

AMENDED
ACTION SHEET
HISTORIC DISTRICT COMMISSION
PORTSMOUTH, NEW HAMPSHIRE

EILEEN DONDERO FOLEY COUNCIL CHAMBERS

6:30 p.m.

July 15, 2015
reconvened from July 1, 2015

MEMBERS PRESENT: Chairman Joseph Almeida; Vice Chairman/Planning Board Representative William Gladhill; John Wyckoff, Dan Rawling, Reagan Ruedig, Vincent Lombardi; City Council Representative Esther Kennedy; Alternate Richard Shea

MEMBERS EXCUSED:

ALSO PRESENT: Nicholas Cracknell, Principal Planner

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I. APPROVAL OF MINUTES (CONTINUED)

1. June 10, 2015 – Postponed to the August 5, 2015 meeting.
2. June 17, 2015 – Unanimously approved.

II. ADMINISTRATIVE APPROVALS

- A. 7 Portwalk Place – denied.
- B. 30 Maplewood Avenue – granted with stipulation.
- C. 18 Manning Street – denied.
- D. 262/264 South Street – granted.

III. REQUEST FOR RE-HEARINGS

1. 99 Bow Street, Martingale, LLC, owner, Certificate of Approval granted on June 3, 2015

The Commission voted to **suspend** and **continue** the request for a rehearing of the above referenced property. The continued meeting will be held on August 5, 2015.

2. Deer Street, Russell Street and Maplewood Avenue, North End Master Development, LP and Deer Street Development Company, DBA HarborCorp, owner, Certificate of Approval granted on June 10, 2015

The Commission voted to **deny** the Rehearing Request due to the following determination: After careful review of the Rehearing Request (RR), submitted to the Commission on July 10th, 2015, the Commission finds the following:

- No evidence was presented to suggest that a technical error or other unlawful action had taken place in the review or approval of this application;
- Although many assertions were listed in the RR that pertain to the legality of the Conditional Use Permit or, the validity of any vested rights for the project associated with the Planning Board's Design Review process, the Commission concurs with the City's Legal Department that these issues are outside the jurisdiction of the Commission;
- No evidence was presented to indicate that an unreasonable action by the Commission had occurred within the deliberations or the Commission's decision on this project; and
- No new evidence was presented that would have had a material impact on the Commission's decision for this project.

IV. OLD BUSINESS

A. (Work Session/Public Hearing) Petition of **PNF Trust of 2013, owner, Peter N. Floros, trustee**, for property located at **282 Middle Street**, wherein permission was requested to allow exterior renovations to an existing structure (remove and replace clapboards/trim on north east and, replace front columns, changes to door and window casings/details, repairs to substrate as required) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 as Lot 8 and lies within the Mixed Residential Office and Historic Districts. *(This item was continued to the July 15, 2015 meeting.)*

At the applicant's request, the Commission voted to postpone the application to the August 5, 2015 meeting.

B. Petition of **David A. and Regina H. Schirmer, owners, and Richard S. Hayes, applicant**, for property located at **241 South Street**, wherein permission was requested to allow exterior renovations to an existing structure (repair siding and trim, replace windows on sides and rear of structure) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 111 as Lot 36 and lies in the General Residence B and Historic Districts. *(This item was continued to the July 15, 2015 meeting.)*

After due deliberation, the Commission voted to **continue** review of the application to the August 5, 2015 meeting.

V. WORK SESSIONS

A. Work Session requested by **Mark A. and Deborah Chag, owners**, for property located at **404 Middle Street**, wherein permission was request to allow amendments to a previously approved design (modifications to prior approval) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 136 as Lot 21 and lies within the Mixed Residential Office and Historic Districts. *(This item was continued at the June 17, 2015 meeting to the*

The Commission recommended that the applicant move forward with a public hearing at a future meeting.

B. Work Session requested by **Richard and Janice Henderson, owners**, for property located at **284 New Castle Avenue**, wherein permission is requested to allow new construction to an existing structure (construct two story addition, entry and side porch addition, and front box bay addition) and allow a new free standing structure (construct detached garage) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 207 as Lot 73 and lies within the Single Residence B and Historic Districts.

At the applicant's request, the Commission voted to postpone the application to the August meeting.

C. Petition of **Timothy R. and Alison E. Malinowski, owners**, for property located at **91 Lafayette Road**, wherein permission was requested to allow demolition of an existing structure (demolish existing garage and enclosed porch) and allow new construction to an existing structure (construct a one story and two story addition, construct two dormers) as per plans on file in the Planning Department. Said property is shown on Assessor Plan 151 as Lot 11 and lies within the General Residence B and Historic Districts.

The Commission recommended that the applicant move forward with a public hearing at a future meeting.

D. Work Session requested by **Joseph J. and Jennifer Almeida, owners**, for property located at **101-105 High Street**, wherein permission was 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. (*This item was continued at the June 17, 2015 meeting.*)

The Commission voted to **continue** review of the application at the August 12, 2015 meeting.

VI. ADJOURNMENT

At 10:40 p.m., it was moved, seconded, and passed unanimously to adjourn the meeting.

Respectfully submitted,

Liz Good
Planning Department Administrative Clerk