

**MEETING OF
THE HISTORIC DISTRICT COMMISSION**

**1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
EILEEN DONDERO FOLEY COUNCIL CHAMBERS**

*Members of the public also have the option to join the meeting over Zoom
(See below for more details)**

6:30 p.m.

December 01, 2021

AGENDA

*The Board's action in these matters has been deemed to be quasi-judicial in nature.
If any person believes any member of the Board has a conflict of interest,
that issue should be raised at this point or it will be deemed waived.*

I. APPROVAL OF MINUTES

1. November 03, 2021

II. ADMINISTRATIVE APPROVALS

1. 33 Holmes Court
2. 37 South Street
3. 239 Northwest Street
4. 33 Northwest Street
5. 401 State Street, Unit M502
6. 175 Fleet Street
7. 129 Daniel Street

III. CERTIFICATE OF APPROVAL EXTENSION REQUESTS

1. Petition of **PNF Trust of 2013, owner**, for properties located at **266-278 State Street and 84 Pleasant Street**, wherein permission is requested to allow a 1-year extension of the Certificate of Approval originally granted on January 06, 2021 for exterior renovations to an existing structure (278 State Street) and new construction to an existing structure (4-5 story addition at 266 & 270 State Street) and exterior renovations to an existing structure (renovate wood structure fronting Pleasant Street and allow the partial demolition and replacement of the Church Street masonry addition at 84 Pleasant Street) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 107 as Lots 77, 78, 79, and 80 and all lie within the Character District 4 (CD4), Downtown Overlay, and Historic Districts.

IV. PUBLIC HEARINGS (NEW BUSINESS)

1. Petition of **Friends of the Music Hall, owner**, for property located at **131 Congress Street**, wherein permission is requested to allow renovations to an existing structure (update existing store front) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 6 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

V. PUBLIC HEARINGS (OLD BUSINESS)

A. Petition of **64 Vaughan Mall, LLC, owner**, for property located at **64 Vaughan Street**, wherein permission is requested to allow modifications to a previously approved plan (add rooftop atrium and masonry changes to the brick wall and front wall of the structure) as per plans on file in the Planning Department. Said property is shown on Assessor Map 126 as Lot 1 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

VI. WORK SESSIONS (OLD BUSINESS)

A. **REQUEST TO POSTPONE-** Work Session requested by **Gregory J. Morneault and Amanda B. Morneault, owners**, for property located at **137 Northwest Street**, wherein permission is requested to allow the construction of a new structure (single family home) as per plans on file in the Planning Department. Said property is shown on Assessor Map 122 as Lot 2 and lies within the General Residence A (GRA) and Historic Districts.

B. Work Session requested by **One Raynes Ave, LLC, 31 Raynes LLC, and 203 Maplewood Avenue, LLC, owners**, for properties located at **1 Raynes Avenue, 31 Raynes Avenue, and 203 Maplewood Avenue**, wherein permission is requested to allow the construction of a 4-5 story mixed-use building and a 5 story hotel) as per plans on file in the Planning Department. Said property is shown on Assessor Map 123 Lot 14, Map 123 Lot 13, and Map 123 Lot 12 and lies within the Character District 4 (CD4) and Historic Districts.

C. **REQUEST TO POSTPONE-** Work Session requested by **Port Harbor Land, LLC, owner**, for property located at **2 Russell Street and 0 Deer Street (2 lots)**, wherein permission is requested to allow the construction of a new freestanding structure (3-5-story mixed-use building) as per plans on file in the Planning Department. Said properties are shown on Assessor Map 124 as Lot 12, Map 118 as Lot 28, and Map 125 as Lot 21 and lie within the Character District 5 (CD5), Downtown Overlay, and Historic Districts.

D. Work Session requested by **Steve & Cathy Ann Henson, owners**, for property located at **0 Maplewood Avenue**, wherein permission is requested to allow the construction of a new single family dwelling as per plans on file in the Planning Department. Said property is shown on Assessor Map 141 as Lot 3 and lies within the General Resident A (GRA) and Historic Districts.

VII. ADJOURNMENT

**Members of the public also have the option to join this meeting over Zoom, a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_dJdFmveES9iYUR6FzDe68Q