

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

7:00 P.M.

May 19, 2026

ACTION SHEET

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

MEMBERS EXCUSED: Thomas Rossi; Mike Lucas, Alternate

ALSO PRESENT: Stefanie Casella, Planning Department

Mr. Mannle moved to suspend the rules seconded by Mr. Rheaume. The motion passed unanimously, 6-0.

*Mr. Sullivan moved to **postpone** Item II. A, 315 Banfield Road to the June meeting per the applicant's request, seconded by Mr. Mannle. The motion passed unanimously, 6-0.*

*Mr. Mannle moved to **postpone** Item III. A, 43 Austin Street to the June meeting per the applicant's request, seconded by Mr. Sullivan. The motion passed unanimously, 5-0 with Mr. Rheaume recused.*

Chair Margeson stated that Item III. C, 134 Pleasant Street, would not be heard. She said the application was rejected by City Staff because an applicant could only have one application before the Board at one time.

I. APPROVAL OF MINUTES

A. Approval of the March 31, 2026 Work Session minutes.

The March 31, 2026 Work Session minutes were approved as amended.

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

B. Approval of the April 21, 2026 meeting minutes.

The April 21, 2026 meeting minutes were approved as amended.

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

C. Approval of the April 28, 2026 meeting minutes.

The April 28, 2026 meeting minutes were approved as amended.

Motion: T. Nies; Second: D. Rheume

II. OLD BUSINESS

A. REQUEST TO POSTPONE 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. **REQUEST TO POSTPONE** (LU-26-41)

*The Board voted to **postpone** the petition the June 16th meeting.*

Motion: R. Sullivan; Second: P. Mannle

B. WITHDRAWN The request of **Road to the West, LLC (Owner)**, for property located at **140 West Road** whereas relief is needed to create an outdoor dining area, which requires the following: 1) Variance from Section 10.440 Use #19.50 to allow an outdoor dining or drinking area, as accessory use where it is not allowed. Said property is located on Assessor Map 252 Lot 2-13 and lies within the Industrial (I) District. **WITHDRAWN** (LU-26-34)

C. 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. (LU-25-76)

*The Board voted to **postpone** the petition to the June 16th meeting per the applicant's request.*

Motion: R. Sullivan; Second: T. Nies

D. POSTPONE TO JUNE 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. **POSTPONE TO JUNE** (LU-26-12)

III. NEW BUSINESS

- A. REQUEST TO POSTPONE** The request of **Portsmouth Historical Society (Owner)**, for property located at **43 Austin Street** whereas relief is needed to convert a single-family home to an office use which requires the following: 1) Variance from Section 10.440 (Use #5.10) to allow professional office space where it is not permitted. Said property is located on Assessor Map 127 Lot 27 and lies within the General Residence C (GRC) and Historic Districts. (LU-26-43)

*The Board voted to **postpone** the petition to the June 16th meeting.*

***Motion:** P. Mannle; **Second:** R. Sullivan. D. Rheaume recused.*

- B.** The request of **Alexandre T and Lauren M LePage (Owners)**, for property located at **53 McNabb Court** whereas relief is needed to demolish the existing rear porch and construct an addition and construct a new front porch which requires the following: 1) Variance from Section 10.521 to allow a) 30.5% building coverage where 25% is allowed, b) 8 foot left yard where 10 feet are required, c) 6 foot right yard where 10 feet are required. Said property is located on Assessor Map 112 Lot 57 and lies within the General Residence A (GRA) District. (LU-26-50)

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

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

- C.** The request of **Double Mc LLC (Owner)**, for property located at **134 Pleasant Street** whereas relief is needed to alter the existing drive-through facility which requires the following: 1) Variance from Section 10.334 to allow a drive-through use (Use # 19.40) to be extended to another part of the remainder of the land. Said property is located on Assessor Map 116 Lot 30 and lies within Character District 4 (CD4) and the Historic District. (LU-25-138)

The application was not heard because it was rejected by City Staff, as an applicant can only have one application before the Board at one time.

IV. ADJOURNMENT

The meeting adjourned at 7:27 p.m.