



CITY OF PORTSMOUTH

Planning & Sustainability
Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

ZONING BOARD OF ADJUSTMENT

October 26, 2026

Hope for Tomorrow Foundation
315 Banfield Road
Portsmouth, New Hampshire 03801

**RE: Board of Adjustment Request for property located at 315 Banfield Road,
Portsmouth NH 03801 (LU-26-41)**

Dear Property Owner :

The Zoning Board of Adjustment, at its regularly scheduled meeting of **Tuesday, October 20, 2026**, received your request to withdraw the application for the 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. The Board accepted the applicant's request to **withdraw** the application.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Beth Margeson, Chair of the Zoning Board of Adjustment

cc:

Derek Durbin, Durbin Law Offices, PLLC



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ZONING BOARD OF ADJUSTMENT

October 26, 2026

Ann Marie Wiley REV TR
Ann Marie Wiley TTEE
64 Woodworth Avenue
Portsmouth, New Hampshire 03801

**RE: Board of Adjustment Request for property located at 64 Woodworth Avenue,
Portsmouth NH 03801 (LU-26-102)**

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **Tuesday, October 20, 2026**, considered your application for constructing a side addition and front porch to the existing structure which requires the following: 1) Variance from Section 10.521 to allow a) 8.5 foot left yard where 10 feet are required, b) 2.5 foot front yard where 30 feet are required, and c) 26% building coverage where 20% is the maximum. Said property is shown on Assessor Map 243 Lot 42 and lies within the Single Residence B (SRB) District. As a result of said consideration, the Board voted to to **approve** the request as presented and advertised.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

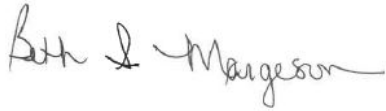
This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Zoning Board of Adjustment Meeting website:

<https://www.portsmouthnh.gov/planportsmouth/zoning-board-adjustment/zoning-board-adjustment-archived-meetings-and-material>

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in cursive script that reads "Beth I Margeson". The signature is written in dark ink on a white background.

Beth Margeson, Chair of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

John K. Bosen, DTC Lawyers

Courtney Vaughan, DTC Lawyers

Findings of Fact | Variance

City of Portsmouth Zoning Board of Adjustment

Date: October 20, 2026

Property Address: 64 Woodworth Avenue

Application #: LU-26-102

Decision: **Grant**

Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, It now reads as follows: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

The proposed application meets/does not meet the following purposes for granting a Variance:

Section 10.233 Variance Evaluation Criteria	Finding (Meets Criteria)	Relevant Facts
10.233.21 Granting the variance would not be contrary to the public interest.	YES	<ul style="list-style-type: none">Lot is a corner lot with no evidence granting the variance will affect the health, safety, or welfare nor light and air of adjacent properties.
10.233.22 Granting the variance would observe the spirit of the Ordinance.	YES	<ul style="list-style-type: none">It is a corner lot, open to the street and the variance will not alter the characteristics of the neighborhood.
10.233.23 Granting the variance would do substantial justice.	YES	<ul style="list-style-type: none">There is no benefit to the public that would outweigh the loss to the applicant if the variance was denied.

10.233.24 Granting the variance would not diminish the values of surrounding properties.	YES	<ul style="list-style-type: none"> There is no evidence that granting the variance will diminish property values. Many abutters spoke in favor of the request.
<p>10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.</p> <p>(a)The property has special Conditions that distinguish it from other properties in the area. AND (b)Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one. OR Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.</p>	YES	<ul style="list-style-type: none"> The property has special conditions because it is a small, corner lot. The permissible building envelope is small and the existing house is nonconforming, located in the setbacks. Owing to these conditions, there is no fair and substantial relationship between the general public purposes of the Ordinance provision and the specific application of that provision to the property;

Stipulations
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CITY OF PORTSMOUTH

Planning & Sustainability
Department
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03801
(603) 610-7216

ZONING BOARD OF ADJUSTMENT

October 26, 2026

Christopher Daniell
50 Whidden Street
Portsmouth, New Hampshire 03801

RE: Board of Adjustment Request for property located at 50 Whidden Street, Portsmouth NH 03801 (LU-26-15)

Dear Mr. Daniell:

The Planning Department has received your postponement request for the property located at 50 Whidden Street whereas relief is needed to construct a rear addition and cantilevered deck which requires the following: 1) Variance from Section 10.521 to allow a 9.5 foot rear yard where 25 feet are required. Said property is shown on Assessor Map 102 as Lot 66 and lies within the General Residence B (GRB) and Historic Districts. Your application hearing at the regularly scheduled meeting of **Tuesday, October 20, 2026** has been **postponed** to the November 17, 2026 meeting.

This matter will be placed on the agenda for the Board of Adjustment meeting scheduled for **November 17, 2026**. One (1) copy of any revised plans and/or exhibits must be filed in the Planning & Sustainability Department no later than **Friday October 23, 2026**. Please remember you will be required to provide an electronic file (in a PDF format) of all plans and exhibits.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Peter Stith, Assistant Director of Planning and Sustainability

cc:

Colby T. Gamester, Attorney, Gamester Law



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ZONING BOARD OF ADJUSTMENT

October 26, 2026

Peter Floros, Trustee
PNF Trust of 2013
282 Middle Street
Portsmouth, New Hampshire 03801

RE: Board of Adjustment request for property located at 84 Pleasant Street and 266, 270, 278 State Street, Portsmouth, NH (LU-24-195)

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **Tuesday, October 20, 2026**, considered your request for one-year extension originally granted on November 19, 2024.

As a result of said consideration, the Board voted to **grant** the 1-year extension now to expire on November 19, 2027.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Beth Margeson, Chair of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor
Chris Mulligan, Bosen & Associates, PLLC
John Chagnon, Ambit Engineering



CITY OF PORTSMOUTH

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ZONING BOARD OF ADJUSTMENT

October 26, 2026

R B St. Jean REV TR (1/2 INT) and A M St Jean REV TR (1/2 INT)
Ben and Andrea St. Jean
54 Humphrey's Court
Portsmouth, New Hampshire 03801

RE: Board of Adjustment Administrative Appeal Request for property located at 58 Humphrey's Court, Portsmouth NH 03801 (LU-25-165)

Dear Appellants:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **Tuesday, October 20, 2026**, considered the request for appeal of the administrative decision of a zoning determination pertaining to the side and rear lot lines of the property for a proposed subdivision located at 58 Humphrey's Court. The Board considered the remand from the court on the issue of the property's rear lot line.

As a result of said consideration, the Board voted to determine the rear lot line for this property will be the lot line opposite the lot line on Humphrey's Court connecting to New Castle Avenue.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Beth Margeson, Chair of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector
Rosann Maurice-Lentz, City Assessor
Braden and Robyn Ferrari
Bob and Laura Gunning
Mike and Zoe Daboul
Tim and Kim Sullivan
Jamie and Amy Baker
Robert M Snover Revocable Trust
Derek Durbin, Durbin Law Offices, PLLC
John Chagnon, Haley Ward
John Arnold, Attorney, Orr & Reno P.A.



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ZONING BOARD OF ADJUSTMENT

October 26, 2026

100 C Albany ST, LLC
3 Balsam Way
Stratham, New Hampshire 03885

RE: Board of Adjustment Request for property located at 100 Albany Street, Unit C, Portsmouth NH 03801 (LU-26-117)

Dear Property Owner,:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **Tuesday, October 20, 2026**, considered your application for establishing a dog grooming operation which requires the following: 1) Special Exception from Section 10.521 Use #7.30 to allow a pet grooming service in a zone where it is allowed by special exception. Said property is shown on Assessor Map 146 Lot 24-3 and lies within the Character District 4-L2 (CD4-L2). As a result of said consideration, the Board voted to

grant the request as presented and advertised.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Zoning Board of Adjustment Meeting website:

<https://www.portsmouthnh.gov/planportsmouth/zoning-board-adjustment/zoning-board-adjustment-archived-meetings-and-material>

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in cursive script that reads "Beth Margeson". The signature is written in dark ink and is positioned below the closing "Very truly yours,".

Beth Margeson, Chair of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

Findings of Fact | Special Exception

City of Portsmouth Zoning Board of Adjustment

Date: October 20, 2026

Property Address: 100 Albany Street

Application #: LU-26-117

Decision: **Grant**

Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, It now reads as follows: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

The proposed application meets/does not meet the following purposes for granting a Special Exception:

Special Exception Review Criteria: Section 10.232.20	Finding	Relevant Facts
10.232.21 Standards as provided by this Ordinance for the particular use permitted by special exception;	Yes	<ul style="list-style-type: none">The use is allowed by special exception.
10.232.22 No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials.	Yes	<ul style="list-style-type: none">There are no hazards to the public because the dog grooming use does not contain any.
10.233.23 No detriment to property values in the vicinity or change in the essential characteristics of any area including residential neighborhoods or business and industrial districts on account of the location or scale of buildings and other structures, parking areas, accessways, odor, smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials;	Yes	<ul style="list-style-type: none">This activity is already occurring in close proximity and moving from one location to the other will not have an impact on the neighborhood.

10.233.24 No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity;	Yes	<ul style="list-style-type: none"> The proposed use is not a high-volume business that will have traffic impacts.
10.233.25 No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools; and	Yes	<ul style="list-style-type: none"> The activity is already occurring, not currently creating demand on services nor will it in the future.
10.232.26 No significant increase of stormwater runoff onto adjacent property or streets.	Yes	<ul style="list-style-type: none"> The activity is already occurring, not currently creating demand on services nor will it in the future.

Stipulations
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ZONING BOARD OF ADJUSTMENT

October 26, 2026

Clever Beaumont Revocable Trust
30 Salem St
Portsmouth , New Hampshire 03801

RE: Board of Adjustment request for property located at 30 Salem Street, Portsmouth, NH (LU-26-118)

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **Tuesday, October 20, 2026**, considered your application for removing the existing 5-foot fence and replacing it with a new 5-foot fence which requires the following: 1) Variance from Section 10.515.13 to allow a 5-foot fence in the front yard area. Said property is shown on Assessor Map 144 Lot 35 and lies within the General Residence C (GRC) District. As a result of said consideration, the Board voted to

deny the requests as presented and advertised because they fail the following criteria: 10.233.21 granting the variance would not be contrary to the public interest, 10.233.22 granting the variance would observe the spirit of the Ordinance, 10.233.23 granting the variance would do substantial justice, and 10.233.25 the hardship criteria.

The Board's decision may be appealed up to thirty (30) days after the vote. Please contact the Planning & Sustainability Department for more details about the appeals process.

The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Zoning Board of Adjustment Meeting website:

<https://www.portsmouthnh.gov/planportsmouth/zoning-board-adjustment/zoning-board-adjustment-archived-meetings-and-material>

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Beth Margeson, Chair of the Zoning Board of Adjustment

Findings of Fact | Variance

City of Portsmouth Zoning Board of Adjustment

Date: October 20, 2026

Property Address: 30 Salem Street

Application #: LU-26-118

Decision: **Deny**

Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, It now reads as follows: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

The proposed application meets/does not meet the following purposes for granting a Variance:

Section 10.233 Variance Evaluation Criteria	Finding (Meets Criteria)	Relevant Facts
10.233.21 Granting the variance would not be contrary to the public interest.	NO	<ul style="list-style-type: none">The request is problematic because the spirit of the Ordinance is to preserve the open feel and walkable neighborhoods and not create walled compounds.
10.233.22 Granting the variance would observe the spirit of the Ordinance.	NO	<ul style="list-style-type: none">Request is contrary to the spirit of the Ordinance.
10.233.23 Granting the variance would do substantial justice.	NO	<ul style="list-style-type: none">There would be a loss to the public because of a lack of open feel for pedestrians.

10.233.24 Granting the variance would not diminish the values of surrounding properties.	YES / NO	<ul style="list-style-type: none"> • • •
<p>10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.</p> <p>(a)The property has special Conditions that distinguish it from other properties in the area. AND (b)Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one. OR Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.</p>	NO	<ul style="list-style-type: none"> • There are no special aspects about the property to make it unusual in the zoning district or neighborhood that would support a variance from the Ordinance.

Stipulations
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ZONING BOARD OF ADJUSTMENT

October 26, 2026

Path Lab Inc C/O Labcorp
69 First Avenue
Raritan, New Jersey 08869

RE: Board of Adjustment request for property located at 230 Lafayette Road, Unit 11D, Portsmouth, NH (LU-26-121)

Dear Property Owners:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **Tuesday, October 20, 2026**, considered your application for allowing a medical office which requires the following: 1) Variance from Section 10.440 Use #6.20 to allow a medical office where the use is not allowed. Said property is shown on Assessor Map 151 Lot 6-D11 and lies within the General Residence A (GRA) District. As a result of said consideration, the Board voted to **grant** the request as presented and advertised.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

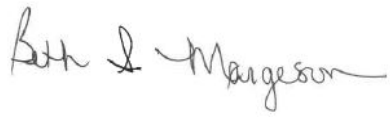
This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Zoning Board of Adjustment Meeting website:

<https://www.portsmouthnh.gov/planportsmouth/zoning-board-adjustment/zoning-board-adjustment-archived-meetings-and-material>

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in cursive script, reading "Beth Margeson". The ink is dark and the signature is fluid.

Beth Margeson, Chair of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

Findings of Fact | Variance

City of Portsmouth Zoning Board of Adjustment

Date: October 20, 2026

Property Address: 230 Lafayette Road, Unit 11D

Application #: LU-26-121

Decision: **Grant**

Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, It now reads as follows: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

The proposed application meets/does not meet the following purposes for granting a Variance:

Section 10.233 Variance Evaluation Criteria	Finding (Meets Criteria)	Relevant Facts
10.233.21 Granting the variance would not be contrary to the public interest.	YES	<ul style="list-style-type: none">There is no evidence that allowing the use will affect the light, air, health, safety, or welfare of the public.
10.233.22 Granting the variance would observe the spirit of the Ordinance.	YES	<ul style="list-style-type: none">This area has evolved differently than what the district allows, will not change the character of the neighborhood and there are no safety concerns, therefore it observes the spirit of the Ordinance.
10.233.23 Granting the variance would do substantial justice.	YES	<ul style="list-style-type: none">No benefit to the public by denying the variance but would be a loss to the applicant.

10.233.24 Granting the variance would not diminish the values of surrounding properties.	YES	<ul style="list-style-type: none"> • No evidence this would diminish the value of surrounding properties. • Many offices exist currently with no impact on the value of surrounding properties.
<p>10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.</p> <p>(a)The property has special Conditions that distinguish it from other properties in the area. AND (b)Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one. OR Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.</p>	YES	<ul style="list-style-type: none"> • Special conditions because the building was established to create medical office space in the GRA. • Because of that special condition there is no fair and substantial relationship between the general public purposes of the Ordinance provision and the specific application of that provision to the property.

Stipulations
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ZONING BOARD OF ADJUSTMENT

October 26, 2026

Colbea Enterprises LLC
659 George Washington Highway
Lincoln, Rhode Island 02865

**RE: Board of Adjustment request for property located at 1980 Woodbury Avenue,
Portsmouth, NH (LU-25-163)**

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **Tuesday, October 20, 2026**, considered your application for signage which requires the following: 1) Variance from Section 10.1251.10 to allow for aggregate sign area greater than the maximum of 1.5' per linear foot of the building frontage establishment; and 2) Variance from Section 10.1252.40 to allow illumination of lightbars as canopy sign background distinguished only by color stripes. Said property is shown on Assessor Map 239 Lot 11 and lies within the Gateway Corridor (G1) District. As a result of said consideration, the Board voted to **continue** the petition to the next monthly meeting on **November 17, 2026**, requesting the following information from the applicant:

- 1.) *Staff will advertise for Section 10.1251.20.*
- 2.) *Applicant will provide exact dimensions on what areas of the canopy will be illuminated and also provide maximum potential dimensions.*
- 3.) *Applicant will provide total aggregate sign area allowed under Section 10.1251.10.*
- 4.) *Applicant will provide which canopy signs are greater than 20 square feet.*

This matter will be placed on the agenda for the Board of Adjustment meeting scheduled for **Tuesday, November 17, 2026**. One (1) copy of any revised plans and/or exhibits must be filed in the Planning & Sustainability Department no later than **Friday, October 23, 2026**. Please remember you will be required to provide an electronic file (in a PDF format) of all plans and exhibits.

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

Beth Margeson, Chair of the Zoning Board of Adjustment

cc:

Corey Colewell, TF Moran, INC

Christopher Drescher, Cronin Bisson & Zalinsky P.C.