

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

7:00 P.M.

March 17, 2026

ACTION SHEET

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

MEMBERS EXCUSED:

ALSO PRESENT: Stefanie Casella, Planning Department

I. APPROVAL OF MINUTES

A. Approval of the February 18, 2026 meeting minutes.

The February 18, 2026 meeting minutes were approved as amended.

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

II. OLD BUSINESS

A. The request of **Regan Electric CO INC (Owner)** and **Chinburg Development (Applicant)**, for property located at **94 Langdon Street** and **98 Cornwall Street** whereas relief is needed to merge the lots, demolish the existing structures and construct three new single-family dwellings which requires the following: 1) Variance from Section 10.521 to allow 88 feet of frontage where 100 feet is required. Said property is located on Assessor Map 139 Lots 1 and 8 and lies within the Mixed Residential Business (MRB) District. (LU-25-175)

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

***Motion:** T. Nies; **Second:** P. Mannle. D. Rheaume recused.*

B. The request of **Chase Home for Children C/O Woodman (Owners)**, for property located at **698 Middle Road** whereas relief is needed to construct a new facility on the

property which requires the following: 1) Variance from Section 10.334 to allow the residential care facility use to be extended to another part of the remainder of the land, 2) Variance from Section 10.440 to allow for the construction of a new residential care facility structure. Said property is located on Assessor Map 232 Lot 45 and lies within the Single Residence B (SRB) District. (LU-25-167)

*The Board voted to **deny** the request as presented and advertised, because it failed to satisfy criteria 10.233.24 and prove granting the variance would not diminish the values of surrounding properties.*

***Motion:** T. Rossi; **Second:** R. Sullivan. Chair Margeson recused.*

III. NEW BUSINESS

- A.** The request of **Kenneth J and Rebecca T Nicholson (Owners)**, for property located at **53 Pray Street** whereas relief is needed to demolish the covered porch, fence, and bulkhead and construct a three-season room with a roof deck and bulkhead in the same footprints which requires the following: 1) Variance from Section 10.521 to allow a) 6 foot front yard (bulkhead) and 15 foot front yard (structure) where 17 feet are required, b) 7 foot side yard where 30 feet are required, and c) 36% building coverage where 30% is permitted; and 2) Variance from Section 10.515.13 to allow a) a 6 foot fence where 4 feet is allowed, and b) 8 foot arbor gate where 4 feet is allowed. Said property is located on Assessor Map 102 Lot 40 and lies within the Waterfront Business (WB) and Historic Districts. (LU-26-13)

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

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

- B.** The request of **Madison Commercial Group LLC (Owner) and The Manchester Esthetic Services LLC, DBA Art of Eyebrows (Applicant)**, for property located at **72 Mirona Road** whereas relief is needed for a change of use from professional office to esthetic services which requires the following: 1) Special Exception from Section 10.440 Use #7.20 to allow Personal services. Said property is located on Assessor Map 253 Lot 3 and lies within the Gateway Center (G2) District. (LU-26-11)

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

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

IV. ADJOURNMENT

The meeting adjourned at 10:38 p.m.