

SITE WALK – MAY 13, 2015 – 89 NEW CASTLE AVENUE- 6:00 P.M.

**RECONVENED MEETING OF THE
HISTORIC DISTRICT COMMISSION
ONE JUNKINS AVENUE, PORTSMOUTH, NEW HAMPSHIRE**

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

**May 13, 2015
reconvened from May 6, 2015
to be reconvened on May 27, 2015**

REVISED AGENDA (05-12-15)

*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 (CONTINUED)

A. April 29, 2015

II. ADMINISTRATIVE APPROVALS

1. 67-77 State Street

III. WORK SESSIONS

A. Work Session requested by **44-46 Market Street, LLC, owner**, for property located at **44-46 Market Street**, wherein permission is requested to allow exterior renovations to an existing structure (change exterior cladding, replace doors, windows) and allow new construction to an existing structure (construct one story rear addition, construct small additions on second floor) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 31 and lies within the CD 5, Historic, and Downtown Overlay Districts. *(This item was postponed at the March meeting to the April meeting.)*

B. Work Session requested by **Nobles Island Condominium Association, owner**, for property located at **500 Market Street**, wherein permission is requested to allow new construction to an existing structure (install solar panels) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 131 as Lot 2 and lies within Central Business A and Historic Districts. *(This item was postponed at the March meeting to the April meeting.)*

C. Work Session requested by **Ronald C.J. Cogswell, owner**, for property located at **180 Islington Street**, wherein permission is requested to allow a discussion concerning the existing 2 story structure and options for site (including demolition) as per plans on file in the Planning

Department. Said property is shown on Assessor Plan 137 as Lot 19 and lies within CBB and the Historic Districts. *(This item was postponed at the March meeting to the April meeting.)*

D. Work Session requested by **Joseph J. and Jennifer Almeida, owners**, for property located at **101-105 High Street**, wherein permission is requested to allow exterior renovations to an existing structure (alter roof line and front façade) as per plans on file in the Planning Department. Said property is shown on Assessor 118 as Lot 22 and lies within the CD4-L, Historic, and Downtown Overlay Districts.

E. Work Session requested by **William T. and Annelise Ellison, owners**, and **Doug LeDuc, applicant**, for property located at **687 Middle Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing garage) and allow a new free standing structure (construct new garage) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 148 as Lot 34 and lies within the General Residence A and Historic Districts.

F. Work Session requested by **David White, owner**, for property located at **127 New Castle Avenue**, wherein permission is requested to allow new construction to an existing structure (construct two shed dormers to rear addition) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 101 as Lot 54 and lies within the General Residence B and Historic Districts.

G. Work Session requested by **Jamer Realty, Inc., owner**, for property located at **80 Hanover Street**, wherein permission is requested to allow exterior renovations to an existing structure (install new siding, folding doors, new storefront, canopy, glass block, and fencing) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 117 as Lot 2-1 and lies within the CD 5, Historic, and Downtown Overlay Districts.

H. Work Session requested by **Hayscales Real Estate Trust, owner**, for property located at **236 Union Street**, wherein permission is requested to allow demolition of an existing structure (demolish existing structure) and allow a new free standing structure (construct two family residential home) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 135 as Lot 22 and lies within the General Residence C and Historic Districts. *(This item was postponed at the April meeting to the May meeting.)*

I. Work Session requested by **30 Maplewood, LLC, owner**, for property located at **30 Maplewood Avenue (46-64 Maplewood Avenue)**, wherein permission is requested to allow a new free standing structure (construct mixed use, 3 1/2 story structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 2 and lies within the Central Business B, Historic, and Downtown Overlay Districts. *(This item was postponed at the April meeting to the May meeting.)*

THE FOLLOWING WILL BE HEARD ON WEDNESDAY, MAY 27, 2015 AT 6:30 P.M.

IV. PUBLIC HEARING (CONTINUED)

1. (Work Session/Public Hearing) Petition of **North End Master Development, LP, owner, and Deer Street Development Company, DBA Harborcorp of Portsmouth, applicant**, for property located at **Deer Street, Russell Street, and Maplewood Avenue**, wherein permission is requested to allow a new free standing structure (5 story mixed use development to include a hotel/event center, parking structure, condominiums, and retail space) as per plans on file in the Planning Department. Said property is shown on Assessor Plans 118, 119, 124, and 125 as Lots 28, 1-1A, 1-1C, 4, 12, and 21 and lies within the Central Business B and Historic Districts. *(This item was continued at the May 6, 2015 meeting to the May 27, 2015 meeting.)*

V. OLD BUSINESS

A. Petition of **North End Properties, LLC, owner, and Deer Street Development Company, Inc., doing business in NH as HarborCorp of Portsmouth, applicant**, for property located on **Russell Street, Deer Street, and Maplewood Avenue**, wherein permission is requested to allow a Conditional Use Permit (construct a multi-story, mixed-use building where the height exceeds the 45' maximum height restriction) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 125 as Lot 21, Assessor Plan 118 as Lot 28, Assessor Plan 124 as Lot 12, Assessor Plan 119 as Lot 1-1A, Assessor Plan 119 as Lot 1-1C, and lies within the Central Business B, Historic, and Downtown Overlay Districts. *(This item was continued at the May 6, 2015 meeting to the May 27, 2015 meeting.)*

VI. ADJOURNMENT

NOTICE TO THE MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED
If you wish to attend a meeting and need assistance, please contact the Human Resources Department at 610-7270, one week prior to the meeting.