margeson, Chair; David Rheaume; Thomas Nies; Thomas Rossi; Robert Sullivan

MEMBERS EXCUSED: Jeffrey Mattson, Vice Chair; Paul Mannle; Mike Lucas, Alternate

ALSO PRESENT: Jillian Harris, Planning Department

Mr. Nies moved to suspend the rules for Item II. A, 34 Harvest Way, seconded by Mr. Rossi. The motion passed with all in favor, 5-0.

Mr. Rossi moved to accept the withdrawal request for Item II.A, 34 Harvest Way, seconded by Mr. Sullivan. The motion passed with all in favor, 4-0, with Mr. Rheaume abstained.

Mr. Rossi moved to suspend the rules to take items out of order, seconded by Mr. Nies. The motion passed with all in favor, 5-0.

Mr. Rossi moved to postpone Item II. C, 72 Mirona Road to the August 18 meeting, seconded by Mr. Sullivan. The motion passed with all in favor, 5-0.

Mr. Nies moved to postpone Item III. A, 475 Broad Street to the August 18 meeting, seconded by Mr. Rossi. The motion passed with all in favor, 5-0.

Mr. Rossi moved to postpone Item III. D, 0 Joffre Avenue and 18 Barberry Lane to the August 18 meeting, seconded by Mr. Rheaume. The motion passed with all in favor, 5-0.

Mr. Nies moved to postpone Item III. E, 315 Bartlett Street to the August 18 meeting, seconded by Mr. Rossi. The motion passed with all in favor, 5-0.

I. APPROVAL OF MINUTES

A. Approval of the June 16, 2026 meeting minutes.

The June 16, 2026 meeting minutes were approved as amended.

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

II. OLD BUSINESS

- A. REQUEST TO WITHDRAW** 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 Authority 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. **REQUEST TO WITHDRAW (LU-26-12)**

*The Board accepted the request to **withdraw** the petition.*

***Motion:** T. Rossi; **Second:** R. Sullivan. D. Rheaume abstained.*

- B. POSTPONE TO AUGUST** 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 AUGUST (LU-26-41)**

- C. REQUEST TO POSTPONE** The request of **Madison Commercial Group (Owner)**, for property located at **72 Mirona Road** whereas relief is needed to establish a 5,049 square foot Pilates/exercise studio which requires the following: 1) Special Exception from Section 10.440 Use #4.42 to allow a 5,049 square foot health club, yoga studio, or similar use where more than 2,000 square feet are allowed by Special Exception. Said property is located on Assessor Map 253 Lot 3 and lies within the Gateway Center (G2) District. **REQUEST TO POSTPONE (LU-26-76)**

*The Board voted to **postpone** the request to the August 18th meeting.*

***Motion:** T. Rossi; **Second:** R. Sullivan*

III. NEW BUSINESS

- A. REQUEST TO POSTPONE** The request of **Brian and Martha Ratay (Owners)**, for property located at **475 Broad Street** whereas relief is needed to construct a detached garage which requires the following: 1) Variance from Section 10.521 to a) allow 30% building coverage where 25% is allowed; b) a 5-foot right side yard where 10 feet are required; and c) 5.5-foot rear yard where 14 feet are required. Said property is located on

Assessor Map 221 Lot 96 and lies within the General Residence A (GRA) District.
REQUEST TO POSTPONE (LU-26-95)

*The Board voted to **postpone** the request to the August 18th meeting.*

Motion: T. Nies; **Second:** T. Rossi

B. POSTPONE TO AUGUST The request of **Jonah Goldblatt and Gabrielle Dell'Aquilo (Owners)**, for property located at **292 Wibird Street** whereas relief is needed to demolish the existing detached garage and construct a new two-story attached garage addition and enlarged rear deck, which requires the following: 1) Variance from Section 10.521 to a) allow a building coverage of 31% where 25% is the maximum; b) allow a left side yard setback of 4.5 feet where 10 feet is required; and c) allow a right side yard setback of 3 feet where 10 feet is required. Said property is located on Assessor Map 149 Lot 25 and lies within the General Residence A (GRA) District. **POSTPONE TO AUGUST (LU-26-88)**

C. The request of **Jane M Shouse Revocable Trust (Owner)**, for property located at **555 Dennett Street** whereas relief is needed to demolish the existing detached garage and construct a new rear addition which requires the following: 1) Variance from Section 10.521 to a) allow a building coverage of 27% where 25% is the maximum allowed. Said property is located on Assessor Map 161 Lot 39 and lies within the General Residence A (GRA) District. (LU-26-86)

*The Board voted to **grant** the request as presented and advertised.*

Motion: T. Nies; **Second:** T. Rossi

D. REQUEST TO POSTPONE The request of **Michael J Ferrelli (Owner)**, for property located at **0 Joffre Avenue and 18 Barberry Lane** whereas relief is needed to construct a single-family home on a vacant lot which requires the following: 1) Variance from Section 10.521 to a) allow for 0 feet of street frontage where 100 feet is required; b) allow for 12,185 square feet of lot area where 15,000 square feet is required; c) allow for 12,185 square feet of lot area per dwelling where 15,000 square feet is required; and 2) Variance from Section 10.1114.31 to allow for two driveways on a single lot where one is permitted. Said properties are located on Assessor Map 233, Lot 135 and Lot 131 and lie within the Single Residence B (SRB) District. **REQUEST TO POSTPONE (LU-26-92)**

*The Board voted to **postpone** the request to the August 18th meeting.*

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

E. REQUEST TO POSTPONE The request of **Kaitlyn O and Brendan A West (Owners)**, for property located at **315 Bartlett Street** whereas relief is needed to

demolish the existing home and construct a new home on the lot which requires the following: 1) Variance from Section 10.521 to a) allow a 9.5-foot left side yard where 10 feet is required; b) a 7-foot right side yard where 10 feet is required; and c) 60 feet of street frontage where 100 feet is required. Said property is located on Assessor Map 162 Lot 12 and lies within the General Residence A (GRA) District. **REQUEST TO POSTPONE** (LU-26-93)

*The Board voted to **postpone** the request to the August 18th meeting.*

Motion: T. Nies; **Second:** T. Rossi

IV. ADJOURNMENT

The meeting adjourned at 7:38 p.m.