

TOWN OF NEW CASTLE, NEW HAMPSHIRE  
HISTORIC DISTRICT COMMISSION

NOTICE OF DECISION

Meeting Date: March 7, 2024

Applicants: Randy and Ellen Bryan

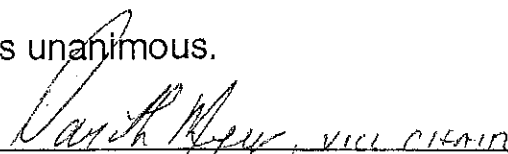
Address: 34 Wentworth Road, Map 18, Lot 64

At the Historic District Commission (HDC) meeting on March 7, 2024, the HDC voted to deny the application of Randy and Ellen Bryan, 34 Wentworth Road, Map 18, Lot 64 as submitted per Zoning Ordinance 9.3.5.1. The HDC denied the construction of a retaining wall along the property line for a length of 30 feet, varying from 0 to 18 inches in height and off set 18 inches from the property line.

The decision was based on the findings of fact that this application does not meet zoning code requirements 9.3.6 Review Criteria. The exterior design, architectural components, and materials proposed to be used are not compatible with those of existing structures in the historic district. In addition, this application was previously denied in the June 1, 2023 HDC meeting for the same reason, the use of a man made material instead of natural stone.

The vote was unanimous.

Signed:

  
\_\_\_\_\_  
Vice Chair, Historic District Commission

Cc: Applicant  
Building Inspector  
Select Board  
Town Files  
Town Clerk

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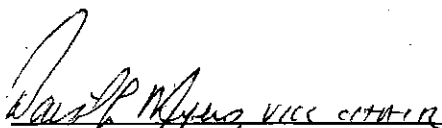
Applicant: David Severance

Address: 24 Elm Court, Map 17, Lot 43

At the Historic District Commission (HDC) meeting on March 7, 2024, the HDC voted to approve the application of David Severance, Map 17, Lot 43, as submitted per Zoning Ordinance 9.3.5.1 to: add a two-story addition to the existing home as per the plans submitted; replace existing windows, trim and the existing deck with ipe; and add a generator.

The decision was based on the findings of fact that this application meets the zoning code requirements 9.3.6 Review Criteria. The scale and size of the new construction including height, width, streetscape and facade openings in relation to existing surroundings, architectural details and existing homes are compatible with other structures in the historic district.

The vote was unanimous.

Signed:   
Vice Chair, Historic District Commission

Cc: Applicant  
Building Inspector  
Select Board  
Town Files  
Town Clerk



## Notice of Recommendation

New Castle Conservation Commission  
49 Main Street, PO Box 367, New Castle, NH 03854-0367

March 5, 2024

Applicant: **Kittery Point Yacht Club**

Location: **350 Portsmouth Avenue, Tax Map 14, Lot 01**

Mr. Rini motioned to recommend approval of the application for Kittery Point Yacht Club, 350 Portsmouth Avenue, Tax Map 14, Lot 01, per the Ambit Engineering, Inc. plans dated October 11, 2023, for a tidal docking structure within the 100 foot wetland buffer, with the understanding that the floating dock will likely rest within one of the navigable channels at low tide and may impact wildlife movement.

Ms. Barnhorst seconded. Motion carried unanimously by a vote of five to zero.

A handwritten signature in cursive script that reads "Jim Cerny".

Signed: Jim Cerny  
Interim Chair, Conservation Commission

cc:  
Steven Riker, Ambit Engineering/Haley Ward  
David Severance, KPYC  
Darcy Horgan  
Russ Bookholz  
Town Files

TOWN OF NEW CASTLE, NEW HAMPSHIRE  
HISTORIC DISTRICT COMMISSION

NOTICE OF DECISION

Meeting Date: March 7, 2024

Applicant: Betty Tamposi


Address: 12 Steamboat Lane, Map 18, Lot 25

At the Historic District Commission (HDC) meeting on March 7, 2024, the HDC voted to approve the application of Betty Tamposi, 12 Steamboat Lane, Map 18, Lot 25, as submitted per Zoning Ordinance 9.3.5.1. The HDC approved replacing the existing front and rear storm doors with new doors with permanent mullions, interchangeable glass, screen panels and the proposed hardware as show to the Commission during the meeting.

The decision was based on the findings of fact that this application meets the zoning code requirements 9.3.6 Review Criteria. The exterior design architectural components, and materials proposed to be used are compatible with those of existing structures in the historic district.

The vote was unanimous.

Signed:

  
\_\_\_\_\_  
Vice Chair, Historic District Commission

Cc: Applicant  
Building Inspector  
Select Board  
Town Files  
Town Clerk

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HISTORIC DISTRICT COMMISSION

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Applicants: Michael Sullivan and Ruth Zikaras

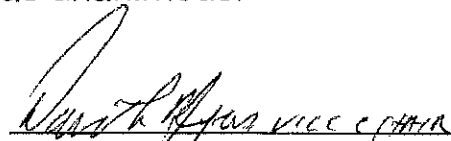
Address: 81 Piscataqua Street, Map 18, Lot 12

At the Historic District Commission (HDC) meeting on March 7, 2024, the HDC voted to approve the application of Michael Sullivan and Ruth Zikaras, 81 Piscataqua Street, Map 18, Lot 12, as submitted per Zoning Ordinance 9.3.5.1. The HDC approved the construction of a sitting/dressing room addition over an existing sunroom; to convert an existing 3 season/screened porch to living space; and to add a window.

The decision was based on the findings of fact that this application meets the zoning code requirements 9.3.6 Review Criteria. The plan, including the scale and size, height and width as well as the streetscape in relation to the surroundings and existing structures, is compatible with other structures in the district.

The vote was unanimous.

Signed:

  
\_\_\_\_\_  
Vice Chair, Historic District Commission

Cc: Applicant  
Building Inspector  
Select Board  
Town Files  
Town Clerk

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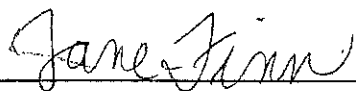
Applicant: Anne Whitney, representing Langdon and Molly Tarbell, Owners

Address: 14 Shore Lane, Map 17, Lot 27

At the Historic District Commission (HDC) meeting on March 7, 2024, the HDC voted to approve the application of Anne Whitney, representing Langdon and Molly Tarbell, owners of 14 Shore Lane, Map 17, Lot 27, as per Zoning Ordinance 9.3.5.1. The HDC voted to approve the removal and rebuild of the kitchen wing and ell, replacement of windows, removal of a chimney, replacement of doors, and new deck rails. The kitchen rebuild will be a simple gable as shown in the revised plan submitted at the March 7 meeting, instead of the dormer shown in the original plan.

The decision was based on the findings of fact that this application meets the zoning code requirements 9.3.6 Review Criteria. The scale and size of the new construction and renovations in relation to the existing surroundings, with consideration of such factors as height, width, streetscape, setbacks, number of stories, roof type, facade openings (windows, doors, etc) and architectural details are compatible with other structures in the historic district.

The vote was unanimous.

Signed:   
Select Board Representative, Historic District Commission  
(sitting in for Vice Chair)

Cc: Applicant  
Building Inspector  
Select Board  
Town Files  
Town Clerk