

CITY COUNCIL MEETING

MUNICIPAL COMPLEX, EILEEN DONDERO FOLEY COUNCIL CHAMBERS, PORTSMOUTH, NH
DATE: MONDAY, NOVEMBER 15, 2021 TIME: 6:00PM

Members of the public also have the option to join the 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_RDYVrm2JTVqljQu5Hxh0Fw

6:00PM – ANTICIPATED NON-PUBLIC SESSIONS:

1. ACQUISITION OF REAL ESTATE BY THE CITY – RSA 91-A:3 II (d)
2. McINTYRE – RSA 91-A:3 II (d)

AGENDA

- I. WORK SESSION – THERE IS NO WORK SESSION THIS EVENING
- II. PUBLIC DIALOGUE SESSION [when applicable – every other regularly scheduled meeting] – **N/A**
- III. CALL TO ORDER [7:00 p.m. or thereafter]
- IV. ROLL CALL
- V. INVOCATION
- VI. PLEDGE OF ALLEGIANCE

PROCLAMATION

1. 2021 Small Business Saturday

- VII. ACCEPTANCE OF MINUTES – OCTOBER 13, 2021 (*Sample motion – move to accept and approve the minutes of the October 13, 2021 meeting as presented*)

VIII. RECOGNITIONS AND VOLUNTEER COMMITTEE REPORTS

- A. *Portsmouth High School Girls 2021 Field Hockey State Champions

- IX. PUBLIC COMMENT SESSION – (*participation may be in person or via Zoom*)

- X. PUBLIC DIALOGUE SUMMARY [when applicable] – **N/A**

XI. PUBLIC HEARING AND VOTE ON ORDINANCE AND/OR RESOLUTIONS

Public Hearing & Adoption of Resolution:

- A. RESOLUTION PURSUANT TO RSA 72:28-c THE CITY OF PORTSMOUTH HEREBY ADOPTS A TAX CREDIT FOR COMBAT SERVICE IN THE AMOUNT OF \$500.00 TO BE SUBTRACTED EACH YEAR FROM THE PROPERTY TAX ON THE QUALIFYING RESIDENTIAL REAL ESTATE, AS DEFINED IN RSA 72:29 II, OF ANY QUALIFYING SERVICE MEMBER DURING THAT TAXABLE PERIOD

XII. MAYOR BECKSTED

1. Appointments to be Considered:
 - Abigail Gindele appointment to the Conservation Commission as an Alternate
 - Jacob Lehoux appointment to the Economic Development Commission
 - James Hewitt appointment to the Planning Board
 - Greg Mahanna appointment to the Planning Board
 - Effie Malley appointment to the Sustainable Practices Blue Ribbon Committee
 - Thomas Rossi appointment to the Zoning Board of Adjustment
2. *Appointments to be Voted:
 - Hawk Furman appointment to the Audit Committee (2 year term)
 - Christopher White appointment to the Audit Committee (3 year term)
3. Purple Heart Community (***Sample motion – move that the City of Portsmouth become a Purple Heart Community and that a Proclamation be prepared for the December 6, 2021 City Council meeting***)
4. *Holiday Lights Contest

XIII. CITY COUNCIL MEMBERS

A. ASSISTANT MAYOR SPLAINE

1. “Downtown Parking/Portsmouth Outdoors”
2. *Portsmouth Police Commission Vacancy – That the candidate who received the most votes for the Police Commission election on November 2, 2021 be appointed until the end of 2021

B. COUNCILOR WHELAN

1. Parking and Traffic Safety Committee Action Sheet and Minutes of the October 7, 2021 meeting (***Sample motion – move to accept and approve the action sheet and minutes of the October 7, 2021 Parking and Traffic Safety Committee***)
2. *McIntyre Update

C. COUNCILOR KENNEDY

1. Cemetery Committee (***Sample motion – move to pass first reading and have second reading and a public hearing on December 6, 2021, for the creation of an ordinance to have a cemetery committee in Portsmouth, NH***)

D. COUNCILOR HUDA

1. The Final Unaudited FY21 Budget Surplus/Deficit Amounts by Budget Unit for Year Ended 6/30/21
 - Police
 - Fire
 - Municipal
 - School

The Council is not in receipt of this data at November 10th, provide by the November 15th Council meeting

2. Professional Service Audit Contract of 7/22/21 with Melanson (**Sample motion – move for a report back from the City Manager to the residents and the Council: Fieldwork Audit Work Dates listed as October 25th to October 28th, 2021, please advise of the status of the work and the results at this time**)
3. Monthly Financial Summary Report Month Ending September 30, 2021 – 25% of Fiscal Year (**Sample motion – move for a report back from the City Manager to the residents and the Council: please define and describe the areas that make up the highest increase in September spending in 4 years of \$3,061,983.00 from September FY21**) (See data below taken from the September 2021 Monthly Report)

<u>Fiscal Year</u>	<u>September</u>
FY22	\$10,926,992.00
FY21	\$ 7,865,009.00
FY20	\$ 7,603,595.00
FY19	\$ 7,325,391.00

XIV. APPROVAL OF GRANTS/DONATIONS

- A. *Violence Against Women Act (VAWA) Grant for the Police Department – \$25,025.00 (**Sample motion – move to approve and accept the grant for the Portsmouth Police Department in the amount of \$25,025.00 as presented**)
- B. *ICAC Apple Equipment Donation Sub-Grant for the Police Department – \$9,737.00 (**Sample motion – move to approve and accept the equipment donation sub-grant award for the Police Department in the amount of \$9,737.00 as presented**)
- C. *Bulletproof Vest Grant - \$7,160.86 (**Sample motion – move to approve and accept the grant award for the Police Department in the amount of \$7,160.86 as presented**)
- D. *Donation to the Portsmouth Police Department from Paul Lapanne - \$5.00 (**Sample motion – move to approve and accept the donation for the Police Department in the amount of \$5.00 as presented**)
- E. *Acceptance of Donations to the Skateboard Park:
 - Amy Mae Court - \$396.00
 - Andrew Bagley - \$121.00
 - Nicholas Eaton - \$150.00
 - Amy Buntel - \$250.00
 - Anna Nuttall - \$300.00
 - Mark Gianniny, Jr. - \$160.00
 - Kevin Anderson - \$410.00
 - Kristopher Loranger - \$200.00**(Sample motion – move to approve and accept the donations as presented)**

- F. *Acceptance of Donations to the Portsmouth NH 400
 - Kevin Perkins - \$100.00
 - Kathleen Somssich - \$1,000.00***(Sample motion – move to approve and accept the donations as presented)***

- G. *Acceptance of Donation to the Portsmouth Public Library from Serhii Havrylenko - \$10.00 ***(Sample motion – move to approve and accept the donation in the amount of \$10.00 as presented)***

- H. *Acceptance of Grant from Great Bay Resource Protection Partnership - \$2,425.00 ***(Sample motion – move to approve and accept the grant from Great Bay Resource Protection Partnership in the amount of \$2,425.00 as presented)***

XV. CITY MANAGER’S ITEMS WHICH REQUIRE ACTION

A. CITY MANAGER CONARD

City Manager’s Items Which Require Action:

- 1. Borthwick Easements
- 2. 64 Vaughan Mall LLC License and Easement Requests
- 3. Temporary Construction License Extension for 205 Market Street
- 4. Access Easement for Water Services at 1338 Woodbury Avenue

XVI. CONSENT AGENDA

(Proper Motion for Adoption of Consent Agenda - move to adopt the Consent Agenda)

- A. Letter from Linda Carter, Big Brothers Big Sisters of New Hampshire, requesting permission to hold the 13th Annual Stiletto Sprint on Saturday, September 24, 2022 from 1:00 p.m. – 4:00 p.m. ***(Anticipated action – move to refer to the City Manager with Authority to Act)***

- B. Letter from Freddy Petrone, I Got Bridged Team, requesting permission to hold the 2nd Annual Bridge-a-thon on Sunday, September 11, 2022 ***(Anticipated action – move to refer to the City Manager with Authority to Act)***

- C. Letter from Jeff Kamensky, The Music Hall, requesting permission to close Chestnut Street on November 18th at 5:00 p.m., November 19th at 4:00 p.m., and November 20th at 2:00 p.m. for the Warren Miller Ski Films ***(Sample motion – move to refer to the City Manager with Authority to Act)***

XVII. PRESENTATION & CONSIDERATION OF WRITTEN COMMUNICATIONS & PETITIONS

- A. *Presentation Re: Noise Assessment Findings Along I-95 and Spaulding Turnpike Corridors by Jonathan Evans from NH DOT
- B. Email Correspondence (***Sample motion – move to accept and place on file***)
- C. Request of Restoration of Involuntary Merged Lots – 77 Meredith Way (***Sample motion – move to refer to the Planning Board and City Assessor for report back***)
- D. Petition to Limit Truck Traffic on Peverly Hill Road
- E. Memorandum from Police Commission regarding Police Commissioners' Vacancies

XVIII. CITY MANAGER'S INFORMATIONAL ITEMS

(There are no items under this section of the agenda)

XIX. MISCELLANEOUS BUSINESS INCLUDING BUSINESS REMAINING UNFINISHED AT PREVIOUS MEETING

XX. ADJOURNMENT [at 10:30 p.m. or earlier]

**KELLI L. BARNABY, MMC/CNHMC
CITY CLERK**

**Indicates verbal report*

**The Council Chambers
City Hall
Portsmouth, New Hampshire**

A Proclamation

- Whereas:** The City of Portsmouth celebrates our local small businesses and the contributions they make to our local economy and community; and
- Whereas,** According to the Small Business Administration definition, 99% of all Portsmouth businesses are “small” – having 500 or fewer employees; and
- Whereas,** Small businesses with fewer than 50 employees make up 46% of the Portsmouth workforce; and
- Whereas,** Our residents and visitors support the Small Business Saturday effort that encourages people to ‘shop small’ on the Saturday after Thanksgiving; and
- Whereas,** Portsmouth champions our local businesses that create jobs, boost our local economy, and preserve our communities;

Now, therefore, I, Rick Becksted, Mayor of the City of Portsmouth, on behalf of the members of the City Council and the citizens of Portsmouth, do hereby proclaim, November 27, 2021, as:

Small Business Saturday

and urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.



Given with my hand and the
Seal of the City of Portsmouth,
on this 15th day of November 2021.


Rick Becksted, Mayor of Portsmouth

SPECIAL CITY COUNCIL MEETING

MUNICIPAL COMPLEX
DATE: OCTOBER 13, 2021

PORTSMOUTH, NH
TIME: 6:30PM

I. CALL TO ORDER

Mayor Becksted called the meeting to order at 6:30 p.m.

II. ROLL CALL

Present: Mayor Becksted, Assistant Mayor Splaine, Councilors McEachern, Whelan, Lazenby, Kennedy, Huda, Tabor and Trace

III. IT IS ANTICIPATED THAT THE CITY COUNCIL WILL ENTER INTO AN ANTICIPATED NON-PUBLIC SESSION – RSA: 91-A:3, II (c) and/or (l)

Mayor Becksted read the RSA and cited the purpose for this Non-Public Session.

Councilor Kennedy moved to enter in Non-Public Session. Seconded by Councilor Huda.

Councilor Lazenby said with the two references cited he asked who the person is that may have their reputation adversely effected.

City Attorney Sullivan stated these are the two RSA's he felt were appropriate for the Non-Public Session. He said he does not feel he could indicate the name because of confidentiality.

Mayor Becksted said that there may also be an update on Deer Street Associates this evening.

Councilor McEachern said not being able to discuss the contents of the meeting is it City Attorney Sullivan's belief if there was more topics do you think narrowly stating what was discussed in Non-Public Session could call the reputation into question. City Attorney Sullivan said confidentiality is protected. He does not feel that things could not be discussed in a public setting unless the City Council votes differently.

Mayor Becksted said maybe we should have reconvened our meeting last Monday. He agreed in Non-Public Session to take a couple steps and maybe he should have made a decision to go into Non-Public Session and not finish up on the same night.

City Attorney Sullivan said he sees this as a continuation of the last Non-Public Session and these were the two laws cited.

Councilor Lazenby did not feel it need to be in Non-Public Session last meeting. He said it is a reasonable conversation to have in person.

Councilor McEachern moved to amend the motion to separate the two RSA's out. Seconded by Councilor Lazenby.

On a roll call vote 4-5, motion failed to pass. Assistant Mayor Splaine, Councilors McEachern, Lazenby and Tabor voted in favor. Councilors Whelan, Kennedy, Huda, Trace and Mayor Becksted voted opposed.

On a roll call vote 5-4, main motion passed. Councilors Whelan, Kennedy, Huda, Trace and Mayor Becksted voted in favor. Assistant Mayor Splaine, Councilors McEachern, Lazenby and Tabor voted opposed.

Respectfully submitted by:

Kelli L. Barnaby, MMC/CNHMC
City Clerk

LEGAL NOTICE

Optional Tax Credit for Combat Service

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Portsmouth City Council on Monday, November 15, 2021 at 7:00 p.m., Eileen Dondero Foley Council Chambers, Municipal Complex, 1 Junkins Avenue, Portsmouth, NH. On a Resolution Pursuant to RSA 72:28-c the City of Portsmouth hereby adopts a tax credit for combat service in the amount of \$500.00 to be subtracted each year from the property tax on the qualifying residential real estate, as defined in RSA 72:29 II, of any qualifying service member during that taxable period.

The complete Resolution is available for review in the Office of the City Clerk during regular business hours and on the city website.

Kelli L. Barnaby, MMC,CNHMC
City Clerk

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Kelli L. Barnaby, MMC,CNHMC City Clerk

**THE CITY OF PORTSMOUTH
TWO THOUSAND TWENTY-ONE
PORTSMOUTH, NEW HAMPSHIRE**

OPTIONAL TAX CREDIT FOR COMBAT SERVICE

RESOLUTION # _____

BE IT RESOLVED:

THAT Pursuant to RSA 72:28-c the City of Portsmouth hereby adopts a tax credit for combat service in the amount of \$500.00 to be subtracted each year from the property tax on the qualifying residential real estate, as defined in RSA 72:29 II, of any qualifying service member during that taxable period. For the purposes of this resolution, combat service shall mean military service in one of the following areas:

- a) An active combat area as designated by the President in an Executive Order, for which the service member receives special pay for duty subject to hostile fire or imminent danger as certified by the Department of Defense.
- b) A support area as designated by the Department of Defense in direct sustainment of military operations in the combat zone, for which the service member receives special pay for duty subject to hostile fire or imminent danger as certified by the Department of Defense.
- c) Service in a contingency operation as designated by the Department of Defense, for which the service member receives special pay for duty subject to hostile fire or imminent danger as certified by the Department of Defense.

The service member shall be eligible for the tax credit in each tax year in which the combat service occurs and the tax credit will not be prorated in the second tax year based on the duration of combat service.

BE IT FURTHER RESOLVED that this Resolution shall take effect upon its passage.

APPROVED:

RICK BECKSTED, MAYOR

ADOPTED BY THE CITY COUNCIL:

_____, 2021

**KELLI L. BARNABY, CMC
CITY CLERK**

NOTE (Not Part of Resolution)

- (A) RSA 72:28-c allows that the Combat Service exempt may be "from \$50 up to \$500."
- (B) RSA 72:28-c would allow the credit to be pro-rated in the second tax year based on the duration of combat service.

CITY OF PORTSMOUTH, N.H.
BOARDS AND COMMISSIONS

APPOINTMENT APPLICATION

Instructions: Please print or type and complete all information.
Please submit resume' along with this application.



Committee: Conservation Commission

Name: Abigail Gindele Telephone: 603-427-2550

Could you be contacted at work? YES NO If so, telephone# _____

Street address: 229 Clinton St.

Mailing address (if different): same as above

Email address (for clerk's office communication): agindele@gmail.com

How long have you been a resident of Portsmouth? 7 yrs (as of Oct. 14)
family here for 25 years.

Occupational background:

Painting contractor

General contractor

Copy Editor

Teaching - Special Events Coordinator - Care taker for parents

Please list experience you have in respect to this Board/Commission:

Decades of concern and effort in preserving ecosystems.

Emphasis and commitment to native habitat and landscapes
in my building projects.

Served on, then Chaired the newly formed Solid Waste &

Recycling Committee, Newbury, MA (under perview of Selectmen)

➡ OVER

Have you contacted the chair of the Board/Commission to determine the time commitment involved? YES NO But I have contacted Commission members.

Would you be able to commit to attending all meetings? YES NO

Reasons for wishing to serve: _____

I want the natural treasures and beauty of Portsmouth preserved. A major factor of this is retaining natural habitat for wildlife. I feel the City's soul and that of its residents depend on it.

Please list any organizations, groups, or other committees you are involved in:

volunteering for UNH and ^{US} Fish & Wildlife; for weeding non-native species; habitat restoration through replanting native species; shore-line cleanups
volunteering at Hidden Pond Farm Equine Rescue, Brentwood, NH
volunteering for local Land Trust activities

Please list two character references not related to you or city staff members:
(Portsmouth references preferred)

1) Mimi Clark 1039 South St, Portsmouth, NH 603-431-0051
Name, address, telephone number

2) Ed Rice 25 Morning St, Portsmouth, NH 207-752-3685
Name, address, telephone number

BY SUBMITTING THIS APPLICATION YOU UNDERSTAND THAT:

1. This application is for consideration and does not mean you will necessarily be appointed to this Board/Commission; and
2. The Mayor will review your application, may contact you, check your references, and determine any potential conflict of interests; and
3. This application may be forwarded to the City Council for consideration at the Mayor's discretion; and
4. If this application is forwarded to the City Council, they may consider the application and vote on it at the next scheduled meeting.
5. Application will be kept on file for one year from date of receipt.

Signature: Abigail P. Givens Date: 10/4/21

If you do not receive the appointment you are requesting, would you be interested in serving on another board or commission? Yes _____ No not at this time

Please submit application to the City Clerks Office, 1 Junkins Avenue, Portsmouth, NH 03801

6/27/2012

ABIGAIL GINDELE

229 Clinton St, Portsmouth, NH 03801



603-427-2550



agindele@gmail.com

Skills and Professional Experience

BUILDING AND RELATED WORK

- ◆ Devise solutions to problems.
- ◆ Doing what needs to get done.
- ◆ Finish carpentry, tiling, flooring, painting.
- ◆ Landscape and plant care.
- ◆ Interior design.
- ◆ Furniture design, building, and refinishing.

PROJECT MANAGEMENT

- ◆ Fully responsible for all phases of residential building and renovation projects over 15 years.
- ◆ Hire and effectively supervise contractors, staff: scheduling, facilitating, and integrating multiple stages.
- ◆ Coordinate all logistical aspects of events: planning to execution, across departments, university and corporate.
- ◆ Efficiently prioritize and manage multiple elements simultaneously.
- ◆ Anticipate issues and ramifications.
- ◆ Utilize creative, flexible, and strategic problem-solving techniques.
- ◆ Budget and finance during 15 years of independent building contracting.
- ◆ Maintain and monitor university and grant funded budgets, client accounting, monthly spreadsheets, inventory, accounts payable and receivable.
- ◆ Managed highly cross-referenced filing system.
- ◆ Market research; technology research.

WRITING AND EDITING

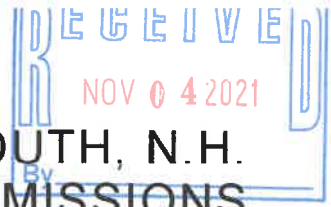
- ◆ Editing, proofreading, and copy editing in academic and corporate publications.
- ◆ Author technical writing for operational and maintenance instruction documents.
- ◆ Develop and edit verbal and image content for university department web site.
- ◆ Compile, confirm, and index data for major commodity industry reports.
- ◆ Summarize case studies for university international action-research publications.

Education

- ◆ *Ohio Wesleyan University*, Delaware, OH; *B.A. in English, writing concentration*; 1981.

Employment and Work History

- ◆ *Painting Contractor*, Portsmouth, NH; 2014-present.
- ◆ *Care Giver for my father*, Portsmouth, NH; 2014-2020.
- ◆ *Pearson Publishing, Education Department (Boston)*, Freelance copy editor; 2008-2013.
- ◆ *Care Giver for my mother*, South Berwick, ME; 2008-2011.
- ◆ *Independent Building General Contractor*, Newbury, MA and South Berwick, ME; 1997-2007.
- ◆ *Graduate School of Design at Harvard University*, Staff Assistant for Unit for Housing and Urbanization (now Center for Urban Development Studies); Cambridge, MA; 1994-97.
- ◆ *Cammarata & Co. Advertising*, Staff Support; Calistoga, CA; 1992-94.
- ◆ *Ben & Jerry's Homemade Corporate*, Special Events Coordinator and Supervisor; Waterbury, VT; 1988.
- ◆ *Teaching*, Elementary Classroom Aide, Enrichment Programs, Skiing, SCUBA; VT, CO, NY; 1984-92.
- ◆ *A.G. Becker, Inc.*, Commodity Futures Assistant Research Analyst; New York, NY; 1982-83.



CITY OF PORTSMOUTH, N.H. BOARDS AND COMMISSIONS

APPOINTMENT APPLICATION

*Instructions: Please print or type and complete all information.
Please submit resume' along with this application.*

Committee: Economic Development Commission **Initial applicant**

Name: Jacob Lehoux Telephone: 603-502-0920

Could you be contacted at work? YES NO If so, telephone# _____

Street address: 93 High Street Apt. 2

Mailing address (if different): _____

Email address (for derk's office communication): jalehoux@gmail.com

How long have you been a resident of Portsmouth? 27 years

Occupational background:

After graduating with an economics degree, I spent three years at an investment firm in Portsmouth. I now work in software engineering after enrolling in a local university's programming camp.

Please list experience you have in respect to this Board/Commission:

Alongside my educational background, receiving a BS in Economics from the University of New Hampshire, I also dedicated three years following my grauation at an investment firm headquartered in Portsmouth. In this role, I understood the significance of business development in local communities, and the dynamic between public and private partnerships. In order for a community to truly thrive economically, development must consider the relationship between the individual and the businesses and the mutual benefits shared.

OVER

Have you contacted the chair of the Board/Commission to determine the time commitment involved? YES NO

Would you be able to commit to attending all meetings? YES NO

Reasons for wishing to serve: _____
I love Portsmouth and I want to make sure that this city remains an amazing place for
people to live, work, and visit. I would like to see Portsmouth remain an attractive place
for businesses development and economic productivity. I want to ensure the balance
of needs between businesses and residents remain top of mind.

Please list any organizations, groups, or other committees you are involved in:
Portsmouth City Council Canadidate 2021

Portsmouth Little League Umpire

Rye Middle School Basketball Coach

Please list two character references not related to you or city staff members:
(Portsmouth references preferred)

1) Paul Mannle 1490 Islington St 603-498-9230

Name, address, telephone number

2) Karen Jacoby 35 Wibird St 603-380-4625

Name, address, telephone number

BY SUBMITTING THIS APPLICATION YOU UNDERSTAND THAT:

1. This application is for consideration and does not mean you will necessarily be appointed to this Board/Commission; and
2. The Mayor will review your application, may contact you, check your references, and determine any potential conflict of interests; and
3. This application may be forwarded to the City Council for consideration at the Mayor's discretion; and
4. If this application is forwarded to the City Council, they may consider the application and vote on it at the next scheduled meeting.
5. Application will be kept on file for one year from date of receipt.

Signature: _____

Date: 11/4/21

If you do not receive the appointment you are requesting, would you be interested in serving on another board or commission? Yes X No

Please submit application to the City Clerks Office, 1 Junkins Avenue, Portsmouth, NH 03801

JACOB LEHOUX

Full Stack Developer

CONTACT



603.502.0920



jalehoux@gmail.com



[LinkedIn](#)



[GitHub](#)



[Website](#)



Greater Boston

SKILLS

Front End

- Javascript/jQuery
- HTML/CSS
- Bootstrap/Materialize
- React & Redux

Back End

- Node.js/Express
- Python/Flask
- RESTful and GraphQL API
- MySQL/ Microsoft SQL Server
- PHP

Other Technologies

- AWS
- Quick Base
- Git & Github
- Virtualbox & Vagrant
- Docker

Other Skills

- Agile/Scrum workflows
- Feedback loops and user testing
- Microservice Architecture

CERTIFICATIONS

- Quick Base App & Expert Builder
- Scuba Advanced Open Water Certification

EXPERIENCE

Software Engineer I / Software Engineer II

Wayfair // Boston, MA // February 2019 - Present

Highly collaborative engineer with focus on scalable design and process

- Created and designed components for several web applications using React, Redux and integrations with APIs that led to better user engagement
- Created Kafka processors in Python that improved data integrity leading to less critical data issues
- Built GraphQL mutations and queries in Python that allowed external vendors to access data securely
- Created automated tests with Jest, and Pytest that delivered well tested code to pass quality gates
- Led agile rituals for different teams, created documentation related to new processes and agile related ceremonies
- Mentored engineers in domain knowledge and good coding practice

Business Analyst / Front End Developer

Prime Buchholz LLC // Portsmouth, NH // June 2016 - January 2019

Proactive and motivated change agent.

- Built a front end, mobile ready application using Vue.js for traveling consultants to write client meeting reports on the road.
- Built a Quick Base ecosystem that resulted in 30% less errors and a savings of 200% over prior system.
- Collaborated with teams to gather documentation, process requirements and user feedback.
- Implemented an enterprise research management system across four asset classes.
- Collaborated with various business segments to create improved workflows that led to better communication, improved turnaround time and increased accountability and visibility.

EDUCATION

Full Stack Software Development Program

University of New Hampshire

Durham, NH

Graduation: December 2018

- A rigorous and fast-paced program that covers both the theory and application of web development.
- Gained skills in current web development technologies including Javascript, React, Express, Git and MongoDB.

Bachelor of Science in Economics

Dual Major in International Affairs, Minor in French

University of New Hampshire

Durham, NH

Graduated: May 2016



CITY OF PORTSMOUTH, N.H. BOARDS AND COMMISSIONS

APPOINTMENT APPLICATION

*Instructions: Please print or type and complete all information.
Please submit resume' along with this application.*



Committee: Planning Board

Name: James A. Hewitt Telephone: 603-422-4192

Could you be contacted at work? YES NO If so, telephone# _____

Street address: 726 Middle Road, Portsmouth, NH 03801

Mailing address (if different): same

Email address (for clerk's office communication): samjakemax@aol.com

How long have you been a resident of Portsmouth? 1988-1993 & 2014 - now

Occupational background:

Civil Engineer

Please list experience you have in respect to this Board/Commission:

Extensive experience in planning board decision impacts to Portsmouth . Watched and followed numerous planning board meetings and projects over the years.

➡ OVER

Have you contacted the chair of the Board/Commission to determine the time commitment involved? YES NO

Would you be able to commit to attending all meetings? YES NO

Reasons for wishing to serve: _____

To use my civil engineering experience and to give back to my community that I care so much about.

Please list any organizations, groups, or other committees you are involved in:

Portsmouth Citizens Alliance , NH Professional Engineer

Please list two character references not related to you or city staff members:

(Portsmouth references preferred)

1) Joe Onosko, 27 Shaw Lane

Name, address, telephone number

2) Paige Trace, 27 Hancock Street , 431-1197

Name, address, telephone number

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Signature: James A. Hewitt Date: 11.8.2021

If you do not receive the appointment you are requesting, would you be interested in serving on another board or commission? Yes _____ No X

Please submit application to the City Clerks Office, 1 Junkins Avenue, Portsmouth, NH 03801



CITY OF PORTSMOUTH, N.H.
BOARDS AND COMMISSIONS

APPOINTMENT APPLICATION

Instructions: Please print or type and complete all information.
Please submit resume' along with this application.



Committee: Planning Board

Name: Greg Mahanna Telephone: 603-498-1473

Could you be contacted at work? YES NO If so, telephone# 603-498-1473

Street address: 3 Pheasant Lane Portsmouth NH 03801

Mailing address (if different): _____

Email address (for clerk's office communication): gmahanna@gmail.com

How long have you been a resident of Portsmouth? 24 Years

Occupational background:
Corporate Pilot, Business Executive, General Contractor, Landlord, Real Estate Investor, Property/Family Office Manager

Please list experience you have in respect to this Board/Commission:
I have worked throughout the seacoast as a real estate investor, General Contractor and landlord. I have managed large commercial and residential construction projects in multiple states. I have been involved in RFP processes and I have worked with land use boards, historic commisions and zoning commisions.

➡ OVER

Have you contacted the chair of the Board/Commission to determine the time commitment involved? YES NO

Would you be able to commit to attending all meetings? YES NO

Reasons for wishing to serve: _____

The Planning Board is a very important Board, which shapes the very essence of this
City for decades to come. Board Members should have relevant experience and
significant time as a City resident. I have both.

Please list any organizations, groups, or other committees you are involved in:
Director - Aerosat Corporation, Director/President - Enconce Data Technology,
Board Member - Piscataqua Fish and Game Club, Board Member - Great Cove Boat
Club, President - Pheasant Lane Homeowners Association

Please list two character references not related to you or city staff members:
(Portsmouth references preferred)

1) Steven Hyde 282 Kings Highway, New Durham 603-682-1624
Name, address, telephone number

2) Michael Edwards 64 Brackett Rd 603-498-1477
Name, address, telephone number

BY SUBMITTING THIS APPLICATION YOU UNDERSTAND THAT:

1. This application is for consideration and does not mean you will necessarily be appointed to this Board/Commission; and
2. The Mayor will review your application, may contact you, check your references, and determine any potential conflict of interests; and
3. This application may be forwarded to the City Council for consideration at the Mayor's discretion; and
4. If this application is forwarded to the City Council, they may consider the application and vote on it at the next scheduled meeting.
5. Application will be kept on file for one year from date of receipt.

Signature:  Date: 11/04/2021

If you do not receive the appointment you are requesting, would you be interested in serving on another board or commission? Yes No

Please submit application to the City Clerks Office, 1 Junkins Avenue, Portsmouth, NH 03801
6/27/2012

CITY OF PORTSMOUTH, N.H.
BOARDS AND COMMISSIONS

APPOINTMENT APPLICATION

Instructions: Please print or type and complete all information.
Please submit resume' along with this application.



Committee: Sustainable Practices Blue Ribbon Committee

Name: Effie Malley Telephone: 603-205-5395

Could you be contacted at work? YES NO If so, telephone# _____

Street address: 428 Pleasant Street, Unit 3, Portsmouth NH 03801

Mailing address (if different): _____

Email address (for clerk's office communication): Effie.malley@gmail.com

How long have you been a resident of Portsmouth? over 30 years

Occupational background:

I work as a consultant to a corporation that provides auditing, consulting, and technology advice to state Medicaid projects in health care, many related to innovations in public health, substance abuse, mental health, and health information.

Please list experience you have in respect to this Board/Commission:

I have been an officer of Portsmouth Smart Growth for seven years, and worked on projects to promote public space, climate change mitigation and adaptation, affordable housing, and alternative transportation, all of which relate to climate change. I participated last year in Portsmouth's Drawdown series, and initiatives to encourage plant-based eating and to reduce waste and increase composting. (I am also participating in the current Drawdown series.)

For many years I have worked with public private partnerships to implement statewide plans and advance legislation and policies, most recently as director of the NH Children's Behavioral Health Collaborative.



Have you contacted the chair of the Board/Commission to determine the time commitment involved? YES NO

Would you be able to commit to attending all meetings? YES NO

Reasons for wishing to serve: _____

The climate crisis is urgent, and I see opportunities to engage citizens in climate action. ~~I have been involved in other movements, which rely on government's partnering with~~ citizens, nonprofits, and business organizations. I have played leadership roles in ~~bringing plans to implementation.~~ _____

Please list any organizations, groups, or other committees you are involved in:

Portsmouth Smart Growth (ending November 2021)
~~Greater Seacoast Community Health advisory board (Families First)~~ _____
Charitable Distribution Committee for the Thomas Haas Trusts

Please list two character references not related to you or city staff members:
(Portsmouth references preferred)

1) Karen Jacoby, 35 Wibird Street in Portsmouth. 603-380-4625
Name, address, telephone number

2) Grace Lessner, 15 Hawthorne Street in Portsmouth. 603-674-2023
Name, address, telephone number

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3. This application may be forwarded to the City Council for consideration at the Mayor's discretion; and
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5. Application will be kept on file for one year from date of receipt.

Signature: Effie Malley Date: 10/13/21

If you do not receive the appointment you are requesting, would you be interested in serving on another board or commission? Yes if No _____

Please submit application to the City Clerks Office, 1 Junkins Avenue, Portsmouth, NH 03801
6/27/2012



CITY OF PORTSMOUTH, N.H. BOARDS AND COMMISSIONS

APPOINTMENT APPLICATION

*Instructions: Please print or type and complete all information.
Please submit resume' along with this application.*



Board of Adjustments
Committee: _____

Thomas M. Rossi, Ph.D. (908) 720-1031
Name: _____ Telephone: _____

Could you be contacted at work? YES NO If so, telephone# _____

579 Sagamore Ave, Unit 85, Portsmouth, NH 03801
Street address: _____

Mailing address (if different): _____

Email address (for clerk's office communication): _____ thomasrossi@comcast.net

How long have you been a resident of Portsmouth? _____ 6 years

Occupational background:

Research scientist and biotech entrepreneur. Specializing in the fields of women's health and pediatric rare diseases.

Please list experience you have in respect to this Board/Commission:

For two years I served on the Tidewatch Condominium Association board as an elected director. This experience involved developing an intimate knowledge of the association rules and bylaws and included being responsive to owner requests for unit modifications, ensuring that the proposed projects were compliant with written rules and customary practices and that abutter approvals were obtained as appropriate. When projects were non-compliant, exceptions were evaluated on a case-by-case basis in consideration of past practices, the prospect of setting new precedents, and achieving a consensus on the board. I've served on many non-profit and for-profit boards and am an efficient, conscientious participant with a professional demeanor.

➡ OVER

Have you contacted the chair of the Board/Commission to determine the time commitment involved? YES NO

Would you be able to commit to attending all meetings? YES NO

Reasons for wishing to serve: _____

My family moved to the NH seacoast full time in 2014, first in Rye, and in 2015 relocating to Portsmouth. When we first visited the region in 2013 we immediately fell in love with the quaint New England atmosphere of Portsmouth and the seacoast. Since then we have watched the town grow at a phenomenal rate. I would like to do my part to ensure that as we grow (I am pro-growth) we do so in a manner that preserves the quality of life we all enjoy as residents. I believe that serving on the Board of Adjustments will present a non-partisan opportunity for me to serve the community.

Please list any organizations, groups, or other committees you are involved in:
Scientific and professional societies: American Chemical Society past chair of the Division of Analytical Chemistry and current member; International Society for the Study of Vascular Anomalies-current member by invitation; Pediatric Dermatological Research Association - current member by invitation.

Company boards: Chief Executive Officer - Venthera, Inc.; Chairman - Innovagyn, Inc.; Chairman - Pediatric Derm. Development, LLC.

Political Organizations: 2nd Vice Chair of the Portsmouth Republican Committee

Please list two character references not related to you or city staff members:
(Portsmouth references preferred)

1) Alice Cornish White, 28 Porter Street, Portsmouth NH -- ph:(617)519-7327

Name, address, telephone number

Jane Reynolds, 579 Sagamore Ave, Unit 84, Portsmouth NH -- ph: (585)797-8785

2) _____
Name, address, telephone number

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4. If this application is forwarded to the City Council, they may consider the application and vote on it at the next scheduled meeting.
5. Application will be kept on file for one year from date of receipt.

Signature:  Date: 9-20-2021

If you do not receive the appointment you are requesting, would you be interested in serving on another board or commission? Yes No

Please submit application to the City Clerks Office, 1 Junkins Avenue, Portsmouth, NH 03801

Executive Summary

Proven pharmaceutical industry leader and entrepreneur who drives results through integrating science, drug development and innovation with corporate and commercial strategy and instilling a strong sense of urgency. Excellent at managing complexity, partnering with inventors to create viable products, working in both large multinational and start up virtual organizations, navigating uncertainty, and aligning teams and boards. Successful in recruiting venture capital, investor syndicates and non-dilutive financing. Over 30 years experience from bench level scientist to CEO, board member, and consultant. Outstanding track record of leading teams to deliver on time and at or under budget.

Currently leading a clinical stage biotech company focused on a the treatment of venous and lymphatic malformations arising from PIK3CA and TEK mutations. The company is fully funded and is advancing a new molecular entity through clinical development. Inventor on key patent applications.

Key Areas of Expertise

Drug development	Advanced Drug Delivery
Capital formation	M&A process
Board management	Virtual company formation
Working across cultures	Process Improvement
Change management	Regulatory
Integrating R&D strategy with market needs	Intellectual property development

Selected Accomplishments

- **Entrepreneurial:** As a CEO, Chairman, and Board Member, formed and led multiple small pharmaceutical companies at the product development stage, raised over \$100 million in venture and non-dilutive capital, recruited multiple C-level and senior leadership teams, and led to successful exit or transition to commercial organization. Companies focused on drug delivery, women's health, rare pediatric disease, and dermatology.
- **Drug Development:** In both large and small companies have led development efforts from discovery through hand-off to commercial manufacturing, worked with the FDA on multiple INDs and successful NDAs across diverse therapeutic fields with line management oversight of all facets of the drug development process. Typically delivering on time and under budget. Experience includes: Medical dermatology, women's health, orphan disease, transdermal drug delivery, wound healing, CNS, and other therapeutic areas.
- **Science Driven Results and Intellectual Property:** working with development teams to create products supported by multiple patents and applications on which I was inventor/co-inventor in: transdermal contraceptive hormone delivery; medical dermatology first-in class use of alpha-2 agonists for the topical treatment of inflammatory skin redness; best-in-class medicated IUD based on market research and drug delivery principals; patents allowed and pending on transdermal devices

- for neurology indications; composition of matter patent application for pro-drugs designed for transdermal gels to treat rare pediatric disease.
- International Pharmaceutical Company: Held multiple senior executive leadership positions including serving as a board member of The R.W. Johnson Pharmaceutical Research Institute (A Johnson&Johnson company), led an organization of 500 employees across international sites with a \$400 million annual operating budget and responsible for all non-clinical drug development as well as drug metabolism/pharmacokinetics.
 - Process Improvement and Change Management: Led Six-Sigma implementations, achieved major reductions in R&D cycle times and industry benchmark rankings by implementing improved processes/systems in clinical operations, regulatory submissions, clinical supplies, and drug metabolism. Integrated two international R&D organizations to form a new global R&D unit comprised of over 3,000 employees and serving multiple operating companies.

Employment

CEO/Board member: Venthera CEO 2018-Present
 Agile Therapeutics CEO 2004-2010
 Innovagyn Board Member 2015-Present

Founder/Co-Founder: SansRosa Pharmaceuticals 2003
 Venthera 2018 (clinical stage)
 Innovagyn, Inc. 2015 (seed stage - funded)
 Pediatric Drug Development, LLC (preclinical seed stage)
 KAT Transdermals 2010 (seed stage, terminated)
 Kore 2011 (Off-balance sheet R&D org, terminated)

Multinational Pharma: Johnson & Johnson 1991-2003
 Sr. Vice President of Non-Clinical Development and Board Member of
 The R. W. Johnson Pharmaceutical Research Institute
 Sr. V.P. of Change Management

SmithKline Beecham 1985-1991, laboratory manager in Analytical
 Chemistry

Consulting: Founder and Managing Director R&D Excellence, LLC 2003 – present

Volunteer/Professional Society

Volunteer: Founded the Newtown Alumni Association, brought rapid financial relief to first responders of the Sandy Hook Elementary School shooting.

Trustee Delaware Township Community Education Foundation

Thomas M. Rossi, Ph.D.

(908) 720-1031 Portsmouth, NH

Excellence in Drug Development and Company Leadership

thomasrossi@comcast.net

Professional:

Division Chair, Analytical Chemistry Division of the American Chemical Society 2013, Also served as program chair, and immediate past chair.

Member: International Society for the Study of Vascular Anomalies; Pediatric Dermatological Research Association.

Education

Texas A&M – Ph.D. Chemistry, 1985

Western Connecticut State University, BA Chemistry, 1980

Patents and Publications

Numerous refereed publications,

Patents

Available upon request



A Purple Heart Community

What is the Purple Heart?

The Purple Heart is specifically a combat decoration and it is our nation's oldest military medal. It was created by General George Washington in 1782 and was known as the Badge of Military Merit. It was first awarded to three soldiers in Newburgh, New York. The Badge of Military Merit was made of cloth and it is the predecessor of the Purple Heart medal.

The current Purple Heart medal was developed by General Douglas MacArthur in 1932. The new design was created by Miss Elisabeth Will, Army heraldic specialist in the Office of the Quartermaster General.

The Purple Heart is awarded to members of the armed forces of the United States who are wounded by an instrument of war in the hands of the enemy and posthumously to the next of kin in the name of these who are killed in action or die of wounds received in action. The heritage it represents is sacred to those who understand the price paid to wear it.

Purpose of the Purple Heart Community

The purpose of the Purple Heart Community is to create a tribute to the men and women who have been awarded the Purple Heart medal. With the presence of the signs designated in your city as a Purple Heart Community, the public will have a visual reminder of the sacrifices paid by the Purple Heart recipients and a notice that your city supports the military heroes who have made sacrifices for the way of life all of our residents enjoy.

Becoming a Purple Heart Community

Verification if there is at least one Purple Heart recipient in the city. A name is not necessary, but verification of residency within the city is important.

A meeting with the City Council, to request their approval for the process is necessary to inform them of the process and significance. If becoming a Purple Heart Community is approved, then a Proclamation is written by the governing board. There should be no cost to the community as typically there is a Veteran's group that will pay for the cost of the signs that are placed at the entrance of the city on all major routes.

A Purple Heart rail sign is different than the community sign as the trail sign has a Veteran's name on it. The community sign has the Purple Heart emblem and the city name to denote it as a Purple Heart Community.

Current New Hampshire Purple Heart Communities are:

Amherst, Boscowen, Brentwood, Greenville, Harrisville, Litchfield, Lyndeborough, Manchester, Merrimack, Milford, Mont Vernon, New Boston, New Ipswich, Swanzey, Temple & Wilton.

If it is the wish of the City Council to proceed forward a recommended motion would be: *Moved that the City of Portsmouth become a Purple Heart Community and that a Proclamation be prepared for the December 6, 2021 City Council meeting.*

November 8, 2021

To the Portsmouth City Council:

My name is Louis Lange and I reside at 5 Freedom Circle, Apt. 13 in Portsmouth.

I am aware that outdoor dining ending at the end of October, but it also appears that the takeout parking was eliminated at that time as well. This forces residents and visitors alike to scramble for places to pull over and grab meals that they have called in or submitted online to downtown restaurants.

People lucky enough to find the 15-minute metered parking need to have quarters to feed those meters. I am asking that the City Council possible consider setting aside areas where people can park for 15 minutes without fear of receiving a ticket so they can get their meals.

I think it would be a continued boon for those residents and visitors who want to partake in the food available at downtown restaurants and bring it home.

You may publish this in the public notes at the next City Council meeting. Thank you for your consideration.

**PARKING and TRAFFIC SAFETY COMMITTEE
ACTION SHEET**

8:00 A.M. – October 7th, 2021
Conference Room A

PRESENT: City Councilor/Chairman Peter Whelan, City Manager Karen Conard,
Public Works Director Peter Rice
Members: Mary Lou McElwain, Steve Pesci, Mark Syracuse, Harold
Whitehouse, Fire Chief Todd Germain, Police Captain Mike Maloney,
Erica Wygonik.

CITY STAFF: Parking Director Ben Fletcher

ACTION ITEM FOR CITY COUNCIL
<ul style="list-style-type: none">• NONE

1. Financial Report – Accepted and placed on file financial report dated August 31, 2021.
2. SITE VISIT 10/5/2021: Marcy Street at Pleasant: Review for RRFB (flashing beacon) viability.
3. Public Comment Session – There were 5 speakers: Sandy Dika (Flashing Beacon installation at Marcy Street and Pleasant Street), Dickson Turner (Speeding on Woodbury Avenue) Liza Hewitt (Uniform speed limit of 25 mph throughout City), Tom Morgan (Bike Lane safety at both Maplewood Avenue and Market Street), Nancy Johnson (Questioning progress of hiring a City Engineer).
4. Request from DPW staff to review Raynes Avenue to determine if it's appropriate to make it one way.
Voted to Staff to reach out to impacted businesses, hold public meeting and have engineering review of proposed change. Provide report back with recommendation to PTS.
5. Request for Traffic Usage Assessment on Suzanne Drive near Lafayette.
Voted to Staff to monitor during winter season and report back.
6. Request for Speed Assessment on Middle Street.
Voted to have Staff monitor and report back once modified bike lane is evaluated.
7. Request for Speed Assessment on Woodbury from Granite to Route 1 Bypass.
Voted to have Staff evaluate resources and report back at next meeting what actions can be taken.
8. Discussion on Use of Loading Zone as Parking Inventory.
Voted to Staff to start dialog with downtown businesses, conduct outreach prior to preparing recommendation to PTS.

9. Discussion on 6.21.21 City Council PTS Report Back re: Installing Public Cameras to “Increase Public Safety in our Highly Trafficked and Heavy Commerce Areas” from Derek Nadeau.
Voted to refer to Police Commissioner for consideration.
10. Request for traffic calming measures on Harding Road.
Voted to have Staff install traffic monitor and report back when time allows.
11. Request for traffic calming and speed controls on Little Harbor Road.
Fall paving will be binder course only, traffic calming measures can be incorporated into road during final paving. DPW to hold public input meeting prior to final paving in spring 2022. - *Informational, no action required*
12. Request for RRFB (flashing beacon) at crosswalk(s) situated at Marcy Street and Pleasant Street (Sanders Fish Mkt.).
Voted site is appropriate and adequate as is, with future consideration for in lane pavement markings.
13. Request for traffic calming measures on Sherburne Road, by residents of Sherburne Road.
Voted to place on file.
14. Request to review crosswalk install at Chapel Street and Bow Street.
Voted no crosswalk installation; this is a previously reviewed item. With no sidewalk on the south/west side of Bow Street, a crosswalk cannot be created at location.
15. Discussion of a uniform 25 mph speed limit on all streets throughout Portsmouth.
- *Informational, no action required.*
16. Cate Street and Bartlett Street progress update by Public Works Director Peter Rice.
- *Informational, no action required.*
17. Monthly accident report from Police.
- *Informational, no action required.*
18. Bike and vehicular traffic volume data.
- *Informational, no action required.*
19. Suggestions for Bike Lane Configurations – Market Street and Maplewood Ave
20. Adjournment – At 3:17 p.m., **Voted** to adjourn.

Respectfully submitted by: Shanleigh McGonagle

MEETING MINUTES

PARKING and TRAFFIC SAFETY COMMITTEE CONFERENCE ROOM A

CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE

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

8:00 AM

MINUTES

October 7th, 2021

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

I. CALL TO ORDER

Chairman Peter Whelan called the meeting to order at 8:00 a.m.

II. ATTENDANCE

Members Present:

City Councilor/Chairman Peter Whelan
City Manager Karen Conard
Public Works Director Peter Rice
Fire Chief Todd Germain
Police Captain Mike Maloney
Mary Lou McElwain
Steve Pesci
Mark Syracuse
Harold Whitehouse
Erica Wygonik (Alternate)

Absent

City Staff Present:

Parking Director Ben Fletcher

III. FINANCIAL REPORT

Steve Pesci moved to accept and place on file the financial report dated August 31, 2021, seconded by Harold Whitehouse. On a unanimous roll call, motion passed 9-0.

IV. PUBLIC COMMENT (15 MINUTES)

Sandy Dika of 333 Marcy St. commented that the families in the area hired a landscape architect to make this area look nice. The goal was to bring beauty to a commercial area. Adding the beacons would be distracting to the attempts to beautify the area. These beacons are not historic or charming. If something like that is necessary, please look at alternatives to the beacons.

Dixon Turner of 1020 Woodbury Ave. commented that he sent letter about speeding on Woodbury Ave in August. Moving the speed monitor down has made it more visible but it has not affected the speed of vehicles. The island that was put in a few years ago has not slowed traffic. The Committee needs to come up with more traffic calming solutions. The speed is worse than it was.

Liza Hewitt of 726 Middle Road commented that the Committee should consider a uniform speed limit of 25 mph for all the streets in Portsmouth. Ms. Hewitt came in 1.5 years ago with a petition signed by residents for this. There are 6 requests for speed and traffic calming on this agenda alone. There are still some streets that are 30 mph in Portsmouth. Lowering the speed limit will not fix the problem but it's a start.

Tom Morgan sent a letter to the City Council in August about the bike lanes on Maplewood Ave. and Market St. because he thought they were unsafe. It was referred to PTS for this Committee to report back and it is on today's agenda. The letter to City Council shows photos of the area and the second letter shows proposed alternatives. The configuration shows a new design for a bike lane sandwiched between the travel lanes. It is dangerous to put a bike lane in the middle like that. In 2013 the City Council adopted the complete streets policy and that says they have to accommodate bicyclists and pedestrians of all ages and abilities. There is a disconnect between this design and that policy. It is a dangerous situation and there is no easy fix. The problem on Maplewood Ave. is the configuration of the bike lane and parked cars. There is no buffer between the cars and bike lane. That leaves the risk that someone can open a car door on a bike. It is a poor design, and the Committee should revisit that section of the bike lane.

Nancy Johnson of Clinton St. questioned what progress the City has made on hiring new traffic engineer to replace Eric Eby. Public Works Director Peter Rice responded that they have had one applicant and one interview. After closer examination of the job the applicant elected to not take the position. There have been no other applicants since that point.

Chairman Peter Whelan requested for a motion to suspend the rules for the DPW to discuss agenda V11. Informational Item B first in today's agenda.

Public Works Director Peter Rice moved to suspend the rules for the DPW to discuss agenda V11. Informational Item B first in today's agenda, seconded by Steve Pesci. On a unanimous roll call, motion passed 9-0.

V. SITE VISITS

10/5/2021: Marcy Street at Pleasant: Review for RRFB (flashing beacon) viability.

Mary Lou McElwain commented that they looked at all three crosswalks in that area on Tuesday morning. They discussed the pedestrian traffic.

Chairman Peter Whelan commented that they can discuss this further on in the agenda.

VI. NEW BUSINESS

(No public comment during Committee discussion without Committee approval.)

A. Request for Traffic Usage Assessment on Suzanne Drive near Lafayette.

Parking Director Ben Fletcher commented that this request came in via email from a resident who was concerned about traffic flowing through the neighborhood instead of waiting to take a right at the light. They counted the traffic on each end and forwarded the information to TEC.

Liz Oltman from TEC commented that she analyzed the information to assess if the people coming in from Lafayette Rd. onto Suzanne Drive were going through the neighborhood to exit onto Ocean Rd. There was nothing obvious from the data that showed there was a cut through issue. There may be a portion of traffic cutting through, but the volume of traffic was what would be expected for single family neighborhood like this.

Parking Director Ben Fletcher commented that they replaced the no through traffic sign at Ocean Ave. and will put one halfway down the block and put one at the other side.

Police Captain Mike Maloney questioned if the traffic was a seasonal measurement. It could be higher in the summer. Parking Director Ben Fletcher confirmed that they would take that advisement into account.

Steve Pesci moved to have Staff to monitor during winter season and report back, seconded by Harold Whitehouse. On a unanimous roll call, motion passed 9-0.

B. Request for Speed Assessment on Middle Street.

Parking Director Ben Fletcher commented that this came in from a resident in the Margeson apartments. A speed device was placed in the area. The speed limit is 30 mph and the 85th percentile was a speed of 33 mph.

Public Works Director Peter Rice commented that the whole corridor is being monitored for modifying the bike lanes.

Mary Lou McElwain commented that the plan should include replacing signage between Miller Rd. and Middle St. There is a lot of bikes and pedestrians in that area and traffic cannot see the walk signs.

Public Works Director Peter Rice commented that there were two different topics. One is the bike lane project and the other is the intersection itself. They are just starting the intersection design to replace the signal. They don't have a lot of real estate to put in the post foundations, but the intent is to improve that.

Mary Lou McElwain moved to have Staff to monitor and report back once the modified bike lane is evaluated, seconded by Public Works Director Peter Rice. On a unanimous roll call, motion passed 9-0.

C. Request for Speed Assessment on Woodbury from Granite to Route 1 Bypass.

Parking Director Ben Fletcher commented that this was brought forward by a City Councilor and raised by the public as well. They placed a device near the church and the 85th percentile was 35 mph. That is 10 mph over speed limit. The plan is to look at this with Liz Oltman at TEC.

Public Works Peter Rice commented that the data shows the project did have an impact on average speed, but it didn't bring it all the way down to 25 mph. Additional work needs to be done. There are several traffic calming projects in the field. Timeframe is something to be aware of. There are neighborhoods that are requesting treatment and there is limited staff and resources.

Harold Whitehouse questioned if they could make a roundabout in that area. Public Works Director Peter Rice responded that they looked at putting in one on the Maplewood Ave. end. It was rejected by the residents in that area. They can look elsewhere to see if there is another location that would work.

Steve Pesci commented that it would be good to look at Woodbury Ave. again after the realignment of Bartlett St. The replacement of the Woodbury bridge flattened the center treatment. The Committee needs to focus on high priority corridors. All requests are important but there is limited staff time. They need to focus on high volume corridors.

Chairman Peter Whelan commented that there have been a few high-speed accidents in that area. Captain Mike Maloney agreed there was excessive speed. Steve Pesci added that there are two transit services going from Dennett Street to Woodbury Ave that complicates the area further.

Public Works Director Peter Rice appreciated the comment about prioritizing. The DPW cannot pick and choose priorities because if they are perceived as being taken out of order then the staff can be viewed as not being fair. If this Committee voted that something is higher priority and the Council accepts the recommendation, then that will give staff a clear direction. If this Committee can identify priorities and send them through Council that would be helpful.

Mary Lou McElwain commented that it was confusing when requests come in on a monthly or yearly basis. It would be helpful to have a list of the open action items specific to traffic calming and speed. That would help determine priority.

Erika Wygonik added that it would be helpful to have a history of what has changed and data for the changes that have been made. It would be good to know data from 5 years ago and now to see if there's an increase. Chairman Peter Whelan commented that the whole corridor has been reworked. Erika Wygonik noted that they want to acknowledge what has been done. Chairman Peter Whelan commented that they should get a short history of what's been done in the corridor and a history of the accidents so they can determine the priority.

Public Works Peter Rice commented that they would look at the resources they had available and report back at the next meeting what they are able to do at this time.

Steve Pesci commented that it was good advice to determine how to prioritize projects. They may need a draft motion on how to prioritize. Staff have been doing their best to respond to requests. They need to be more realistic with staff. Chairman Peter Whelan commented that they should come up with some sort of coding for the requests. Steve Pesci noted that it should be based on objective criteria. Chairman Peter Whelan agreed they should discuss it at the next meeting. Many issues are going to City Council because people have unrealistic expectations about how quickly something can be resolved.

Steve Pesci moved have Staff evaluate resources and report back at next meeting what actions can be taken, seconded by Mary Lou McElwain. On a unanimous roll call, motion passed 9-0.

D. Discussion on Use of Loading Zone as Parking Inventory.

Parking Director Ben Fletcher commented that they repurposed a 10% of downtown parking for outdoor dining. There may be an opportunity to reclaim some loading zone areas for parking throughout the day. Cameras evaluated how

the loading zones are being used. Around 2 pm commercial deliveries stop. The loading zone is currently from 6 am to 7 pm. The recommendation is to change that to paid parking from 3 pm to 8 pm. They can put up signage and code it in the ParkMobile App. This could regain 24 spaces of lost inventory from 3 pm-8pm. 18 of those spaces can change from 6 am to 9 am. There are two loading zones that are not utilized at all and those can be converted to parking. These recommendations are the beginning of the discussion.

Erika Wygonik commented that this would be a good efficient use of space. There are some loading zones that show the loading is happening outside the loading window. Parking Director Ben Fletcher responded that they are trying to encourage deliveries between 6 am and 9 am for new loading zones. Most of the loading happening is because of the construction of the building. They can evaluate it again.

Harold Whitehouse questioned if they are affected by restrictions on Sundays and holidays. Parking Director Ben Fletcher responded that they are 6 am-7pm Monday through Saturday and 12 pm-5 pm on Sundays. People are allowed to park in loading zones longer on Sundays.

Erika Wygonik commented that they need to make sure they are not catering too much to the current businesses. They should not get into a position where they can't change it later if new businesses come in. Public Works Director Peter Rice commented that was good feedback and additional research needs to be done. They need to look at how other communities have dealt with this. It should be reasonable and flexible. The goal is to allow people to benefit from the inventory. They need to work with the Chamber to have a dialogue before any solid proposals are made.

Erika Wygonik commented that this would be good for efficiency. It would be good to see the other half of the data. The City should retain as much flexibility as possible while still giving inventory.

Parking Director Ben Fletcher commented that the parking app technology is what will allow this to happen. The goal is to be as consistent as possible through town when doing a regulation to avoid confusion. Chairman Peter Whelan noted that most deliveries happen in the morning. It will be good to get feedback from the Chamber and businesses. It is too early to send this to City Council.

Public Works Director Peter Rice moved to have Staff to start dialog with downtown businesses, conduct outreach prior to preparing recommendation to PTS, seconded by Harold Whitehouse. On a unanimous roll call, motion passed 9-0.

E. Discussion on 6.21.21 City Council PTS Report Back re: Installing Public Cameras to “Increase Public Safety in our Highly Trafficked and Heavy Commerce Areas” from Derek Nadeau.

Public Works Peter Rice commented that this was not the purview of this Committee. It is recommended that this should go to the Police Commission. That’s where it should be addressed.

Police Captain Mike Maloney moved to refer to Police Commissioner for consideration, seconded by Public Works Peter Rice. On a unanimous roll call, motion passed 9-0.

F. Request for traffic calming measures on Harding Road.

Parking Director Ben Fletcher commented that this was a new request. They will put up a traffic monitor and report back.

Mary Lou McElwain moved to have Staff install traffic monitor and report back when time allows, seconded by Steve Pesci. On a unanimous roll call, motion passed 9-0.

VII. OLD BUSINESS

A. Request for traffic calming and speed controls on Little Harbor Road. Fall paving will be binder course only, traffic calming measures can be incorporated into road during final paving. DPW to hold public input meeting prior to final paving in spring 2022.

Public Works Director Peter Rice commented that this was scheduled to be paved at the end of the month. They will be grinding the roadway and putting binder down this month with the intent of the final paving happening in the spring. During the final paving there will be an opportunity to do traffic calming treatments. The recommendation is to come back this winter with recommended treatments and provide an opportunity to get input from residents to get a consensus.

Erika Wygonik commented that it was an attractive road to speed on. There is a lot of recreation happening on the road. Depending on how wide the right of way is there, it may make sense to put in a side trail there. Public Works Director Peter Rice responded that it was a narrow right of way. A trail is a comprehensive project. This would just be maintenance.

B. Request for RRFB (flashing beacon) at crosswalk(s) situated at Marcy Street and Pleasant Street (Sanders Fish Mkt.).

Mary Lou McElwain commented that they had a discussion at the site walk. This should be a low priority project. It is a busy area with 5 intersections but very few people use this crosswalk. It is a beautiful corner and residents are concerned about the change that a flashing beacon would bring to the intersection. They should keep things as is.

Steve Pesci agreed that an RRFB would be overkill for the site. Staff could consider advance pavement markings with a 'yield to pedestrians' symbol. In fairness to staff they should close the issue.

Steve Pesci moved site is appropriate and adequate as is, with future consideration for in lane pavement markings, seconded by Public Works Director Peter Rice. On a unanimous roll call, motion passed 9-0.

C. Request for traffic calming measures on Sherburne Road, by residents of Sherburne Road.

Parking Director Ben Fletcher commented that the residents of Sherburne Ave. requested a speed assessment. The results showed an average speed of 26 mph and the speed limit is 25 mph. It is a dead-end road, so the people using it are the residents that live there.

Steve Pesci moved to place on file, seconded by Public Works Director Peter Rice. On a unanimous roll call, motion passed 9-0.

**D. Request to review crosswalk install at Chapel Street and Bow Street.
Sample Motion: This is a previously reviewed item. With no sidewalk on the south/west side of Bow Street, a crosswalk cannot be created at location.**

Parking Director Ben Fletcher commented that this was visited in 2017 but there is no sidewalk on one side of the road, so there is no place for a crosswalk to engage there. The request was tabled.

Public Works Director Peter Rice moved to not install a crosswalk, seconded by Mary Lou McElwain. On a unanimous roll call, motion passed 9-0.

VIII. INFORMATIONAL

A. Discussion of a uniform 25 mph speed limit on all streets throughout Portsmouth.

Public Works Director Peter Rice commented that the intent was to start a dialogue. This could be put into the category of looking at the speeds in the City. Public Works Director Peter Rice was hesitant to do a blanket speed limit. It is understood that the goal is to watch the speeds but when speeds are arbitrarily picked, they are often not followed. This can create more problems

for the police department. There has been past discussion about looking at speed limits throughout the City by classification of roadways. They can evaluate if the speed is appropriate road by road. They can look at allocating some money in next year's budget to review that. This deserves more than a brief review.

Steve Pesci supported that approach. It may make sense to do a consistent speed limit downtown. Then assess the outer roads case by case.

Public Works Director Peter Rice commented that staff can generate figure of the street system color coded to what the speeds are.

B. Request from DPW staff to review Raynes Avenue to determine if it's appropriate to make it one way.

Dave Desfosses commented that they have been monitoring the area. The road configuration has not changed since early in the project. They feel this roadway doesn't impact anyone if it turns into a one-way street. It can work as a two way. However, the corners are areas of concern specifically for fire trucks and tractor trailer trucks. If it was one-way, then cars would enter on Vaughn St. and exit on Raynes Ave. There is good sight distance to exit at Raynes Ave. and it is further away from the signal.

Public Works Director Peter Rice commented that they did a pilot effort making this a one-way street a couple years ago. There were not any issues with traffic flow. This would be a good change.

Steve Pesci agreed that it was a good move. It will do a lot for the neighborhood and tourists in the area.

Mr. Desfosses commented that the width of the road would remain. Chairman Peter Whelan questioned if there would be a change in parking. Parking Director Ben Fletcher responded that it would be the same.

Chairman Peter Whelan commented that they should just ensure they are notifying abutters. Public Works Peter Rice commented that they would do that and have a public meeting. A traffic engineer would review it to ensure they weren't missing anything.

Harold Whitehouse moved to have Staff reach out to impacted businesses, hold public meeting and have TEC review of proposed change. Provide report back with recommendation to PTS, seconded by Steve Pesci. On a unanimous roll call, motion passed 9-0.

C. Cate Street and Bartlett Street progress update by Public Works Director Peter Rice.

Public Works Director Peter Rice commented that they did a site visit on Cate St. and around 75 people showed up. They are working with an engineer to come up with a treatment to modify the intersection to make improvements. The tentative proposal is to add a stop sign on the inbound side of Cate St. This will make the Bartlett St. and Cate St. intersection a 2 way stop with a through lane out onto Cate St. This will prevent a queuing issue on Islington St. The stop sign is being evaluated. The volume of traffic is relatively balanced, and it is probably warranted. Then they can add a crosswalk to the new condos. This is being reviewed prior to a final recommendation.

Mary Lou McElwain commented that crossing from Ricci Lumber to the new apartments was very dangerous. They should add a sign before the underpass that indicates there is a crosswalk.

Steve Pesci commented that the site visit had a good turnout, and the proposed treatment should be a good fit.

Harold Whitehouse questioned if they should consider a 4 way stop. Chairman Peter Whelan responded that it was a complex intersection, and they don't want traffic to back up on Islington St. They should wait for the report back.

D. Monthly accident report from Police.

Police Captain Mike Maloney commented that over a 10 month period there has been 6 car vs. pedestrian crashes some of which happened in parking lots. Overall Portsmouth is a very safe pedestrian/biking city. The crashes total was 74 last year and 97 this year. 62 of those crashes were reportable.

E. Bike and vehicular traffic volume data.

Parking Director Ben Fletcher commented that they are continuing to monitor at Lafayette Rd. and South St. The traffic has been normal and is starting to dip as fall comes.

F. PTS Action Items.

There were none.

IX. MISCELLANEOUS

A. Suggestions for Bike Lane Configurations – Market Street and Maplewood Ave

Steve Pesci moved to place on file, seconded by Mary Lou McElwain. On a unanimous roll call, motion passed 9-0.

Harold Whitehouse commented that they need more microphones for the meetings.

Erika Wygonik requested if they could set a time for site walks. Public Works Director Peter Rice responded that historically it has always been the Tuesday before the Thursday meeting at 8 am.

Parking Director Ben Fletcher added that they can send out calendar invites as well.

X. ADJOURNMENT

Harold Whitehouse moved to adjourn the meeting at 3:17 pm, seconded by Steve Pesci. On a unanimous roll call, motion passed 9-0.

**Members of the public also have the option to join the 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_fmldr9zsTaOXm8qNFcwxAA

I move to pass first reading and have second reading and a public hearing on December 6, 2021. For the creation of an ordinance to have a cemetery committee in Portsmouth, NH.

First Reading November 15, 2021 for the creation of an ordinance to have a Cemetery Committee in Portsmouth, NH.

The following will be the ordinance for the Cemetery Committee.

CEMETERY COMMITTEE

- A. Membership and Term: The Cemetery Committee shall consist of not less than twelve (12) or more than eighteen (18) regular members. The members shall be appointed by the Mayor subject to the approval of the City Council for a term of three (3) years. One City Councilor will be appointed by the mayor for coterminous with the City Council term.

- B. Powers and Duties: The Committee shall provide advice and recommendations to the City Council and the City Manager with respect to all issues affecting municipal cemeteries, including the solicitation and acceptance of grants; the expenditure of any funds for specific improvements; and any expenditures from the Cemetery Trust Fund. Nothing herein shall limit the power of the City Council or City Manager to take immediate action in the event of exigent circumstances.

- C. It shall be the responsibility of the Cemetery Committee to encourage the restoration, preservation, and safeguarding of Portsmouth's historic cemeteries and their history for future generations.

DATE: 11/10/2021

TO: CITY CLERK KELLI BARNABY
MAYOR BECKSTED
CITY MANAGER CONARD

FROM: COUNCILOR HUDA

SUBJECT: NOVEMBER 15,2021 CITY COUNCIL MEETING AGENDA REQUEST
PLEASE PUT THIS UNDER MY NAME. THANK YOU

1) AS A FOLLOW UP ON THE QUESTION ASKED BY THE MAYOR IN JUNE & MY REQUEST FOR THIS DATA AT 8/2/21 CITY COUNCIL MEETING:

THE CITY MANAGER STATED "THE NUMBERS ARE NOT AVAILABLE UNTIL THE OCTOBER TIME FRAME", AS THE COUNCIL IS NOT IN RECEIPT OF THIS DATA AT NOVEMBER 10TH, PLEASE PROVIDE BY THE NOVEMBER 15TH COUNCIL MEETING.

THE FINAL UNAUDITED FY21 BUDGET SURPLUS/DEFICIT AMOUNTS BY BUDGET UNIT FOR YEAR ENDED 6/30/21
POLICE
FIRE
MUNICIPAL
SCHOOL

2) I MAKE A MOTION FOR A REPORT BACK FROM THE CITY MANAGER TO THE RESIDENTS AND THE COUNCIL:
(PER THE PROFESSIONAL SERVICE AUDIT CONTRACT OF 7/22/21 WITH MELANSON - ATTACHMENT B)

FIELDWORK AUDIT WORK DATES LISTED AS OCTOBER 25TH TO 28TH, 2021
PLEASE ADVISE OF THE STATUS OF THE WORK & THE RESULTS AT THIS TIME.

3) I MAKE A MOTION FOR A REPORT BACK FROM THE CITY MANAGER TO THE RESIDENTS AND THE COUNCIL:
(PER THE MONTHLY FINANCIAL SUMMARY REPORT MONTH ENDING SEPTEMBER 30,2021 - 25% OF FISCAL YEAR)

PLEASE DEFINE & DESCRIBE THE AREAS THAT MAKE UP THE HIGHEST INCREASE IN SEPTEMBER SPENDING IN 4 YEARS OF \$3,061,983 FROM SEPTEMBER FY21 (SEE DATA BELOW TAKEN FROM THE SEPT 2021 MONTHLY REPORT)

<u>FISCAL YEAR</u>	<u>SEPT</u>
FY22	10,926,992
FY21	7,865,009
FY20	7,603,595
FY19	7,325,391

FINANCE DEPARTMENT



MEMORANDUM

To: Karen Conard, City Manager
 From: Judie Belanger, Director of Finance and Administration
 Date: 11/12/21
 Re: Report back 11/15/21 agenda- Councilor Huda- September Monthly Summary Report

Councilor Huda’s question/comments on the 11/15/21 City Council Agenda

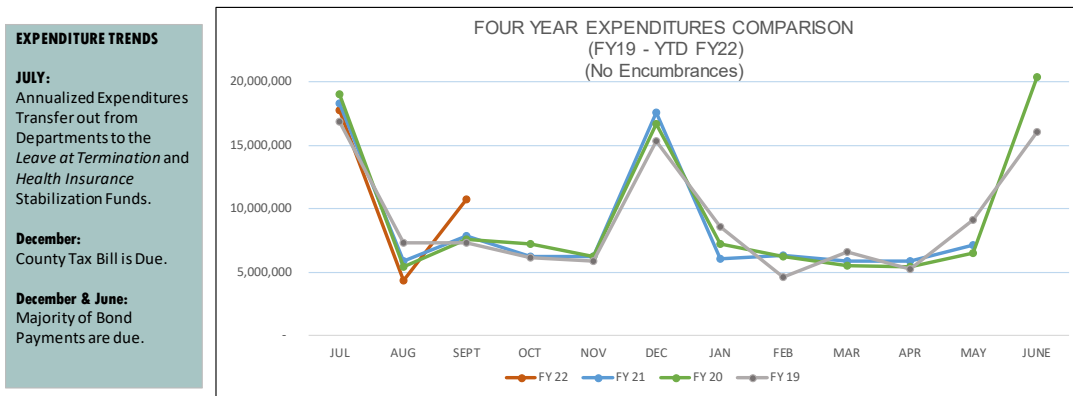
Please define & describe the areas that make up the highest increase in September spending in 4 years of \$3,061,983 from September FY21 (See data below taken from the September 2021 Monthly Report)

FISCAL YEAR SEPT

FY22	10,926,992
FY21	7,865,009
FY20	7,603,595
FY19	7,325,391

RESPONSE

Councilor Huda questions why the September expenditures are the highest in 4 years. This is true when looking at just September expenditures compared to prior years, however comparing the same period from previous years and reviewing the information as a whole, represents a better financial analysis. The following is what was provided in the September Report on page 3.



FISCAL YEAR	JUL	AUG	SEPT	OCT	NOV	DEC
FY 22	17,738,540	4,361,281	10,722,482	-	-	-
FY 21	18,302,868	5,911,498	7,865,009	6,209,872	6,268,199	17,602,896
FY 20	19,012,706	5,386,870	7,603,595	7,242,445	6,188,622	16,668,166
FY 19	16,842,575	7,275,900	7,325,391	6,108,752	5,885,054	15,334,914

FISCAL YEAR	JAN	FEB	MAR	APR	MAY	June
FY 22	-	-	-	-	-	-
FY 21	6,093,183	6,353,965	5,847,200	5,849,386	7,102,434	-
FY 20	7,208,138	6,257,022	5,490,553	5,437,537	6,539,079	20,342,789
FY 19	8,547,458	4,595,363	6,623,236	5,254,757	9,118,422	16,085,065

From the information provided in the table and line chart, expenditures for July and August of this fiscal year were less by \$564,328 and \$1,550,217 respectively from the prior year. When adding the expenditures of July, August, and September (quarter one), the expenditures are on track in comparison with previous years as depicted in the table below.

Total July, August & September		
		% Change from prior year
FY22	32,822,302	2.3%
FY21	32,079,375	0.2%
FY20	32,003,171	1.8%
FY19	31,443,866	

It is important to note that the timing of expenditures and transfers can occur in different months from year to year for various reasons. In the first quarter of FY22, premiums associated with Workers' Compensation and Property & Liability were paid in August in FY21 and in September in FY22. The School Department had three pay periods in September FY22 as compared to two in FY21. Also note that the overall retirement rate increased 25% in FY22 over FY21.

The Monthly Summary report is intended to aid the reader on the status of revenues and expenditures to date. Prior year data for comparison and trending purposes are provided. It is important to note that this information is unaudited and the numbers provided are not final at month end. At any time, adjusting entries may be made after the submission of this report.



CITY OF PORTSMOUTH

City Hall, One Junkins Avenue
Portsmouth, New Hampshire 03801
kconard@cityofportsmouth.com
(603) 610-7201

Karen S. Conard
City Manager

Date: November 12, 2021

To: Honorable Mayor Rick Becksted and City Council Members

From: Karen S. Conard, City Manager *KSC*

Re: City Manager's Comments on City Council Agenda of November 15, 2021

XI. Public Hearings and Votes on Ordinances and/or Resolutions:

A. **Public Hearing and Adoption of Resolution Regarding A Tax Credit for Combat Service in the Amount of \$500 to be Subtracted Each Year from the Property Tax on the Qualifying Residential Real Estate, as Defined in RSA 72:29 II, of Any Qualifying Service Member During That Taxable Period:**

At the October 18, 2021 City Council meeting, the City Council considered a **proposed resolution** regarding the optional tax credit for combat service brought forward by Josh Denton, Commander of #168 VFW. At that meeting the City Council voted to schedule a public hearing and adoption of the resolution at this evening's meeting.

If the City Council would like to move forward with this resolution, a recommended motion would be for the City Council to adopt the proposed Optional Tax Credit for Combat Service Resolution.

XIV. Approval of Grants/Donations:

A. **Violence Against Women Act (VAWA) Grant for the Police Department- \$25,025:**

At the October 26, 2021 Special Police Commission meeting, the Board of Police Commissioners approved and accepted a grant in the amount of \$25,025 from the New Hampshire Department of Justice which partially funds the Department's Victim Witness Advocate position.

I recommend that the City Council move to approve and accept the grant for the Police Department in the amount of \$25,025 as presented.

B. ICAC Apple Equipment Donation Sub-grant for the Police Department- \$9,737:

At the October 26, 2021 Special Police Commission meeting, the Board of Police Commissioners approved and accepted an Apple equipment donation sub-grant award, with a total value of \$9,737 from Fox Valley Technical College for one iMac computer and 22 iPads for use by the NH ICAC Task Force.

I recommend that the City Council move to approve and accept the equipment donation sub-grant award for the Police Department in the amount of \$9,737 as presented.

C. Bulletproof Vest Grant for the Police Department- \$7,160.86:

At the October 26, 2021 Special Police Commission meeting, the Board of Police Commissioners approved and accepted a matching grant in the amount of \$7,160.86 from the US Department of Justice for new and replacement bullet proof vests.

I recommend that the City Council move to approve and accept the grant award for the Police Department in the amount of \$7,160.86 as presented.

D. Donation to the Police Department from Paul Lapanne- \$5:

At the October 26, 2021 Special Police Commission meeting, the Board of Police Commissioners approved and accepted a donation in the amount of \$5 from Paul Lapanne.

I recommend that the City Council move to approve and accept the donation for the Police Department in the amount of \$5 as presented.

E. Various Donations to the Skateboard Park:

The City received various donations to the Skateboard Park. They are outlined below:

- Amy Mae Court - \$396
- Andrew Bagley - \$121
- Nicholas Eaton - \$150
- Amy Buntel - \$250
- Anna Nuttall - \$300
- Mark Gianniny Jr. - \$160
- Kevin Anderson - \$410
- Kristopher Loranger - \$200

I recommend that the City Council move to approve and accept the donations as presented.

F. Various Donations to the PortsmouthNH 400th:

The City received various donations to the Portsmouth 400th. They are outlined below:

- Kevin Perkins - \$100
- Kathleen Somssich - \$1,000

I recommend that the City Council move to approve and accept the donations as presented.

G. Donation to the Library from Serhii Havrylenko - \$10:

The City received a donation of \$10 from Serhii Havrylenko for the Library.

I recommend that the City Council move to approve and accept the donation from Serhii Havrylenko in the amount of \$10 as presented.

H. Acceptance of Grant from Great Bay Resource Protection Partnership - \$2,425:

In March 2021, the City conducted an appraisal on a 17.3 acre parcel that abuts the Bellamy Reservoir for consideration of purchasing a conservation easement for the long-term protection of the Bellamy Reservoir water quality. The cost of this appraisal was divided equally between the property owner and the City. The total cost of the appraisal was \$4,850, of which \$2,425 was paid by the City.

A grant was awarded to the City for up to 50% of the appraisal cost from the Great Bay Resource Protection Partnership. In accordance with City Policy, the Water Division seeks approval by the City Council for the authorization to accept these grant funds, in the amount of \$2,425.

I recommend that the City Council move to approve and accept the grant from the Great Bay Resource Protection Partnership in the amount of \$2,425 as presented.

XV. City Manager's Items which Require Action:

1. Borthwick Easements:

In accordance with a request from the City Council, on October 21, 2021 the Planning Board, after a public hearing, recommended approval of four easements which had been previously recommended by the Planning Board on May 27, 2017 as part of the subdivision and site plan approval for a new development on Eileen Dondero Foley Drive Avenue off of Borthwick Avenue in Portsmouth.

The Planning Board recommendation of approval consisted of four easements with a stipulation that the City staff confirm that the development is consistent with the approved plans. According to Vincent Hayes, the City's Land Use Compliance Agent, this project has been inspected and is in compliance with plans.

Attached for reference is the Planning Board's letter of decision from October 21, 2021 and the figure showing the four easement areas.

I recommend that the City Council move to authorize the City Manager to finalize and accept the easements due to the City of Portsmouth from Borthwick Forest LLC.

2. 64 Vaughan Mall LLC License and Easement Requests:

64 Vaughan Mall, LLC (“Owner”) is constructing a mixed use building with underground parking at 64 Vaughan Street, Tax Map 126, Lot 1 (“Subject Property”). The lot lies within the Character District 5 (CD5), Downtown Overlay and Historic District. The lot abuts the Vaughan Mall, the Worth Parking Lot and 25 Maplewood Avenue. The Owner has received preliminary and final subdivision approval of a lot line revision and site plan approval from the Planning Board. The site plan approval is subject to certain stipulations (conditions precedent).

The first condition precedent requires the Owner to seek City Council approval to construct a sidewalk on City property in the Worth Lot. The sidewalk would run along the north border of the Worth Lot abutting the Subject Property. After crossing the Worth Lot exit between 64 Vaughan and 25 Maplewood, a sidewalk continues along property owned by 25 Maplewood, creating pedestrian access from the Vaughan Mall to Maplewood Avenue. The Owner will also improve sidewalks along Hanover Streets and install improvements to the Vaughan Mall.

The creation of the sidewalk in the Worth Lot requires the reconfiguration of the parking spaces, reducing the total number of parking spaces by two. The Owner is required to install curbing, lights, a new median and will repave and restripe the Lot as more fully described in [Owner’s letter dated October 8, 2021](#). The terms of the Owner’s obligations regarding the above described improvements are set forth in the [Development Agreement with Municipal Improvement Plan attached](#).

The second condition precedent requires the Owner to grant the City a Community Space Easement. Condition 3.4 states “[t]he sidewalk and landscaped area in front of the building on Hanover Street side shall be deeded to the City as community space (as wide pedestrian sidewalk) in order to meet the set back and front lot-line buildout requirements.”

[Attached is the Lot Line Adjustment Plan with easement description](#) and [draft Community Space Easement](#) subject to the approval of the City Council.

The Legal Department and Planning Department have approved the form of the easement.

I recommend that the City Council move to authorize the City Manager to negotiate and execute the Development Agreement with 64 Vaughan Mall, LLC regarding the installation of sidewalks, improvements and reconfiguration of parking spaces in the Worth Lot, installation of sidewalks along Hanover Street and improvements to the Vaughan Mall, as presented; and

Move to authorize the City Manager to accept and execute the Community Space easement in a form substantially in conformance to the attached.

3. **Temporary Construction License Extension for 205 Market Street:**

409 Franklin Pierce Highway, LLC, is performing interior and exterior improvements and repair work for water damage at **205 Market Street**, shown on the City of Portsmouth's Assessor's Map as Tax Map 0018-0001 ("Subject Property"). The Owner was granted a License to encumber the sidewalk in front of the Subject Property with pass through staging in order to perform improvements and repairs consistent with the Historic District Commission's Administrative Approval (LUHD-342). The current License was granted by the City Council on August 23, 2021 for 93 days and expires on November 28, 2021. The Owner continues to experience additional material and contractor delays that have far exceeded its original estimate of the current license term and seeks to extend the License for an additional 30 days.

The Owner, through its **November 8, 2021 letter attached**, has requested to encumber the 360 square feet of sidewalk in front of 205 Market Street for an additional 30 days (November 29 through December 28, 2021). Licenses are subject to the "License Fee for Encumbrance of City Property" policy. Under this policy, a daily fee is calculated per square foot of encumbered sidewalk (360 square feet x .05 = \$18 a day x 30 days = \$540). However, when the public has access to the License Area through pass through staging, license fees are typically waived.

The Legal and Planning Departments have reviewed and approved the form of the **attached License**.

If the Council agrees to extend the current temporary construction license for an additional 30 days to encumber the sidewalk along 205 Market Street, an appropriate motion would be:

Move that the City Manager be authorized to waive the license fee, and execute and accept the temporary construction license extension with a 30 day term to encumber the sidewalk with pass through staging at 205 Market Street as requested.

4. **Access Easement for Water Services at 1338 Woodbury Avenue:**

To fulfill a stipulation to site plan approval from the Planning Board, Woodbury Avenue Cooperative, Inc. proposes to convey a Water Services Access Easement to the City over property located at 1338 Woodbury Avenue. This easement provides City staff the ability to enter 1338 Woodbury Avenue for the purposes of inspecting water service infrastructure, and accessing valves for the purposes of turning on and off municipal water services.

The Legal Department has reviewed the form of the easement, and **the final version, executed by Woodbury Avenue Cooperative, Inc., is attached**. The Planning Board moved to recommend the City Council accept this easement deed by a unanimous vote at its meeting on March 18, 2021.

I recommend that the City Council move to authorize the City Manager to accept an access easement for water services over land at 1338 Woodbury Avenue from Woodbury Avenue Cooperative Inc. (Tax Map 237 Lot 70).

XVII. Presentations and Consideration of Written Communications and Petitions:

A. Presentation Regarding Noise Abatement Assessment Findings Along 1-95 and Spaulding Turnpike Corridors:

Jonathan Evans, Air and Noise Program Manager at the NH DOT, will be presenting the results of the DOT's noise assessment for the City of Portsmouth.



CITY OF PORTSMOUTH

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

PLANNING BOARD

October 26, 2021

Michael Kane c/o The Kane Company
Borthwick Forest, LLC
210 Commerce Way, Suite 300
Portsmouth, NH 03801

RE: Amended Easement Documents for Property Located at **0 Borthwick Avenue** (LU-19-95)

Dear Mr. Kane:

The Planning Board, at its regularly scheduled meeting of Thursday, October 21, 2021, considered your application for Amended Easement Documents for the property located at **0 Borthwick Forest**, now known as Eileen Dondero Foley Avenue, to amend four easements relative to the Approved Site Plan for Borthwick Forest. Easements are specific to municipal rights to both new and existing public water lines as well as to public bicycle and pedestrian infrastructure. Easements include the following subject properties: Map 234 Lot 07-4a, Map 241 Lots 25 and 25-1, Map 165 Lot 14, Map 233 Lots 111, 114 and 115.

The board voted to recommend the City Council approve the easements as shown on the plan set and as previously approved by the Planning Board as follows:

- 1) Proposed sewer and water easement to the City of Portsmouth.
- 2) Proposed 10' wide public access easement for bicycles/pedestrians to the City of Portsmouth.
- 3) Proposed access easement for stormwater to the proposed private road lot.
- 4) Proposed 20' wide water and public access easement for bicycles/pedestrians to the City of Portsmouth.
- 5) City Staff verify the development is consistent with the approved plans.

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

Very truly yours,

A handwritten signature in blue ink, appearing to read "Dexter R. Legg". The signature is written in a cursive, somewhat stylized font.

Dexter R. Legg, Chairman of the Planning Board

cc: Paul Garand, Interim Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

Peter H. Rice, Director of Public Works

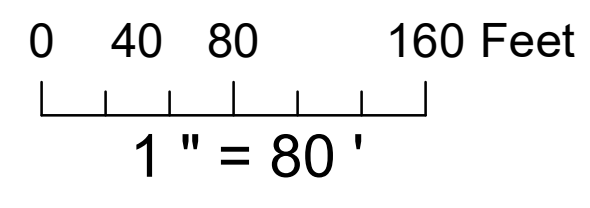
Patrick Crimmins, PE, Tighe & Bond

Approximate Areas of Easements 3 & 4
Will provide for public access across private property along shared use path and for the public water main along private property.

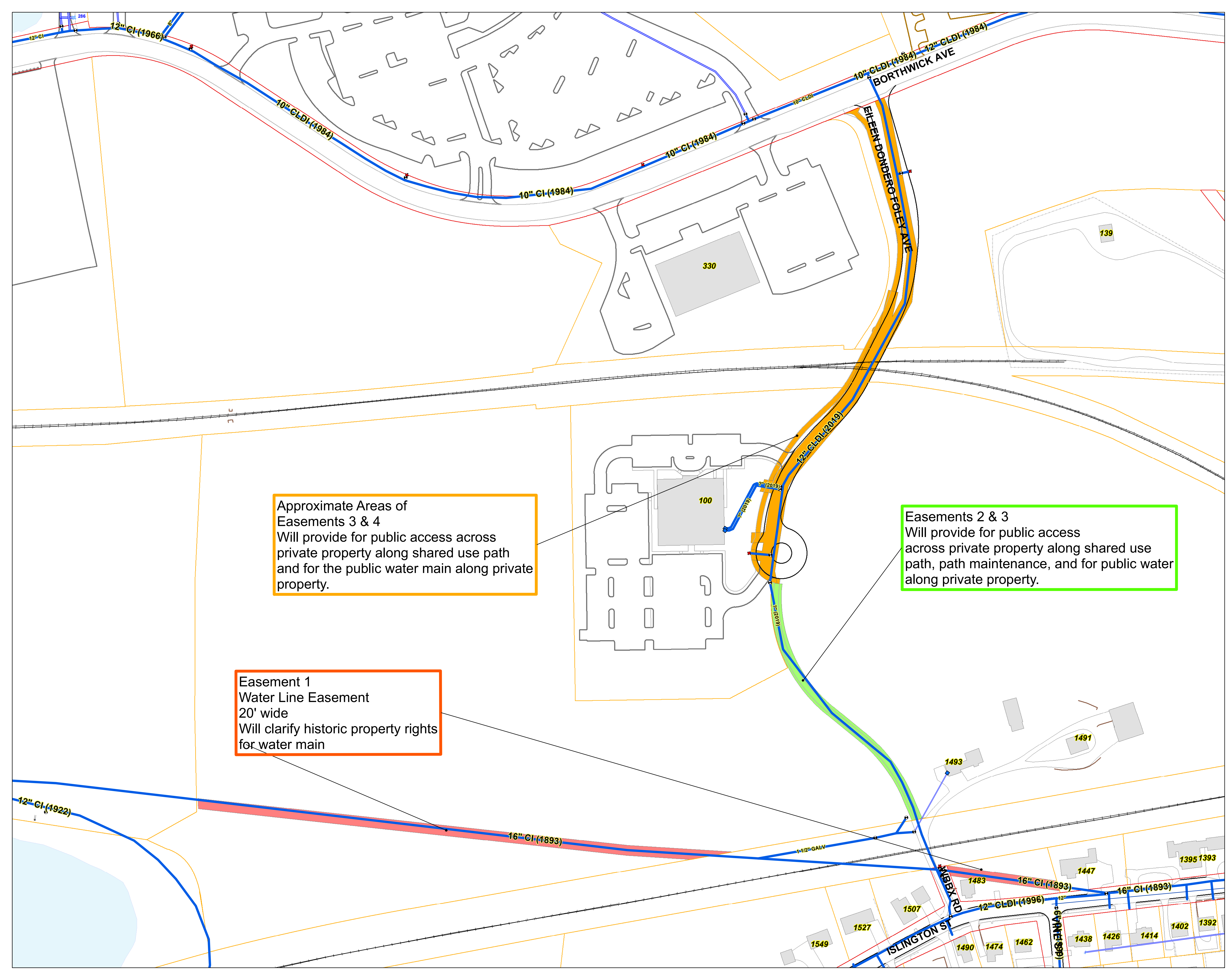
Easements 2 & 3
Will provide for public access across private property along shared use path, path maintenance, and for public water along private property.

Easement 1
Water Line Easement
20' wide
Will clarify historic property rights for water main

Borthwick Forest Easements



DISCLAIMER: The City of Portsmouth provides these Geographic Information System maps and data as a public information service. The maps and data provided are intended for informational purposes only. No guarantee or promise is made as to the accuracy of the maps and data and they should not be relied upon for any purpose other than general information.



CM Action Item #2

October 8, 2021

Portsmouth City Council
1 Junkins Ave.
Portsmouth, NH 01950

Dear Councilors,

In conjunction with our Land Use Permits for the restoration, expansion and site improvements to our property at 64 Vaughan Mall certain improvements to the Worth Parking Lot, Vaughan Mall and Hanover St. owned by the City were reviewed analyzed and subsequently approved by TAC, Planning and the HDC. It was understood that the execution of these improvements would require the approval of the City Council and the preparation of formal documentation and be bonded and executed by the Developer through its Site Plan Review Agreement.

We have attached copy of the Site Plan which has been modified by adding color to illustrate these off-site improvements summarized as follows:

1. Installation of brick sidewalks, granite curbing, crosswalks, and signage parallel and adjacent to our property and completing the pedestrian access from Maplewood Ave and Hanover St. to the Vaughan Mall.
2. Installation of brick pavers, replacement/addition of city lighting and construction of pedestrian ramps and sidewalks along Hanover St. from the Worth Alley to the Vaughan Mall.
3. The reorganization and development of parking including ADA access, expansion of landscape areas annexed to Vaughan Mall/Worth Lot interface.
4. The milling, re-surfacing and striping of the entire west half of the Worth Parking Lot.

We have submitted a draft of a Development Agreement to City Council and ultimately to be executed by the City Manager and the property owner upon your approval. We hope that you will recognize the benefit of these improvements to the pedestrian experience, ADA accessibility/parking and the overall aesthetics of our neighborhood. Thank you in advance for your consideration of our request and hope you will allow these improvements to move forward.

Regards,

Steven P. Wilson
64 Vaughan Mall

CITY OF PORTSMOUTH DEVELOPMENT AGREEMENT

THIS AGREEMENT is entered into by and between **64 VAUGHAN MALL, LLC**, a New Hampshire limited liability company with an address of 41 Industrial Drive, Exeter, New Hampshire (the "Developer") and the **CITY OF PORTSMOUTH**, a New Hampshire municipal corporation having a mailing address of 1 Junkins Avenue, Portsmouth, New Hampshire 03801 (the "City").

RECITALS

WHEREAS, this Agreement relates to the building restoration of 64 Vaughan Mall, Tax Map 126, Lot 1 that consists of a mixed-use building, as identified on a plan of land entitled "64 Vaughan Mall Building Restoration, Tax Map 126, Lot 1, 64 Vaughan Mall, Portsmouth, NH 03801, Recording Site Plan, C-3" dated September 29, 2021 prepared by Altus Engineering, Inc., and recorded in Rockingham County Registry of Deeds as Plan No. _____, as revised to the date hereof (the "Site Plan"); AND

WHEREAS, the Site Plan was approved by the City of Portsmouth Planning Board (the "Planning Board") on August 19, 2021 and September 16, 2021, subject to certain conditions as set forth in Exhibits A, Planning Board Letter of Decision dated August 25, 2021 and Planning Board Letter of Decision dated September 27, 2021 attached hereto and incorporated herein collectively as (the "Conditions of Approval"); AND

WHEREAS, the Developer wishes to make certain improvements to the sidewalk, modify parking spaces and landscape islands on the abutting Worth parking lot as shown in the attached Exhibit B on a plan of land entitled "64 Vaughan Mall Building Restoration, Tax Map 126, Lot 1, 64 Vaughan Mall, Portsmouth, NH 03801, Municipal Improvements Plan" dated October 7, 2021, prepared by Altus Engineering, Inc.: AND

WHEREAS, the parties agree that any violation of the terms and conditions set forth in this Development Agreement or of the Conditions of Approval shall be subject to enforcement action as provided for by RSA 676, the City of Portsmouth Zoning Ordinance, and the City of Portsmouth Site Plan Regulations and Subdivision Regulations, and as provided for by law; AND

WHEREAS, the Developer, its heirs, successors and assigns shall implement, develop, and maintain the development in accordance with the approved Site Plan, and Conditions of Approval. All substantive revisions and/or amendments to the Site Plan, or Conditions of Approval must be approved by the Planning Board; AND

WHEREAS, it is intended that this Development Agreement be binding upon the heirs, successors and assigns of the Developer.

NOW THEREFORE, in consideration of the foregoing Recitals and mutual covenants and representations contained herein, the Developer and City agree as follows:

1. The Developer agrees to make certain improvements to the sidewalk, modify parking space configuration and landscape islands on the abutting Worth Parking Lot and other improvements to sidewalks along Hanover Street and improvements to the Vaughan Mall as shown in the attached Exhibit B.

2. In addition to the improvements shown on Exhibit B, as a condition precedent prior to the issuance of final site plan approval, review, approval and acceptance of a pilot of the proposed parking lot reconfiguration by the Department of Public Works is required before final construction is permitted. Any amendment to the Worth Lot improvements as a result of the pilot will require an amendment to the site plan.
3. This Development Agreement will be incorporated by reference into a future Site Review Agreement to be executed between the Parties.
4. The Developer shall provide Site Review Surety (i.e., Letter of Irrevocable Credit, Surety Bond or Cash) to the City in a form and amount(s) acceptable to the Legal Department prior to issuance of any building permit associated with the development. It is the intent of the parties that the Site Review Surety will cover the Worth lot improvements.
5. This Development Agreement may be assigned in whole or in part at any time by the Developer so long as written approval has been provided by the City of Portsmouth, which written approval shall not be unreasonably withheld, deleted or conditioned upon receipt of written notice of intent to transfer.
6. This Development Agreement shall be binding upon and insure to the benefit of the heirs, successors and assigns of the parties.
7. This is a license agreement that does not convey any interest in property of the City.
8. It is expressly understood by the parties hereto that a waiver by the City of any breach or default by the Developer of the obligations, terms, and/or conditions of this Development Agreement shall not be deemed a waiver of any other or future breaches and/or defaults thereof.
9. If any clause of this Agreement shall be declared invalid or unconstitutional in whole or in part and is for any reason rendered null and void, the remaining clauses shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have set their hands this ____ day of _____, 2021.

Developer:

64 Vaughan Mall, LLC

Witness

By:

Stephen P. Wilson, Manager

City of Portsmouth:

Witness

By:

Karen Conard, City Manager



133 Court Street Portsmouth, NH 03801
(603) 433-3355 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: LEGAL DEPARTMENT

ISSUE DATE: OCTOBER 7, 2021

REVISIONS NO. DESCRIPTION BY DATE
0 LEGAL DEPARTMENT EBS 10/07/21

DRAWN BY: EB-S

APPROVED BY: EDW

DRAWING FILE: 5042-SITE.dwg

SCALE: 22"x34" 1" = 20'
11"x17" 1" = 40'

OWNER: 64 VAUGHAN MALL, LLC

41 INDUSTRIAL DRIVE
EXETER, NH 0383

APPLICANT: HAMPSHIRE DEVELOPMENT CORP.

41 INDUSTRIAL DRIVE
EXETER, NH 03833

PROJECT: 64 VAUGHAN MALL BUILDING RESTORATION

TAX MAP 126, LOT 1

64 VAUGHAN MALL
PORTSMOUTH, NH 03801

TITLE: MUNICIPAL IMPROVEMENTS PLAN

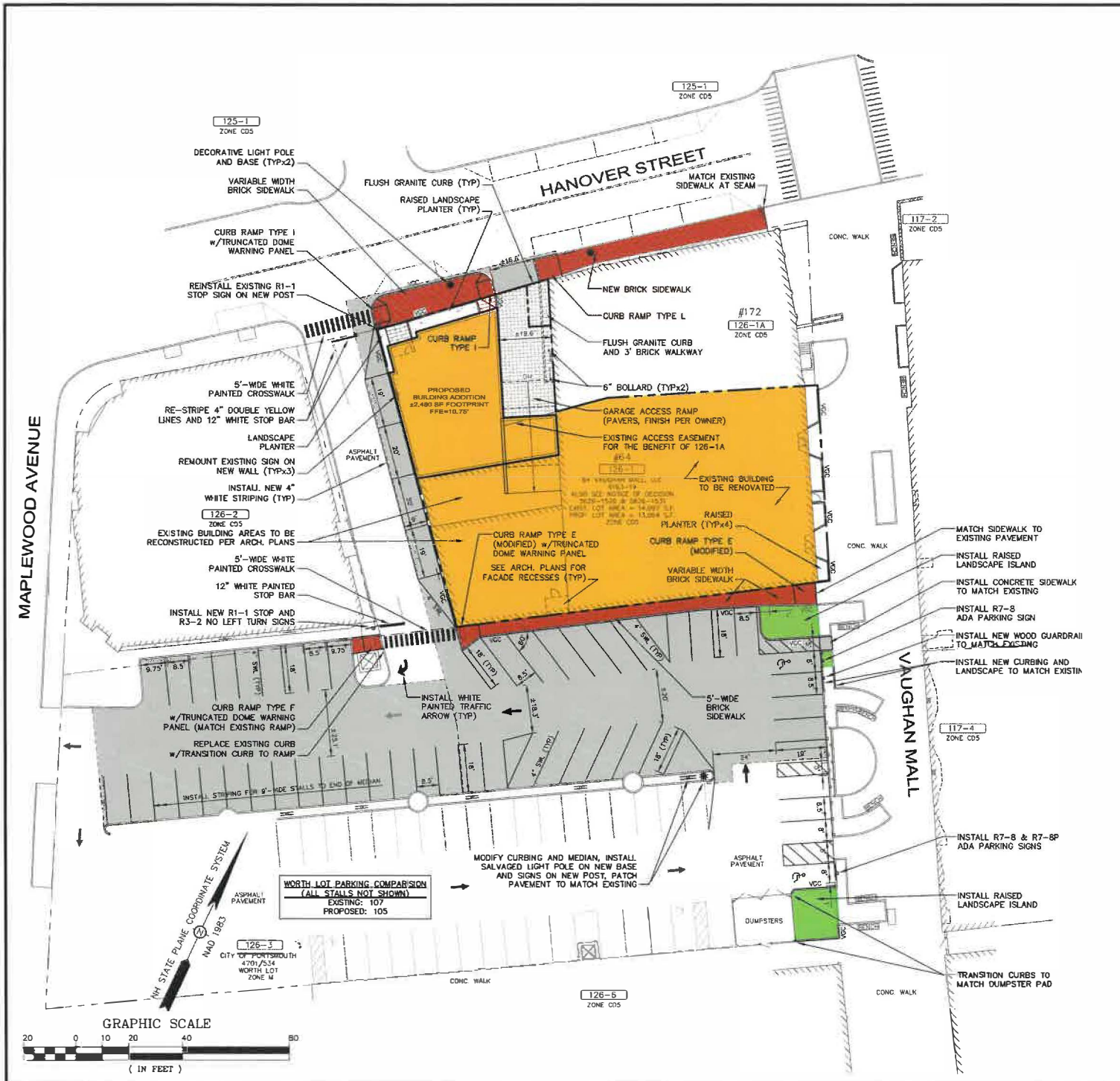
SHEET NUMBER: 1 of 1

NOTES

- DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT THE RETROFIT OF THE EXISTING BUILDING TO INCLUDE AN ADDITION, UNDERGROUND PARKING GARAGE, RETAIL SPACE AND 14 RESIDENTIAL UNITS ALONG WITH A SIDEWALK, MODIFIED PARKING SPACES AND LANDSCAPE ISLANDS ON THE ADJUTING WORTH LOT.
- THE BASE PLAN USED HERE WAS DEVELOPED FROM "EXISTING CONDITIONS PLAN, 64 VAUGHAN MALL, PORTSMOUTH, NH" BY JAMES VERRA AND ASSOCIATES, INC., DATED FEBRUARY 3, 2020.
- ZONE: CD5 (CHARACTER 5)
M (MUNICIPAL) FOR OFFSITE IMPROVEMENTS ON WORTH LOT
OVERLAY: DOWNTOWN OVERLAY DISTRICT
HISTORIC OVERLAY DISTRICT
FACADE: STOREFRONT
- DIMENSIONAL REQUIREMENTS:**

	EXISTING	PROPOSED
FRONT YARD:	5' MAX.	4.3'
SECONDARY FRONT YARD:	5' MAX.	58.1'
SIDE YARD:	NR	0'
REAR YARD:	5'	0.15'
FRONT LOT LINE BUILDOUT:	80% WIDTH MIN.	100%
SECONDARY BUILDOUT:	80% WIDTH MIN.	0%
MAX. BUILDING BLOCK:	225'	
MAX. FACADE MODULATION:	100'	
MAX. ENTRANCE SPACING:	50'	70.0%
MAX. BUILDING COVERAGE:	95%	89.4%
MAX. BUILDING FOOTPRINT:	20,000 S.F.	10,008 S.F.
MIN. LOT AREA:	NR	14,097 S.F.
MIN. LOT AREA/DWELLING:	NR	0% (0 SF)
MIN. OPEN SPACE:	NR	5% (698 SF)
	(349 S.F. (VAUGHAN)) + 349 S.F. (HANOVER) = 698 S.F.	
MAX. GND. FLR. GFA/USE:	15,000 S.F.	±10,014 S.F.
MAX. BUILDING HEIGHT:	3 STORIES OR 40' ±40'	12,476 S.F.
MAX. GROUND FLOOR FFE:	SIDEWALK GRADE +3'	40'
- PARKING REQUIREMENTS:**
DWELLING UNITS: 1.3 SPACES / DWELLING UNIT OVER 750 S.F.
14 UNITS x 1.3 = 18.2 SPACES REQUIRED
VISITOR PARKING: 1 SPACE / 5 DWELLING UNITS (FOR LOT w/OVER 4 UNITS)
4 UNITS / 5 = 2.8 SPACES REQUIRED
NON-RESIDENTIAL USE: NR
DOWNTOWN OVERLAY: SUBTRACT 4 SPACES/LOT
TOTAL PARKING REQUIRED: 17 SPACES
TOTAL PARKING PROVIDED: 20 SPACES (UNDERGROUND)
- ALL BONDS AND FEES SHALL BE PAID/POSTED PRIOR TO INITIATING CONSTRUCTION.
- ALL CONDITIONS OF THIS APPROVAL SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- ALL CONSTRUCTION SHALL MEET THE MINIMUM CONSTRUCTION STANDARDS OF THE CITY OF PORTSMOUTH & NHDOT'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE, LATEST EDITION. THE MORE STRINGENT SPECIFICATION SHALL GOVERN.
- CLEAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAWCUT LINE WITH RS-1 IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE.
- THE CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND TOPOGRAPHY IN THE FIELD PRIOR TO CONSTRUCTION.
- AREA OF DISTURBANCE IS UNDER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT IS NOT REQUIRED.
- PAVEMENT MARKINGS SHALL BE CONSTRUCTED USING WHITE, YELLOW, OR BLUE TRAFFIC PAINT (WHERE SPECIFIED) MEETING THE REQUIREMENTS OF AASHTO M245, TYPE F OR EQUAL. PAINTED ISLANDS AND LOADING ZONES SHALL BE 4"-WIDE DIAGONAL WHITE LINES 3'-0" O.C. BORDERED BY 4"-WIDE WHITE LINES. PARKING STALLS SHALL BE SEPARATED BY 4"-WIDE WHITE LINES. SEE DETAILS FOR HANDICAP SYMBOLS, SIGNS AND SIGN DETAILS. PAVEMENT MARKINGS SHALL BE INSTALLED AT LEAST 14-DAYS AFTER INSTALLATION OF WEARING COURSE PAVEMENT. CONTRACTOR SHALL APPLY TWO (2) COATS OF ALL PAVEMENT MARKINGS.
- PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC DEVICES," "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" AND THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITIONS.
- UNLESS OTHERWISE NOTED, ALL NEW CURBING SHALL BE VERTICAL GRANITE WITH A MINIMUM RADIUS OF 4'.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION. ANY AND ALL DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF BOTH THE ARCHITECT AND CIVIL ENGINEER FOR RESOLUTION.
- ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
- ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
- THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- SITEWORK CONTRACTOR SHALL PREPARE A STAMPED AS-BUILT SITE PLAN STAMPED BY A LICENSED LAND SURVEYOR (LLS) & PROVIDE A DIGITAL (CAD FORMAT) COPY FOR THE CITY'S G.I.S. DATA BASE.
- TRASH AND RECYCLING SHALL BE STORED INSIDE BUILDING.
- THIS DEVELOPMENT IS SUBJECT TO LICENSING AGREEMENTS w/THE PORTSMOUTH CITY COUNCIL.
- RESTAURANTS SHALL NOT OCCUPY BUILDING WITHOUT THE INSTALLATION OF A GREASE TRAP MEETING CITY CODE.
- ALL SIDEWALKS TO BE CONSTRUCTED WITHIN PROJECT LIMITS SHALL BE BRICK. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING PORTSMOUTH DPW TO CONFIRM BRICK SPECIFICATIONS.
- STREET ADDRESSES FOR EACH USE SHALL BE DETERMINED BY PORTSMOUTH FIRE DEPARTMENT & DPW.
- SNOW SHALL BE STORED AT THE EDGE OF PAVEMENT, IN AREAS SHOWN ON THE PLAN, OR TRUCKED OFF SITE.
- BUILDING USES BY FLOOR (BY FOOTPRINT, ACTUAL SPACE MAY VARY):**

BASEMENT:	29,224 S.F. - PARKING
FLOOR 1:	412,334 S.F. - RETAIL
FLOORS 2-4:	412,488 S.F. - RESIDENTIAL
TOTAL:	853,124 S.F.



P5062

After recording return to:
City of Portsmouth
Planning Department
1 Junkins Ave
Portsmouth, NH 03801

EASEMENT FOR COMMUNITY SPACE

THIS EASEMENT HEREIN IS GRANTED this ____ day of _____, 2021 by GRANTOR **64 VAUGHAN MALL LLC, OWNER**, with a mailing address of 41 Industrial Drive Suite 20, Exeter, NH , (“Grantor”) and for consideration of One Dollar (\$1.00) paid by the City, and other good and valuable consideration, receipt of which is acknowledged by Grantor, grants unto the City of Portsmouth, a municipal corporation, 1 Junkins Avenue, Portsmouth, New Hampshire (“City”) with warranty covenants, an easement for public access to and use of certain community space as set forth herein as a wide pedestrian sidewalks.

WITNESSETH

WHEREAS, Grantor acquired a tract of land located at 64 Vaughan Street, City of Portsmouth, County of Rockingham, State of New Hampshire (the “Property”), by Warranty Deed of Robert Bendetson, Trustee of the Bendetson-Portsmouth Realty Trust, dated September 10, 2020 and recorded at the Rockingham County Registry of Deeds at Book 6163, Page 19; and

WHEREAS, reference is made to a plan entitled “64 Vaughan Mall Building Restoration, Tax Map 126, Lot 1, 64 Vaughan Mall, Portsmouth, NH 03801, Lot Line Adjustment Plan” prepared by James Verra and Associates, Inc., dated September 29, 2021, as revised, and recorded herewith at the Rockingham County Registry of Deeds (the “ Plan”); and

NOW THEREFORE, in consideration of the sum of One Dollar (\$1.00), to be paid by the City, and other good and valuable consideration, the receipt of which is hereby acknowledged by the Grantor, Grantor conveys the easements as follows, located in the City of Portsmouth, County of Rockingham, State of New Hampshire (hereinafter collectively referred to as the “Easements”):

:

Wide Pedestrian Sidewalk Easement. The Grantor hereby grants to the City and declares for the benefit of the public a permanent right to use and enjoy, as

identified on the Plan as a “5 ‘ Open Space Easement for the Benefit of the City of Portsmouth”, .” and further described herein as a Wide Pedestrian Sidewalk Easement, as more particularly bounded and described on the Plan as follows:

Beginning at a survey spike found at the northwestern corner of Lot 126-1 as shown on the Plan;

Thence running North 48°33’05” East a distance of 47.00 feet to a point;

Thence turning and running South 28°09’28” East a distance of 5.14 feet to a point;

Thence turning and running South 48°33’05” West a distance of 47.12 feet to a point;

Thence turning and running North 40°01’04” West a distance of 5.00 feet to a survey spike found at the point and place of beginning.

The Easement granted herein shall be subject to the following terms and conditions:

1. **Terms of Public Use:** The Public Use permitted by the Easement shall be governed and determined at the sole discretion of the City, as expressed by the City Manager or the highest ranking administrative officer of the City, subject to the terms and conditions of these easement. The City shall provide reasonable notice to the Grantor of an extraordinary event to be scheduled for the easement areas but failure to do so shall not be a breach of these easements.
2. **Rights to Private Property:** This easement does not convey any right to the public to access or utilize the private property of the Grantor outside the easement areas. Grantor’s use of the Easements shall be subject to and regulated through the City of Portsmouth’s rules and ordinances governing public sidewalks.
3. **Maintenance:** Maintenance of the easement areas shall be the sole responsibility of the Grantor, its successors or assigns. The City shall have the right, but not the obligation, to access the easement areas for the purpose of maintenance, repair or replacement, after providing reasonable notice to the Grantor of the scope and cost of such work, all as reasonably determined by the City. Such maintenance costs incurred by the City shall be at the sole expense of the Grantor, its successors or assigns.
4. **Encroachments:** The Easements are subject to all existing encroachments of utilities and improvements on, over and under the Easements.
5. **Covenants Run with the Land:** The Easements granted herein shall be perpetual in nature, shall run with the land and shall benefit and be binding upon the Grantor, its successors and assigns. The Easements shall be recorded in the Rockingham County Registry of Deeds.
6. **City Ordinance Application:** Any use, public or private, of the Easements shall be subject to and comply with the City Ordinances of the City of Portsmouth.

7. **Notices:** Any notice, demand, request, or other communication that either party desires or is required to give to the other under this Easement shall be in writing and either served personally or sent by United States mail, postage prepaid, certified, return receipt requested, and shall be mailed to the parties at the following addresses:

To Grantor:
64 Vaughan Mall, LLC
41 Industrial Drive
Exeter, NH 03833

(or as listed and at the address shown on the City's current Tax Records)

To City:

City Manager (or the highest ranking administrative officer)
City of Portsmouth, New Hampshire
1 Junkins Avenue
Portsmouth, NH 03801

8. **Amendment:** Grantor and Grantee may mutually agree to amend or modify this Easement, provided that any such amendment or modification is approved by the City Council at a noticed public hearing, in writing and signed by both parties, and is consistent with the purpose and intent of the Zoning Ordinance. No amendment or modification of this Easement shall take effect unless and until it is recorded in the Rockingham County Registry of Deeds.

9. **Costs and Liabilities:** Grantor agrees to bear all costs and liabilities of any kind related to the operation, upkeep, and maintenance of the Property and pedestrian sidewalk easement area, and to defend, indemnify, hold harmless and release the City of Portsmouth, from and against any and all actions, claims, damages, liabilities, or expenses that may be asserted by any person or entity, including Grantor, relating thereto. Without limiting the foregoing, the City of Portsmouth shall not be liable to Grantor or any other person or entity in connection with any entry upon the Property pursuant to this Easement, or on account of any claim, liability, damage, or expense suffered or incurred by or threaten against Grantor or any other person or entity, except as such claim, liability, damage, or expense is the result of the City of Portsmouth's, its agents or employee's negligence or willful misconduct.

10. **Applicable Law:** These Easements shall be construed and interpreted according to the substantive law of the State of New Hampshire.

11. **Community Space Easement to Bind Successors:** The provisions of these Easements shall be binding upon and insure to the benefit of Grantor and its successors and assigns. The Easements shall be appurtenant to, and for the benefit of, Grantee and shall run with title to the Property and shall continue in perpetuity.

Meaning and intending to convey an easement over a portion of the Property conveyed to the Grantor by Deed of Robert Bendetson, Trustee of the Bendetson-Portsmouth Realty Trust, dated September 10, 2020 and recorded at the Rockingham County Registry of Deeds at Book 6163, Page 19.

This is an exempt transfer pursuant to RSA 78-B: 2(I).

IN WITNESS WHEREOF, Grantor and City have executed this Community Space Easement as set forth, below.

Grantor:

64 Vaughan Mall, LLC

By: _____
Steven P. Wilson, Manger

Grantee:

City of Portsmouth, New Hampshire

By: _____
Karen Conard, City Manager

Per vote of the City Council on
DATE.

ACKNOWLEDGEMENTS

STATE OF NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

On this ____ day of _____, 2021, before me, the undersigned notary public, personally appeared _____ of _____, a New Hampshire limited liability company, proved to me through satisfactory evidence of identification, which was a valid driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

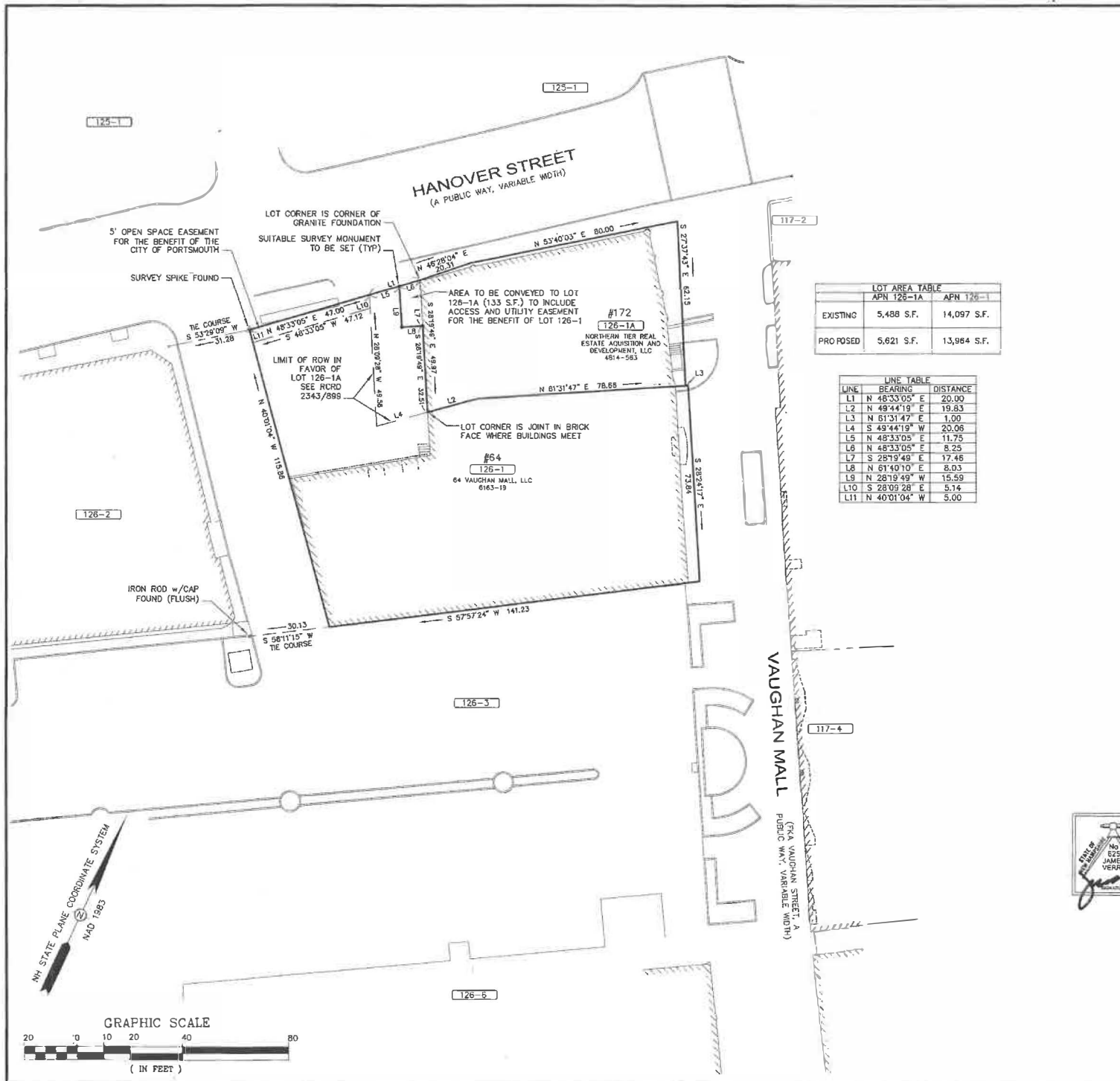
Notary Public:
My Commission Expires:

STATE OF NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

On this ____ day of _____, 2021, before: me, the undersigned notary public, personally appeared Karen Conard, City Manager of the City of Portsmouth New Hampshire, proved to me through satisfactory evidence of identification, which was a valid driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it in his capacity as stated therein and voluntarily for its stated purpose.

Notary Public:
My Commission Expires:



LOT AREA TABLE

	APN 126-1A	APN 126-1
EXISTING	5,488 S.F.	14,097 S.F.
PROPOSED	5,621 S.F.	13,984 S.F.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 48°33'05" E	20.00
L2	N 49°44'19" E	19.83
L3	N 61°31'47" E	1.00
L4	S 49°44'19" W	20.06
L5	N 48°33'05" E	11.75
L6	N 48°33'05" E	8.25
L7	S 28°19'49" E	17.46
L8	N 61°40'10" E	8.03
L9	N 28°19'49" W	15.59
L10	S 28°09'28" E	5.14
L11	N 40°01'04" W	5.00

NOTES

- OWNER OF RECORD: 64 VAUGHAN MALL, LLC
ADDRESS: 41 INDUSTRIAL DRIVE, EXETER, NH 03833
DEED REFERENCE: 6163/19
TAX SHEET / LOT: 126/1
OWNER OF RECORD: NORTHERN TIER REAL ESTATE ACQUISITION & DEVELOPMENT, LLC C/O JOHN J. DUSSI
ADDRESS: 4 MOODY LANE, WEST NEWBURY, MA 01985
DEED REFERENCE: 4814/563
TAX SHEET / LOT: 126/1A
 - THIS PLAN IS BASED ON A FIELD SURVEY BY JAMES VERRA AND ASSOCIATES, INC. PERFORMED 3/2014, 4/2017 & 12/2019. ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS. HORIZONTAL DATUM: NAD 1983 (1986 ADJUSTMENT) PRIMARY BM: NHDOT 379-0150 (PORTSMOUTH TRAFFIC CIRCLE)
 - SEE ROCKINGHAM COUNTY SUPERIOR COURT NOTICE OF DECISION DATED 3/18/2015, RCRD BOOK 5628, PAGE 1529. ALSO SEE STIPULATION DATED 1/30/2015, RCRD BOOK 5628, PAGE 1531.
 - THE SUBJECT TRACT LIES IN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP 33015C0259E, EFFECTIVE DATE MAY 17, 2005. BY FEMA.
 - ZONE: COS (CHARACTER 5)
OVERLAY: DOWNTOWN OVERLAY DISTRICT
HISTORIC OVERLAY DISTRICT
 - DIMENSIONAL REQUIREMENTS:**
FRONT YARD: 5' MAX.
SECONDARY FRONT YARD: 5' MAX.
SIDE YARD: NR (NO REQUIREMENT)
REAR YARD: 5'
FRONT LOT LINE BUILDOUT: 80% WIDTH MIN.
SECONDARY BUILDOUT: 80% WIDTH MIN.
MAX. BUILDING COVERAGE: 95%
MAX. BUILDING FOOTPRINT: 20,000 S.F.
MIN. LOT AREA: NR
LOT AREA/DWELLING: NR
MIN. OPEN SPACE: 5%
BUILDING HEIGHT: 3 STORIES OR 40'
- REFERENCE PLANS:**
- PLAT OF LAND, 64 VAUGHAN MALL, PORTSMOUTH, N.H., FOR BENDISON-PORTSMOUTH REALTY TRUST, REVISED TO 9/17/2018, RCRD PLAN D-41080.
 - CONDOMINIUM SITE PLAN, THE PROVIDENT CONDOMINIUM, 25 MAPLEWOOD AVENUE, PORTSMOUTH, N.H., FOR 25 MAPLEWOOD AVENUE, LLC, DATED 12/20/2019, RCRD PLAN D-41922.
 - EXISTING CONDITIONS PLAN, PROPOSED SITE DEVELOPMENT PLANS, 25 MAPLEWOOD AVENUE, PORTSMOUTH, N.H., BY JAMES VERRA AND ASSOCIATES, INC., DATED 4/18/2017, NOT RECORDED.

ABUTTERS LIST

MAP-LOT	OWNER OF RECORD	DEED REF.
117-2	JANIR REALTY, INC. 80 HANOVER ST, PORTSMOUTH, NH 03801	3093/1283
117-4	SNJ LID C/O GENE FISK & ASSOCIATES, LLC 4 GREENLEAF WOODS DR, SUITE 102 PORTSMOUTH, NH 03801	2574/485
125-1	PARADE OFFICE, LLC C/O CATHARIES PRIVATE INVESTMENTS 31 MILK STREET, SUITE 501, BOSTON, MA 02109	N/A
126-2	25 MAPLEWOOD AVENUE, LLC 41 INDUSTRIAL DR, EXETER, NH 03833	6068/2230
126-3	CITY OF PORTSMOUTH 1 JUNIUS AVE, PORTSMOUTH, NH 03801	4701/534



APPROVED BY THE PORTSMOUTH PLANNING BOARD

Dexter R. Lyle 10/19/2021
CHAIRMAN DATE

James Verra
and Associates Inc.
LAND SURVEYORS
101 SHATTUCK WAY, SUITE B
Newington, New Hampshire
03801-7876
Tel 603-436-3557
JOB NO: 23524-A
PLAN NO: 23524-A2



133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

ISSUED FOR: RECORDING

ISSUE DATE: SEPTEMBER 29, 2021

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	TAC	EB5	06/21/21
1	PLANNING BOARD	EB5	07/28/21
2	ISSUED FOR RECORDING	EB5	09/29/21

DRAWN BY: EB5
APPROVED BY: EDW
DRAWING FILE: 5042-SITE.dwg

SCALE: 22"x34" 1" = 20'
11"x17" 1" = 40'

OWNER:
64 VAUGHAN MALL, LLC
41 INDUSTRIAL DRIVE
EXETER, NH 03833
NORTHERN TIER REAL ESTATE ACQUISITION & DEVELOPMENT, LLC
c/o JOHN DUSSI
4 MOODY LANE
WEST NEWBURY, MA 01985

APPLICANT:
HAMPSHIRE DEVELOPMENT CORP.
41 INDUSTRIAL DRIVE
EXETER, NH 03833

PROJECT:
64 VAUGHAN MALL BUILDING RESTORATION
TAX MAP 126, LOT 1
64 VAUGHAN MALL
PORTSMOUTH, NH 03801

TITLE:

LOT LINE ADJUSTMENT PLAN

SHEET NUMBER:
C-1

409 Franklin Pierce Highway LLC
PO Box 399
Nottingham, NH 03290

November 8, 2021

TO: City of Portsmouth City Council and City Manager
RE: 205 Market Street License Extension

Request to Extend Encumbrance License

Mayor Becksted, City Councilors, and City Manager Conard:

My name is David Calkins and I am an agent of 409 Franklin Pierce Highway LLC, the owner of 205 and 187 Market Street. We currently have an encumbrance permit and license for staging along the front of 205 Market Street.

The permit was issued on July 20th (ENCM-21-50) and a license was granted by this Council on the 23rd of August. Our initial request, and the initial license, provided for a three (3) month license which is set to expire on November 28th.

The need for the license was due to water damage discovered at the soffit and roof level. As a result of the water damage, additional work was required to remedy the issues and complete the work as approved on June 9, 2021, by the HDC under LUHD-342.

We have experienced additional material and contractor delays that have far exceeded our original expectations. The storm windows were ordered almost five (5) months ago, and the steel shutters have been with the galvanizing company for two (2) months. Most of the other work has been completed, leaving the storm windows and steel shutters to be tackled.

The staging is critical to rehanging the historic shutters as each shutter averages 200+ pounds and installing them on the building would be very difficult without the staging. As such, we now request an extension of the license for thirty (30) additional days. This would extend the license from November 28th to December 28th. We understand with winter fast approaching that there are additional concerns with encumbering the sidewalk, so we hope to achieve the balance of the work and dismantle the staging as soon as possible.

We have not altered, modified nor increased the staging or the impact of the encumbrance, and parking is still not impacted since we own the abutting parking lot at 187 Market Street. The building is still vacant, and all other conditions have remained the same as originally detailed and described in our letter to the Council dated August 13th.

We hope you will consider our request to extend the license for thirty (30) additional days as reasonable and necessary. Thank you for your time and consideration with our request.

409 Franklin Pierce HWY LLC



David Calkins

11-8-21

LICENSE AGREEMENT EXTENSION
409 FRANKLIN PIERCE HIGHWAY, LLC

The City of Portsmouth (hereinafter "City"), a municipal corporation with a principal place of business of 1 Junkins Avenue, Portsmouth, New Hampshire 03801, for good and valuable consideration as set forth herein, hereby grants this Revocable License to 409 Franklin Pierce Highway, LLC (hereinafter "Licensee" or "Owner") with a principal place of business at P.O. Box 399 Nottingham, NH 03290, New Hampshire, pursuant to the following terms and conditions:

1. **Areas of License and Use:** The Owner owns the land, with buildings and other improvements thereon, in the City of Portsmouth, Rockingham County, State of New Hampshire, located at 205 Market Street, shown on the City of Portsmouth's Assessor's Map as Tax Map 0118/0001 ("Subject Property"). For the Owner's title to the Subject Property, see Rockingham County Registry of Deeds at Book 6229, Page 1271.

The City authorized Licensee to temporarily use the sidewalks that abut the Subject Property along 205 Market Street more particularly described in the attached Exhibit A (the License Area). The City Council granted a license for this same License Area to Licensee on August 23, 2021. This License expires on November 28, 2021 and Licensee seeks to extend the use of the License Area for an additional 30 days.

2. **Use:** Licensee shall make use of the License Area for the purpose of interior and exterior improvements and to repair water damage for property located at 205 Market Street.
3. **Term:** The license for the License Area shall be for 30 days (November 29, 2021 through December 28, 2021).

Licensee may terminate this License prior to the end of the term by returning License Area to safe and effective use by the public prior to the expiration of the term of this License. The Licensee shall contact the Director of Public Works for a determination that the License Area has been temporarily returned to safe and effective use. Failure to remove all vehicles, barriers, materials and equipment and to return the License Area to the City in the manner prescribed under this License at the end of the term may result in enforcement action by the City.

4. **Notice:** Licensee shall provide notice to the City's Director of Public Works when Licensee assumes control and use of the License Area and again when it returns the License Area to the City's control and use.
5. **License Fees:** Licenses are subject to the City license fees in accordance with City Council Policy No. 2018-02 entitled "License Fee for Encumbrance of City Property". A license is required when the licensed area has been encumbered beyond 30 days. The License Fee Policy provides that the Licensee will be charged a daily fee of \$0.05 per square foot of encumbered sidewalk.

The License Area includes the sidewalk in front of the Subject Property on 205 Market Street. The license area is 360 square feet. The encumbered sidewalk has pass through staging for public access.

The License Fee is calculated as \$18 a day (360 square feet x \$.05 = \$18) x 30 days = \$540. However, when the public has access to the License Area through pass through staging, license fees are typically waived.

Because it is in the City's interest that the Licensed Area be returned to the public use as soon as possible, if the License Area is returned to the City prior to the end of the License Term, the City will refund the Licensee the portion of the License Fee paid but not used.

6. **Indemnification:** Licensee agrees to indemnify and hold harmless the City of Portsmouth for any and all property damage, bodily injury or personal injury which arises as a result of its utilization of the Licensed Areas. This obligation survives termination or revocation of this Agreement.
7. **Insurance:** At all times the Licensee shall maintain insurance for bodily injury and property damage in the amount of at least \$1,000,000 per occurrence. Licensee will provide proof of insurance to the City during the term of this Agreement and the City will be named as an additional insured.
8. **Maintenance of Area:** During the term of this Agreement, Licensee shall maintain the License Area in a safe, neat and orderly fashion and shall take such actions as are necessary to protect the public safety. The Licensee shall secure the perimeter of the License Area and take such other measures as may be necessary for pedestrian and vehicular safety during use of the Licensed Areas.
9. **Damage:** Licensee agrees to remedy any damage to the License Area caused by the Licensee's activities. The work will be performed by

Licensee to City specifications and survive the terms of this License Agreement. The City may elect to accept reasonable reimbursement from the Licensee in lieu of remedy.

- 10. **Compliance with Other Laws:** This Agreement does not relieve Licensee from compliance with any other local, state or federal laws or regulations or conditions imposed by any local board. Failure to abide by any local, state or federal laws or regulations or any condition of site plan and may at the City’s discretion, result in revocation.
- 11. **Revocation:** The City may terminate this Agreement or any provision contained in this agreement on 72 hours written notice if Licensee fails to meet the terms and conditions of this License or if the public interest requires such termination. No 72 hour written notification is required by the City if it is an emergency.
- 12. **Contractor and Subcontractor Parking:** Licensee understands and agrees that its contractors and subcontractors for the project shall not use on-street parking. Language will be inserted in Licensee’s vendors and suppliers Purchase Orders and Trade Subcontracts that make the prohibition against parking on City streets mandatory. Contractor shall limit/ manage construction vehicles and deliveries to avoid disruption to businesses, particularly during the holiday season. Contractor may use loading zones for active loading and unloading of materials, equipment and tools.

Dated this _____ day of _____, 2021

City of Portsmouth

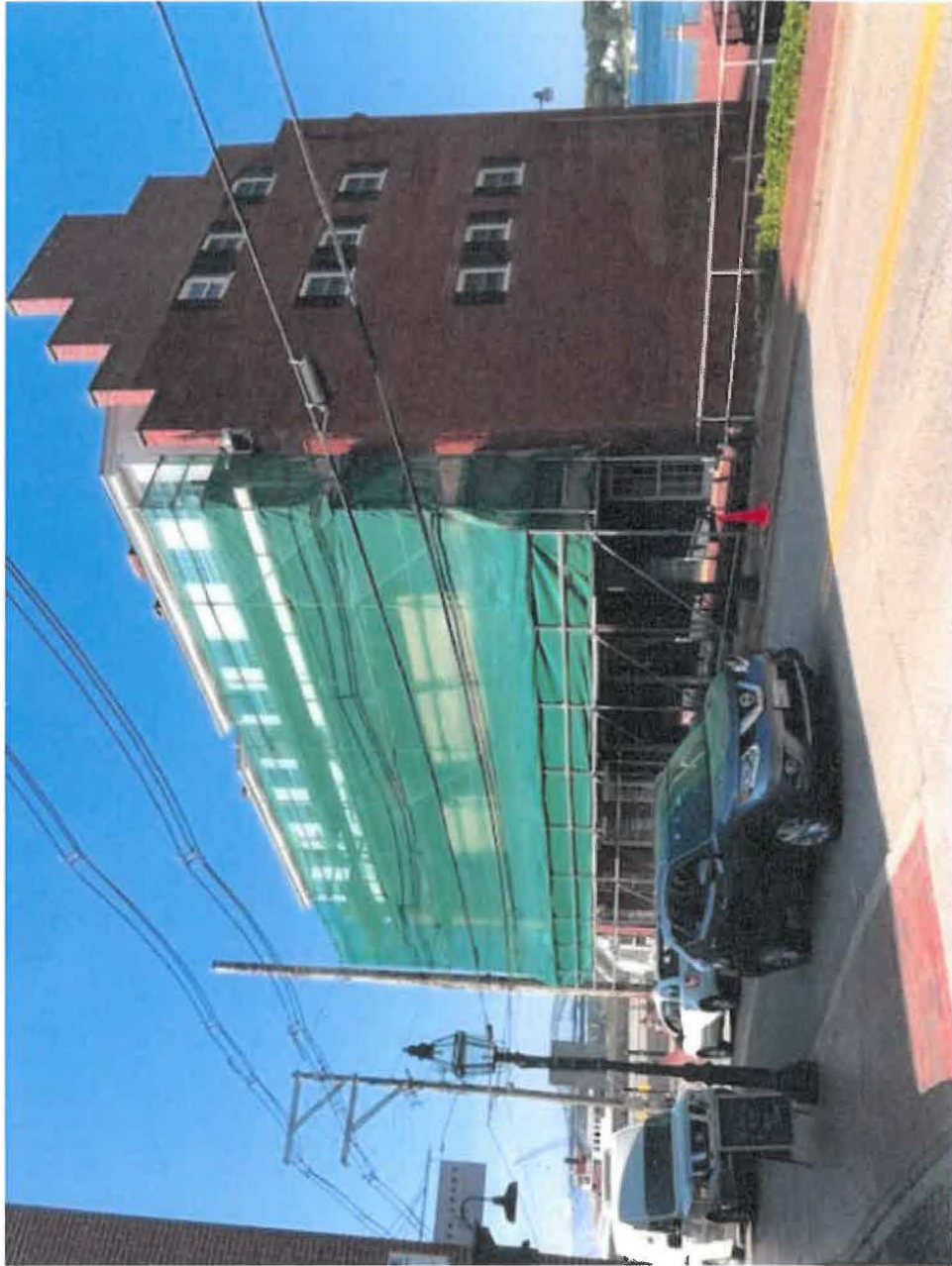
By: _____
Karen Conard
City Manager

Pursuant to vote of the City Council
of _____

Dated this _____ day of _____, 2021.

409 Franklin Pierce Highway, LLC

By: _____
David Calkins, Agent for Owner



ACCESS EASEMENT FOR WATER SERVICES

KNOW ALL PERSONS BY THESE PRESENTS, that Woodbury Cooperative, Inc., of 1338 Woodbury Avenue, Portsmouth New Hampshire 03801, a New Hampshire consumer cooperative formed and operated under the laws of the State of New Hampshire and owner of the manufactured housing park known as Woodbury Cooperative, for consideration received, grants to the City of Portsmouth, a municipal body politic having a mailing address of 1 Junkins Avenue, Portsmouth, County of Rockingham and State of New Hampshire 03801, with **QUITCLAIM COVENANTS** an easement over, below, along, and across the premises described herein, located at 1338 Woodbury Avenue, Portsmouth, County of Rockingham, State of New Hampshire, and being more particularly described as follows:

See Exhibit A – Property Description, attached hereto and incorporated herein by reference.

Meaning and intending to convey an easement over the premises conveyed to the within grantor by Deed of Smith, Smith and Ward, LLC, dated March 31, 2016 and recorded on April 1, 2016 in the Rockingham County Registry of Deeds at Book 5702, Page 2852.

Purpose and Rights: The Grantee shall have a perpetual, permanent uninterrupted and unobstructed nonexclusive easement for the purpose of enabling the City of Portsmouth to access private water infrastructure including mains, water shutoffs, and valves for the limited purpose of leak detection and similar infrastructure inspection services and for access to valves for purposes of turning on and shutting off municipal water service. Grantee shall have no responsibility for installation, maintenance, operation, or replacement of the water infrastructure.

Retained Rights: Grantor retains the right to freely use and enjoy its interest in the easement area insofar as the exercise thereof does not interfere with the purpose of this instrument.

Easement To Run With Land: All rights and privileges, obligations and liabilities created by this instrument shall inure to the benefit of, and be binding upon, the heirs, devisees, administrators, executor, successors and assignees of the Grantee and of the Grantor, the parties hereto and all subsequent owners of the Premises and shall run with the land.

This is an exempt transfer per R.S.A. 78-B:2(I).

IN WITNESS WHEREOF, the parties have executed this document on the 15th day of October, 2021

Woodbury Cooperative, Inc.

By: [Signature]
Treasurer, duly authorized

Woodbury Cooperative, Inc.

By: [Signature]
Secretary, duly authorized

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

Appeared before me, the above-named Stephen Gerardo, known to me or on satisfactory identification, made oath that he/she executed the foregoing in his/her capacity as Treasurer of the Cooperative, duly authorized, on behalf of the Cooperative, for the purposes contained therein, this 15th day of October, 2021.

[Signature]
Justice of the Peace/Notary Public
My Commission Expires: ALAN K. BLAKE, Notary Public
My Commission Expires October 2, 2024

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

Appeared before me, the above-named Kathleen E. Ireland, known to me or on satisfactory identification, made oath that he/she executed the foregoing in his/her capacity as Secretary of the Cooperative, duly authorized, on behalf of the Cooperative, for the purposes contained therein, this 15th day of October, 2021.

[Signature]
Justice of the Peace/Notary Public
My Commission Expires: _____
ALAN K. BLAKE, Notary Public
My Commission Expires October 2, 2024

Exhibit A - Property Description

A certain parcel of land, with the buildings thereon, situate in Portsmouth, County of Rockingham and State of New Hampshire in the westerly side of Woodbury Avenue and being more particularly bounded and described as follows:

Beginning at an iron pipe driven in the ground in the westerly side line of said Avenue, about one hundred and seventy-seven (177) feet northerly from Echo Avenue and at the southeasterly corner of the parcel herein conveyed; thence running South $74^{\circ} 50'$ West, one hundred eighteen and one-tenth (118.1) feet; thence South $71^{\circ} 49'$ West, one hundred forty-three (143) feet, both courses being by land now or formerly of Ira W. Whidden; to a corner on the westerly side of a stone wall; thence turning and running northerly following the westerly side of said stone wall and by land of said Whidden, two hundred fifty-eight and five tenths (258.50) feet to other land believed to be formerly of Hughie E. Matthews; thence turning and running easterly by said other land believed to be formerly of Hughie E. Matthews two hundred and seventy (270) feet, more or less, to said Woodbury Avenue to a point a distant two hundred and fifty (250) feet northerly from said iron pin; thence turning and running South $11^{\circ} 41'$ East, two hundred and fifty (250) feet by said Woodbury Avenue to said iron pin in the ground to the point begun at.



October 21, 2021

The Honorable Mayor Becksted and City Council Members
1 Junkins Avenue
Portsmouth, NH 03801

Dear Mayor Becksted and City Council Members,

Big Brothers Big Sisters of New Hampshire would like to respectfully request approval to close Pleasant Street on Saturday, September 24, 2022 from 1pm – 4pm for our 13th Annual *Stiletto Sprint*. We further request to reserve the following Sunday, September 25, for a rain date.

Our Young Philanthropists for Mentoring (YP4M) Committee is excited to begin organizing the Stiletto Sprint for 2022. The YP4M Committee is a group of young professionals who help raise financial support and awareness for our mission to provide children facing adversity with strong and enduring, professionally supported, one-to-one relationships that change their lives for the better, forever.

This year's Stiletto Sprint was very successful, raising funds for our mentoring programs and awareness of the agency. All proceeds from this event will support Big Brothers Big Sisters' efforts in the community.

Big Brothers Big Sisters of New Hampshire will work with your Council and the Fire and Police Departments to make this a successful and minimally disruptive event. We will require every participant to sign a release of liability waiver as well carrying a Certificate of Insurance for the event.

If you have any questions regarding this proposal, please contact me at lcarter@bbbsnh.org or 603-430-1140 x 1026.

We look forward to continued collaboration with the City of Portsmouth.

Sincerely,

A handwritten signature in black ink that reads 'Linda Carter' in a cursive script.

Linda Carter
Special Events & Business Engagement Coordinator
Big Brothers Big Sisters New Hampshire

Business office: 3 Portsmouth Ave. #2 - Stratham, NH 03885

www.bbbsnh.org

Serving Central, Western, Seacoast, and Lakes Region, NH



October 25, 2021

Mayor Beckstead
City Council Members
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801



Dear Mayor Beckstead and City Council Members,

Last month on September 26th, we held our first annual Walkathon fundraiser to support our charity, I GOT BRIDGED. The Walkathon was a huge success and we were able to raise enough money to purchase a 15 passenger van to shuttle those in need to the Gather food pantry and other errands.

We intend to make the Walkathon an annual event and have renamed it the "Bridge-a-thon". This letter is to make a formal required official request to reserve a date and location of our 2nd annual "Bridge-a-thon":

Location / Date

Sunday, September 11, 2022
Time: 10:00 am - 2:00 pm
2.6 mile walk
Location: Four Tree Island Start Point and End Point

Planned Map / Route of 2nd Annual Bridge-a-thon": (same as last year)

Leave Four Tree
Over the Pearce Island Bridge to Mechanic St.
Right on Marcy Street
Left on Court Street
Right on Atkinson Street
Right on State Street Route 1 Memorial Bridge to Badgers Island, Kittery
Around John Paul Jones Park Loop
Via Government Street Loop
Return to Four Tree Island

** No streets are requested to be closed for the I GOT BRIDGED Bridge-a-thon**

Thank you very much for your consideration. We look forward to hearing from you and pray this event will be a big success. Please visit our website and see for yourself the work we have been doing and the progress we have made since last year!

Sincerely, 

Freddy Petrone & the I Got Bridged Team
(502) 387-1773
Freddy@lgotbridged.com

October 18, 2021

Dear City Manager Conard,

This message is for the City Manager in regards to closing Chestnut Street for the evenings of November 18,19, and afternoon into the evening of 20th. We are showing the Warren Miller ski films and some of the sponsors have vehicles and merch tents that they would like to set up on the street. We would be looking to close the street at 5:00 pm on 11/18, at 4:00pm on 11/19 and at 2:00pm on 11/20. Please let me know if you need any more details.

Thank you, Jeff

Jeff Kamensky
General Manager
The Music Hall

CITY COUNCIL E-MAILS

Received: October 18, 2021 (after 5:00 pm.) – November 12, 2021 (before 9:00 a.m.)

November 18, 2021 Council Meeting

Below is the result of your feedback form. It was submitted by Rich Dipentima (rdipentima@gmail.com) on Tuesday, October 19, 2021 at 09:45:42

address: 16 Dunlin Way

comments: Dear Council members:

Thank you for voting last evening to have the City Manager request that NH DES perform air quality monitoring in the neighborhoods impacted by the idling Pan Am Trains. The emissions and noise pollution from the diesel powered engines has greatly increased over the past few years. Much of this increase is due to the large expansion of the former Sea-3 propane distribution plant in Newington. In the past 6 propane tank cars would travel to Newington about 2-3 times a week. Currently, we now have 18-20 propane filled tank cars traveling to Newington almost daily. The use of the Portsmouth railyard as a holding and switching area is both a grave health and safety issue for the entire City.

Unfortunately, the railroads have been given great power over the years, and are not subject to local or state regulation. However, this power does not give them the right to discharge hazardous chemicals in the air and expose communities to excessive noise pollution. It is vital that solid exposure data, both related to exhaust emissions and noise be collected by DES to assess the health risks to our citizens. These data, if found to exceed state/federal standards can be used to prompt the Federal Government to take appropriate action, and can be used by residents with their medical providers and for any legal action that might be considered against the railroad for any health related conditions.

Diesel engines are a major source of fine-particle pollution. The elderly and people with emphysema, asthma, and chronic heart and lung disease are especially sensitive to fine-particle pollution. Numerous studies have linked elevated particle levels in the air to increased hospital admissions, emergency room visits, asthma attacks and premature deaths among those suffering from respiratory problems. Because children's lungs and respiratory systems are still developing, they are also more susceptible than healthy adults to fine particles. Exposure to fine particles is associated with increased frequency of childhood illnesses and can also reduce lung function in children.

Excessive noise pollution, especially during normal sleeping hours can also have serious health and safety consequences. Sleep deprivation can cause learning problems for children, and safety issues when driving or performing hazardous activities at work.

This is a serious problem that requires immediate action. We knew this was coming, after the Town of Newington irresponsibly allowed the expansion at the Sea-3 facility. Now Portsmouth Citizens are paying the price, while those in Newington suffer no consequences, but benefit from increased tax revenues.

I hope that those of you who remain on the Council next year will insure that this serious public health and safety situation continues to be given the highest priority. Considering my long history with this situation and knowledge in this area, I offer any assistance I might be able to provide the Council or the City Manager.

Thank you for your consideration.

Hon. Rich DiPentima

includeInRecords: on

Below is the result of your feedback form. It was submitted by Kevin Perkins (kevinperkins120@yahoo.com) on Tuesday, October 26, 2021 at 10:13:02

address: 30 Cate St., Unit 19

comments: I would appreciate answers to two issues that I have submitted to the City. I appreciate that everyone is busy but there has been more than enough time to respond.

1. Request for trash cans along new multi-use path on Cate St. I wrote a letter to DPW Rice dated September 9th explaining that litter was accumulating and requesting two trash receptacles be installed as I had been picking up the trash myself on several occasions. I also entered it in See Click Fix on September 9. The request was assigned Request ID# 11051284 , later identified as Service Request 0909214 and assigned to "Jim D". It was marked "Closed 10/3". However, no trash receptacles were installed as requested nor was any reason provided as to why my request was declined-even though I expressly inquired on said site.

2. Also on September 9, I submitted a See Click Fix inquiry regarding the condition of the soil adjacent to sidewalks on a recently renovated section of Islington St. From observation of the construction company doing the work on Islington, it did not appear that they were backfilling areas abutting the new sidewalks with screened loam and visual confirmation of resulting poor quality soil and patchy grass would confirm (I also spoke with a property owner who felt obliged to rake out the stones himself before his area was seeded). I asked that the City inspect the areas in question, review the contract with the construction company to confirm the type/quality of loam to be installed, and take action as appropriate.

The inquiry was initially assigned to one person who, on 9/15, assigned it to "Corin" and it remains open 45 days later.

Reading other comments on See Click Fix, it appears that a number of fellow citizens question whether the City ever takes action. I respectfully request that City Council undertake to do the following:

A. Inquire of DPW how my 9/9 request regarding trash receptacles was addressed, and since they were not installed, request that it explain to me (and my neighbors) as to why.

B. Inquire of DPW when it anticipates addressing my concern about the soil immediately adjacent to the new sidewalks on Islington St.

C. Evaluate the representation that "8,752 issues fixed all time" and inquire as to the number of requests that were actually addressed in line with the requester's request (as opposed to closed with no action) as well as the average time from request to fix.

Respectfully,

Kevin Perkins

includeInRecords: on

Below is the result of your feedback form. It was submitted by Mary Lou McElwain (ml259@comcast.net) on Wednesday, October 27, 2021 at 10:09:55

address: 259 South Street

comments: We have been following reporter Jeff McMenemy's coverage of the McIntyre Building for many years. The article in this past Sunday's Herald was pretty thorough and the first time we have seen project costs. There are dozens of needs in the City that \$ 281 K could be spent on. And you all know that! THE CITY DOES NOT OWN THIS BUILDING. There is a promise from GSA but that's all. An article in The New York Times on 9/15/21 titled " Surplus Property for Sale, Red Tape Included " should be read by each of you.

What a mess! This whole scene has become frenetic. Please stop spending taxpayer money, stop pushing this agenda .

Please do not vote on ANYTHING at your non public meeting tonight.

And why isn't the public allowed to view this meeting?

Thank you. Mary Lou and Bob McElwain

includeInRecords: on

HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC

ATTORNEYS AT LAW

127 Parrott Avenue, P.O. Box 4480 | Portsmouth, NH, 03802-4480
Telephone: 603.436.0666 | Facsimile: 603.431.0879 | www.hpgrlaw.com

October 20, 2021

Karen Conard, City Manager
City Council
City of Portsmouth
One Junkins Avenue
Portsmouth, NH 03801

RE: Restoration of Involuntary Merged lots
Jeff & Randi Collins
77 Meredith Way, Map 162, Lot 16

Dear Mayor Becksted and City Council Members:

On behalf of Jeff and Randi Collins, (“Collins”), we submit the following documents and commentary in support of Collins’ Application for Un-Merger of 3 lots located at 77 Meredith Way which were involuntarily merged by the City of Portsmouth:

I. EXHIBITS

- A. 10/7/2021 – Application for Restoration of Involuntarily Merged Lots.
- B. Authorization
- C. Existing Conditions Plan – TF Moran.
- D. Plan of Elm Place, 1856; Rockingham County Registry of Deeds Plan 008.
- E. Current & Historical Tax Cards.
- F. Current and Historical Tax Maps.
- G. Deed Chain.

II. HISTORY

The square-shaped lot acquired by Collins is currently improved with one single family home 11.5 feet from the southwest (left) lot line and a shed 4.9 ft. from the southwest (left lot line)(the “Property”). The rest of the lot is undeveloped. The lot as it exists today was originally comprised of three 50 ft. by 150 ft. parcels shown as Lots 55, 56, and 57 in an 1856 plan titled Plan of Elm Place and recorded at the Rockingham County Registry of Deeds (“RCRD”) as Plan 008 and developed with a home on lot 57 (**Exhibits C & D**). Examination of early Portsmouth tax maps from 1927, 1935, and 1956 depict the Property as two lots: one is 100 ft. by 150 ft. and the other is 50 ft. by 100 ft. (**Exhibit D**). Only the 1935 map assigns lot numbers, depicting the

DANIEL C. HOEFLE

R. PETER TAYLOR

MONICA F. KIESER

AMANDA M. FREDERICK

R. TIMOTHY PHOENIX

KIMBERLY J.H. MEMMESHEIMER

SAMUEL HARKINSON

OF COUNSEL:

LAWRENCE B. GORMLEY

KEVIN M. BAUM

JACOB J.B. MARVELLEY

SAMUEL R. REID

STEPHEN H. ROBERTS

GREGORY D. ROBBINS

DUNCAN A. EDGAR

JOHN AHLGREN

Property as lots 45 and 46. A later tax map from 1979 depicts the Property as one lot. Similarly, the earliest tax card available (1950) describes only the 100 ft. by 150 ft. lot containing the existing 32 ft. wide home, the next two tax cards (1972 and 1983-86) describe a primary site and secondary site on the same card, before transitioning to a description of one single site by 1994. **(Exhibit E)**.

III. REQUEST TO UNMERGE

Pursuant to RSA 674:39-aa, lots involuntarily merged by the municipality before September 18, 2010 shall, upon request of the owner, be restored to their pre-merger status provided that the request is submitted before December 31, 2021 and no previous owner:

- a.) voluntarily merged their lot pursuant to the process in RSA 674:39-a, or
- b) “any overt action or conduct that indicates that an owner regarded said lots as merged such as, but not limited to, abandoning a lot line.”

“The municipality shall have the burden of proof to show that any previous owner voluntarily merged his or her lots.” RSA 674:39-aa, II(b).

An examination of the deed chain back to 1898 demonstrates that the Property was described as a single square parcel of land measuring 150 ft. on each side **(Exhibit G)** without reference to the recorded Plan of Elm Place. **(Exhibit D)**. The mere description of the Property as one parcel alone is not enough to for a municipality to demonstrate an overt act of merger. Roberts v. Windham, 165 N.H. 236 (2013). Evaluation of an owner’s claim of involuntary merger considers several factors including the legal description of the land and the “meaning and intending to convey” clause of the deed, but also the physical characteristics of the lot, including building placement, and the conduct of the owners. Id. As the Existing Conditions Plan demonstrate here, the only developed area of the lot is the existing home on the first (Lot 57) of the three lots on the 1856 Plan. A review by the undersigned of the assessor records indicates that the rest of the Property remained undeveloped. **(Exhibit E)**. Early tax maps and tax cards depict the Property as two separate lots, with the tax cards in conflict regarding the size of the developed portion. Building records available only include repairs of the existing home, not construction of additional structures on the undeveloped portion of the parcel. Accordingly, there is no indication that the Parcels were merged by use, occupation, or any overt action or conduct indicating that any owner in the chain of title regarded the lots as merged. RSA 674: 39-a. In addition, review of Assessor Records and the chain of title from 1898 through the present reveal

that no voluntary lot merger was submitted or recorded. Accordingly, no voluntary lot merger by document exists.

RSA 674:30-aa, first enacted in 2011 and revised in 2016, requires the Council to approve unmerger. Based upon the foregoing information and evidence, the Property originally shown as three lots in 1956 and shown in the 1927, 1935 and 1956 tax maps as two lots were involuntarily merged into the single lot depicted on the current tax map and tax card. Accordingly, Collins has met the requirements for unmerger. We respectfully request that the Council grant the Unmerger Application and restore the Property to its pre-merger status as required by RSA 674:39aa (II).

Respectfully submitted,

Jeff & Randi Collins

By: 

R. Timothy Phoenix

Monica F. Kieser

Encl.

cc: Jeff & Randi Collins
Peter Britz, Acting Planning Director
Rosann Maurice-Lentz
Robert P. Sullivan, City Attorney

CITY OF PORTSMOUTH, NH

APPLICATION FOR RESTORATION OF INVOLUNTARILY MERGED LOTS

EXHIBIT A

PURSUANT TO RSA 674:39-aa

Name of Property Owner(s): Jeffrey and Randi Collins

Mailing Address: 77 Meredith Way Portsmouth, NH 03801

Telephone Number: c/o Counsel Tim Phoenix 436.0666

Email Address: c/o Counsel tphoenix@hpgrlaw.com

Street Location of Parcels Affected by the Requested Restoration:

77 Meredith Way

Properties Requested to be Restored (attach additional sheet if needed):

Parcel 1.

Current Deed Reference: Book 6274 Page 1666 Date Recorded _____

Tax Map _____ Lot Number _____

Parcel 2

Current Deed Reference: Book _____ Page _____ Date Recorded _____

Tax Map _____ Lot Number _____

Parcel 3

Current Deed Reference: Book _____ Page _____ Date Recorded _____

Tax Map _____ Lot Number _____

Please state when you believe the involuntary merger took place:

Please see attached letter.

Signature(s) of Property Owner(s):

Signature: [Handwritten Signature] Name: JEFFREY COLLINS Date: 10/5/21

Signature: [Handwritten Signature] Name: RANDI COLLINS Date: 10/5/21

Monica Kieser

From: Jeff Collins <jeffreycollins@yahoo.com>
Sent: Friday, October 8, 2021 5:33 AM
To: Monica Kieser; Tim Phoenix
Cc: Randi Collins
Subject: Authorization

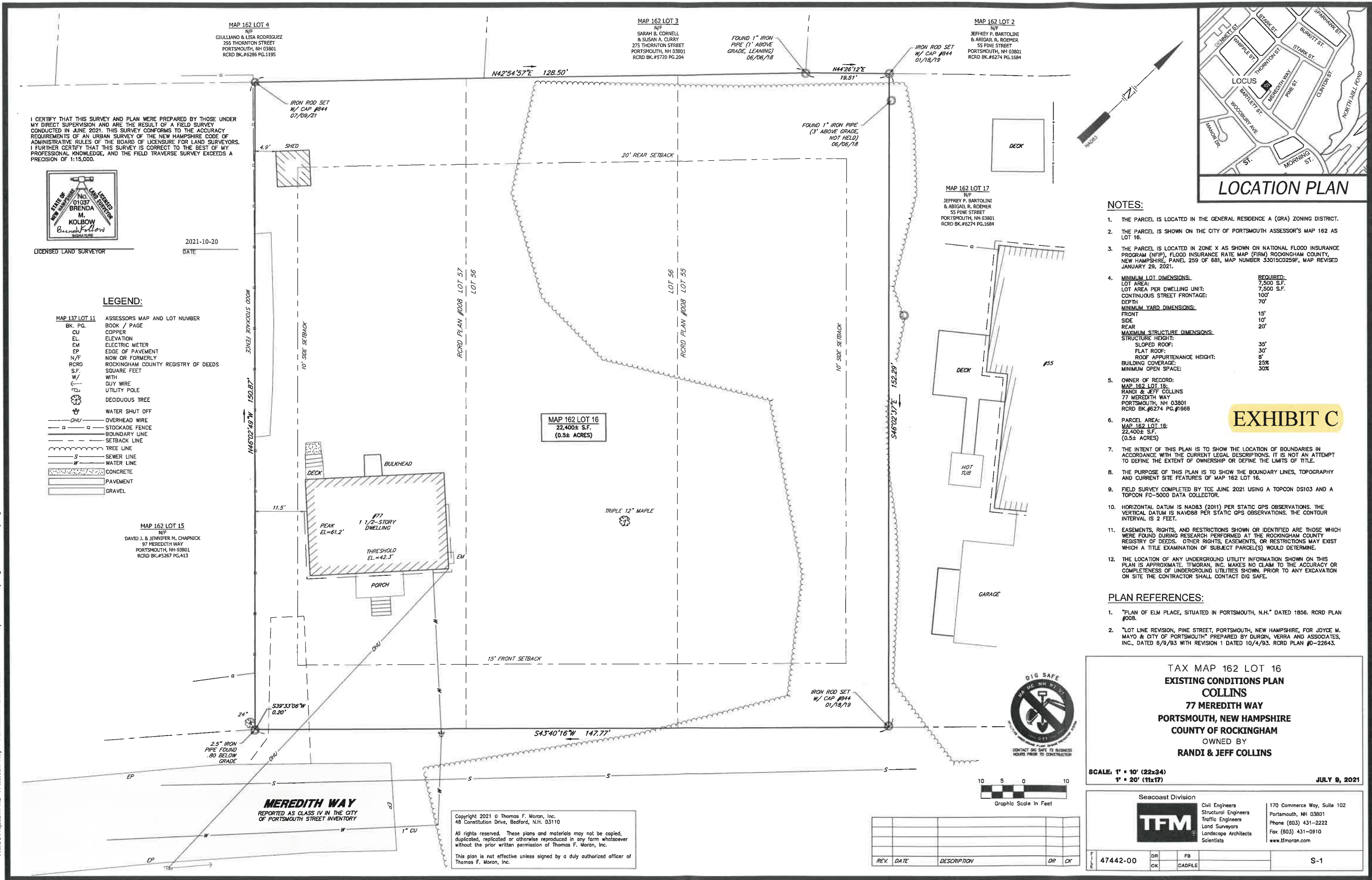
To whom it may concern,

We authorize Hoefle, Phoenix, Gormley & Roberts, PLLC to execute all applications before the City of Portsmouth Council and Land Use Boards and to take any and all actions necessary throughout the application and permitting process related to our property at 77 Meredith Way (Tax Map 162, 16) including but not limited to attendance and presentation at public hearings.

Jeff and Randi Collins

Jeff Collins
c. 774.278.8676
w. 603.435.3900 x100

Oct 20, 2021 - 9:38am F:\MISC Projects\47442 - 77 Meredith Way - Portsmouth\47442-00 -Collins - 77 Meredith Way\Carlson Survey\Drawings\47442-00 Survey.dwg



I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN JUNE 2021. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.



LICENSED LAND SURVEYOR DATE 2021-10-20

LEGEND:

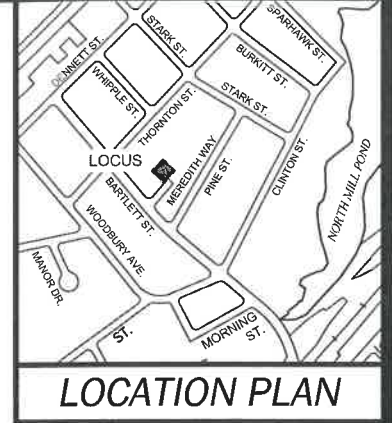
- | | |
|------------------------|-------------------------------------|
| MAP 137 LOT 11 BK. PG. | ASSESSORS MAP AND LOT NUMBER |
| CU | BOOK / PAGE |
| EL | COPPER |
| EM | ELEVATION |
| EP | ELECTRIC METER |
| EP | EDGE OF PAVEMENT |
| N/F | NOW OR FORMERLY |
| RCRD | ROCKINGHAM COUNTY REGISTRY OF DEEDS |
| S.F. | SQUARE FEET |
| W/ | WITH |
| — | GUY WIRE |
| — | UTILITY POLE |
| — | DECIDUOUS TREE |
| — | WATER SHUT OFF |
| — | OVERHEAD WIRE |
| — | STOCKADE FENCE |
| — | BOUNDARY LINE |
| — | SETBACK LINE |
| — | TREE LINE |
| — | SEWER LINE |
| — | WATER LINE |
| — | CONCRETE |
| — | PAVEMENT |
| — | GRAVEL |

MAP 162 LOT 15
N/F
DAVID J. & JENNIFER N. CHAPNICK
97 MEREDITH WAY
PORTSMOUTH, NH 03801
RCRD BK.#5267 PG.413

MAP 162 LOT 3
N/F
SARAH & CORNELL & SUSAN A. CURRY
275 THORNTON STREET
PORTSMOUTH, NH 03801
RCRD BK.#5720 PG.204

MAP 162 LOT 2
N/F
JEFFREY P. BARTOLINI & ABIGAIL R. ROEMER
55 PINE STREET
PORTSMOUTH, NH 03801
RCRD BK.#6274 PG.1684

MAP 162 LOT 17
N/F
JEFFREY P. BARTOLINI & ABIGAIL R. ROEMER
55 PINE STREET
PORTSMOUTH, NH 03801
RCRD BK.#6274 PG.1684



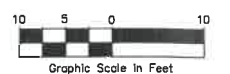
NOTES:

- THE PARCEL IS LOCATED IN THE GENERAL RESIDENCE A (GRA) ZONING DISTRICT.
- THE PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 162 AS LOT 16.
- THE PARCEL IS LOCATED IN ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 259 OF 681, MAP NUMBER 3301SC0259F, MAP REVISED JANUARY 29, 2021.
- MINIMUM LOT DIMENSIONS:
LOT AREA: 7,500 S.F.
LOT AREA PER DWELLING UNIT: 7,500 S.F.
CONTINUOUS STREET FRONTAGE: 100'
DEPTH: 70'
MINIMUM YARD DIMENSIONS:
FRONT: 15'
SIDE: 10'
REAR: 20'
MAXIMUM STRUCTURE DIMENSIONS:
STRUCTURE HEIGHT: 35'
SLOPED ROOF: 30'
FLAT ROOF: 8'
ROOF APPURTENANCE HEIGHT: 25%
BUILDING COVERAGE: 25%
MINIMUM OPEN SPACE: 30%
- OWNER OF RECORD:
MAP 162 LOT 16:
RANDI & JEFF COLLINS
77 MEREDITH WAY
PORTSMOUTH, NH 03801
RCRD BK.#6274 PG.#1666
- PARCEL AREA:
MAP 162 LOT 16:
22,400± S.F.
(0.5± ACRES)
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES, TOPOGRAPHY AND CURRENT SITE FEATURES OF MAP 162 LOT 16.
- FIELD SURVEY COMPLETED BY TCE JUNE 2021 USING A TOPCON DS103 AND A TOPCON FC-5000 DATA COLLECTOR.
- HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OBSERVATIONS. THE VERTICAL DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE CONTOUR INTERVAL IS 2 FEET.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.

EXHIBIT C

PLAN REFERENCES:

- "PLAN OF ELM PLACE, SITUATED IN PORTSMOUTH, N.H." DATED 1856. RCRD PLAN #008.
- "LOT LINE REVISION, PINE STREET, PORTSMOUTH, NEW HAMPSHIRE, FOR JOYCE M. MAYO & CITY OF PORTSMOUTH" PREPARED BY DURGIN, VERRA AND ASSOCIATES, INC., DATED 6/9/93 WITH REVISION 1 DATED 10/4/93. RCRD PLAN #D-22643.



TAX MAP 162 LOT 16
EXISTING CONDITIONS PLAN
COLLINS
77 MEREDITH WAY
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
RANDI & JEFF COLLINS

SCALE: 1" = 10' (22x34)
1" = 20' (11x17) **JULY 9, 2021**

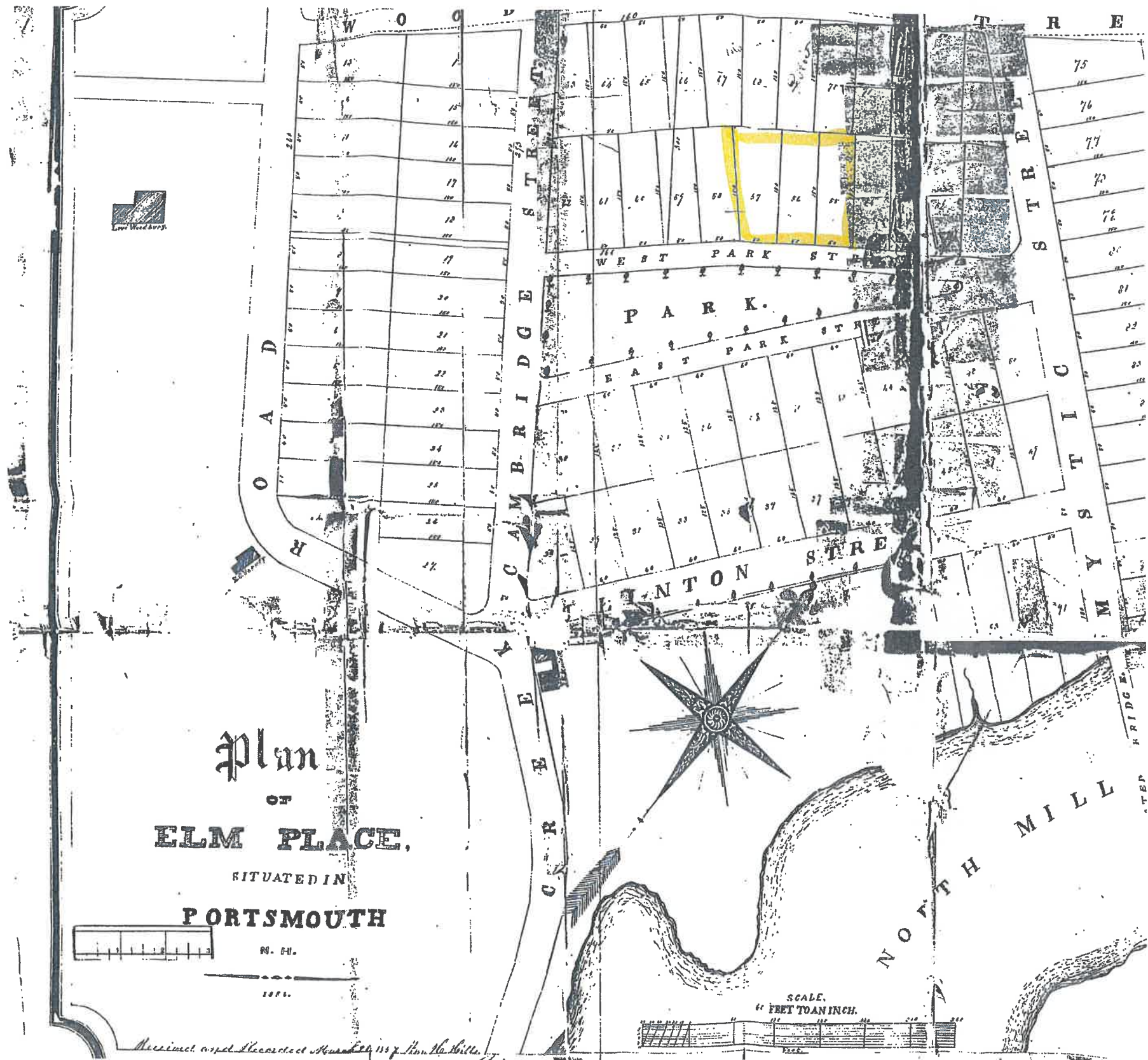
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This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

REV.	DATE	DESCRIPTION	DR	CK

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

47442-00 DR FB
CK CADFILE S-1



CURRENT OWNER	TOPO	UTILITIES	STRY/ROAD	LOCATION	CURRENT ASSESSMENT	VISION
DUFOR KAREN L	1 Level	0 All Public	1 Paved 8 2+ Off-St PKG	RESIDENTL RES LAND	1010 1010	2229 PORTSMOUTH, NH
77 MEREDITH WAY	SUPPLEMENTAL DATA				138,900 290,600	
PORTSMOUTH NH 03801	Alt Prcl ID 0162-0016-0000-0000 OLDACTN 59180 PHOTO WARD PREC. 1/2 HSE GIS ID 35046 CONDO C INLAW Y/ LOT SPLIT 2015 Reva JM Ex/Cr Appl Assoc Pld#				429,500	429,500

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																																								
DUFOR KAREN L	2916 2173	03-23-1992	1		0		<table border="1"> <thead> <tr> <th>Year</th> <th>Code</th> <th>Assessed</th> <th>Year</th> <th>Code</th> <th>Assessed</th> <th>V</th> <th>Year</th> <th>Code</th> <th>Assessed</th> </tr> </thead> <tbody> <tr> <td>2020</td> <td>1010</td> <td>138,900</td> <td>2019</td> <td>1010</td> <td>138,900</td> <td></td> <td>2019</td> <td>1010</td> <td>138,900</td> </tr> <tr> <td></td> <td>1010</td> <td>290,600</td> <td></td> <td>1010</td> <td>290,600</td> <td></td> <td></td> <td>1010</td> <td>290,600</td> </tr> <tr> <td colspan="2">Total</td> <td>429,500</td> <td colspan="2">Total</td> <td>429,500</td> <td></td> <td colspan="2">Total</td> <td>429,500</td> </tr> </tbody> </table>	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed	2020	1010	138,900	2019	1010	138,900		2019	1010	138,900		1010	290,600		1010	290,600			1010	290,600	Total		429,500	Total		429,500		Total		429,500
Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed																																						
2020	1010	138,900	2019	1010	138,900		2019	1010	138,900																																						
	1010	290,600		1010	290,600			1010	290,600																																						
Total		429,500	Total		429,500		Total		429,500																																						

EXEMPTIONS						OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Code	Description	Number	Amount
Total						0.00					
Nbhd						ASSESSING NEIGHBORHOOD					
131						B					
APPT LETTER SENT 1/4/13						Tracing					
						Batch					

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)											
Appraised Xf (B) Value (Bldg)											
Appraised Ob (B) Value (Bldg)											
Appraised Land Value (Bldg)											
Special Land Value											
Total Appraised Parcel Value											
Valuation Method											
Total Appraised Parcel Value											

This signature acknowledges a visit by a Data Collector or Assessor

BUILDING PERMIT RECORD											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type
									07-13-2017	PM	FR
									03-06-2015	DG	FR
									01-17-2013	JM	FR
									10-07-2000	ET	FR
									09-13-2000	ET	FR
									09-06-2000	ET	FR

LAND LINE VALUATION SECTION											
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site Cond.	ST Idx	S.I. Adj.
1	1010	SINGLE FAM M	GRA			22.787	SF	7.5	1.0000	1	1.00
										131	1.700
										0	

VISIT / CHANGE HISTORY											
Date	Id	Type	Is	Cd	Purpose/Result						
07-13-2017	PM	FR			Field Review Stat Update						
03-06-2015	DG	FR			Field Review Stat Update						
01-17-2013	JM	FR	1		Meas/LtrSnt Letter Sent						
10-07-2000	ET	FR	1		Entry + Sign						
09-13-2000	ET	FR	0		No one home						
09-06-2000	ET	FR	2		No one home						

EXHIBIT E

Total Card Land Units 0.523 AC
 Parcel Total Land Area 0.5231
 Total Land Value 290,600

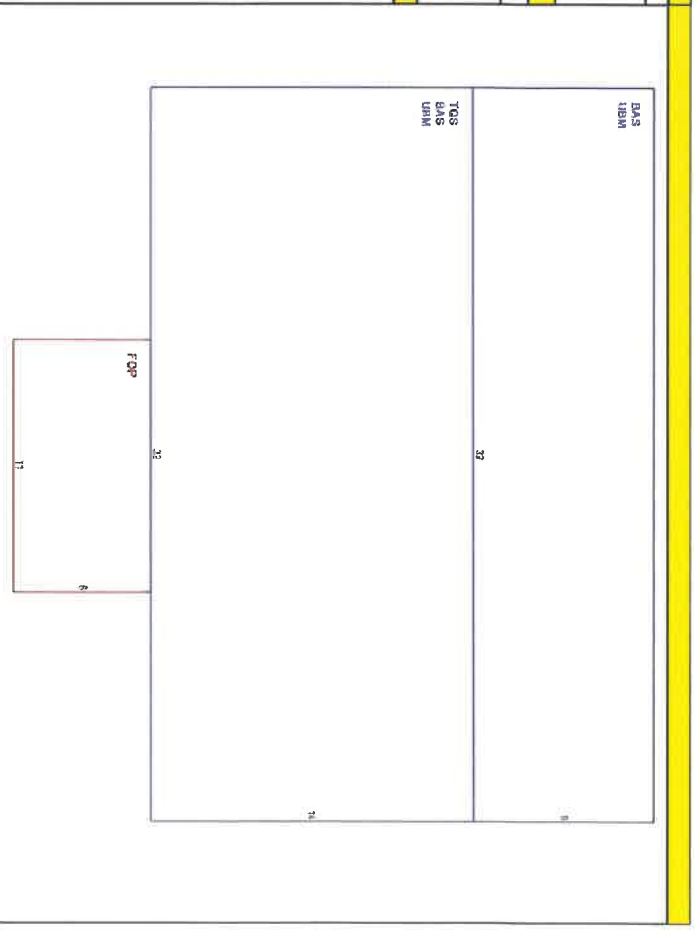
CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
Style: 06	Conventional		
Model: 01	Residential		
Grade: C+	C+		
Stories: 1.75			
Occupancy: 1			
Exterior Wall 1: 25	Vinyl Siding		
Exterior Wall 2: 03	Gable/Hip		
Roof Structure: 03	Asph/F Gls/Cmp		
Roof Cover: 03	Plastered		
Interior Wall 1: 12	Hardwood		
Interior Wall 2: 12	Hardwood		
Interior Fir 1: 02	Oil		
Interior Fir 2: 02	Warm Air		
Heat Fuel: 01	None		
AC Type: 02	2 Bedrooms		
Total Bedrooms: 1			
Total Bthrms: 0			
Total Half Baths: 0			
Total Xtra Fixrs: 6			
Total Rooms: 1			
Bath Style: 1	Avg Quality		
Kitchen Style: 1	Avg Quality		
Kitchen Gr: 0			
WB Fireplaces: 0			
Extra Openings: 0			
Metal Fireplace: 0			
Extra Openings: 0			
Bsmnt Garage: 0			

OB - OUTBUILDING & YARD ITEMS(U) YF - BUILDING EXTRA FEATURES(B)											
Code	Description	LB	Units	Unit Price	Yr Bilt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value

MIXED USE		
Code	Description	Percentage
1010	SINGLE FAM MDL-01	100

COST / MARKET VALUATION	
Adj. Base Rate	Value
	178,999
Building Value New	213,710
Year Built	1870
Effective Year Built	1984
Depreciation Code	AV
Renodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	65
RCNLD	138,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	704	704	704	178,999	126,007
FOP	Porch, Open	0	66	13	35,255	2,327
TOS	Three Quarter Story	336	448	336	134,224	60,139
UBM	Basement, Unfinished	0	704	141	35,885	25,237
TL Gross Liv / Lease Area		1,040	1,922	1,194		213,710



PROPERTY ASSESSMENT RECORD, - CITY OF PORTSMOUTH, N.H.

ADDRESS **81** LOT **15**
77 PINE ST

DESCRIPTION **11** **151-1**
100

(15, 234)

PINE ST

KOISTANY ZABROCKI

(18. 2117th)

1919

PROPERTY FACTORS			
TURBOGRAPHY	LEVEL	ROLLING	LEDGE
SOIL TYPE	LOAM	SAND	CLAY
LAND CLASS	GOOD	FAIR	POOR
MANAGE	GOOD	FAIR	POOR
WATER SUPPLY	GOOD	FAIR	POOR
FINISH	GOOD	FAIR	NONE
ELECTRICITY	YES	NO	
TELEPHONE	YES	NO	
ROAD	PAVED	IMPR.	DIRT

LAND VALUE COMPUTATIONS AND SUMMARY			
CLASSIFICATION	NO. OF ACRES	RATE	TOTAL
TILLABLE	710	Richard Pederson	
PASTURE	710	Richard Pederson	
WOODED	710	Mrs. Ethel Pederson	
WASTE LAND			
TOTAL ACREAGE			
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND & BUILDINGS			

OWNERS PREVIOUS TO 1981			
NAME	DATE	ASSESSMENTS	
Mary Oakley	1910		
Isabelle Mary Est. N. Jones	1918		

URBAN PROPERTY

PROPERTY FACTORS		IMPROVEMENTS	
TOPOGRAPHY		WATER	
SEWER		SEWER	
GAS		GAS	
ELECTRICITY		ELECTRICITY	
ALL UTILITIES		ALL UTILITIES	
WASTE DISPOSAL		WASTE DISPOSAL	
TREND OF DISTRICT		TREND OF DISTRICT	
IMPROVING		IMPROVING	
APPROVED		APPROVED	
DEFINING		DEFINING	

LAND VALUE COMPUTATIONS AND SUMMARY			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR
100	156	300	
TOTAL			
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND & BUILDINGS			

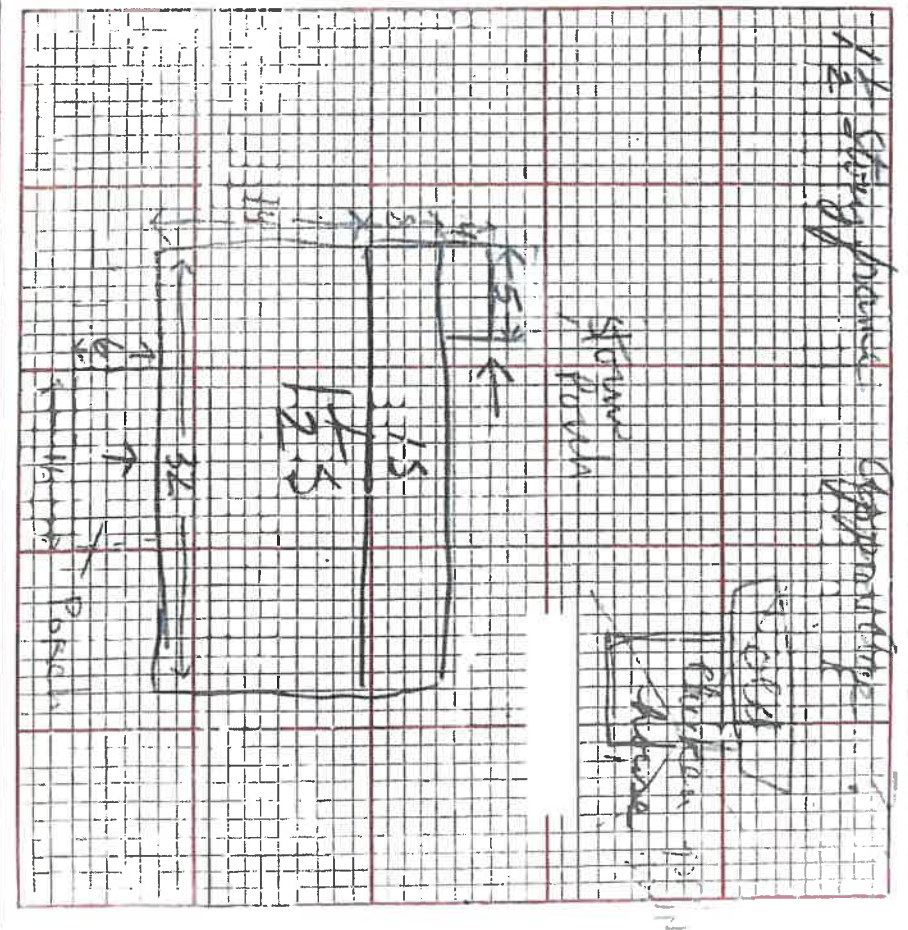
OWNERS PREVIOUS TO 1981			
NAME	DATE	ASSESSMENTS	
Mary Oakley	1910		
Isabelle Mary Est. N. Jones	1918		

ASSESSMENT RECORD	
LAND	3500
BLDGS	590
TOTAL	4090
LAND	2400
BLDGS	3400
TOTAL	5800
LAND	1200
BLDGS	1200
TOTAL	2400
LAND	1800
BLDGS	300
TOTAL	2100

RECORD OF BUILDINGS

NOTES—SPECIAL EQUIPMENT

OCCUPANCY		CONSTRUCTION			FLOORS		
1-2 FAMILY	<input checked="" type="checkbox"/>	CEMENT	B	1	2	3	
3-4 APARTMENT	<input checked="" type="checkbox"/>	EARTH PINE					
5-6 STORE	<input checked="" type="checkbox"/>	HARDWOOD					
7-8 THEATRE	<input checked="" type="checkbox"/>						
9-10 HOTEL	<input checked="" type="checkbox"/>						
11-12 OFFICES	<input checked="" type="checkbox"/>	ATTIC FL. & STRS.					
13-14 WAREHOUSE	<input checked="" type="checkbox"/>						
15-16 COMM. GARAGE	<input checked="" type="checkbox"/>						
17-18 GAS STATION	<input checked="" type="checkbox"/>						
FOUNDATION		INTERIOR FINISH	B	1	2	3	
CONCRETE	<input checked="" type="checkbox"/>	PINE					
CONCRETE BLOCK	<input checked="" type="checkbox"/>	HARDWOOD					
BRICK OR STONE	<input checked="" type="checkbox"/>	PLASTER					
PIERS	<input checked="" type="checkbox"/>	UNFINISHED					
CELLAR AREA FULL	<input checked="" type="checkbox"/>	METAL CLG					
NO CELLAR	<input checked="" type="checkbox"/>	RECREAT. ROOM					
EXTERIOR WALLS		FINISHED ATTIC					
CL. APBOARDS	<input checked="" type="checkbox"/>	FIREPLACE					
WIDE SIDING	<input checked="" type="checkbox"/>	HEATING					
DROP SIDING	<input checked="" type="checkbox"/>	PIPELESS FURNACE					
NO SHEATHING	<input checked="" type="checkbox"/>	HOT AIR FURNACE					
WOOD SHINGLES	<input checked="" type="checkbox"/>	FORCED AIR FURN.					
ASBFS SHINGLES	<input checked="" type="checkbox"/>	STEAM					
1" YACQ. ON FRAME	<input checked="" type="checkbox"/>	HOT WAT. OR VAPOR					
5" C.O. ON TILE	<input checked="" type="checkbox"/>	NO HEATING					
9" X 6" VENEER	<input checked="" type="checkbox"/>	PLUMBING					
BRICK ON TILE	<input checked="" type="checkbox"/>	TOILET ROOM					
SOLID BRICK	<input checked="" type="checkbox"/>	BATHROOM					
STONE VENEER	<input checked="" type="checkbox"/>	TOILET ROOM					
CONC. OR CIND. BL.	<input checked="" type="checkbox"/>	WATER CLOSET					
TERRA COTTA	<input checked="" type="checkbox"/>	KITCHEN SINK					
GLAZED	<input checked="" type="checkbox"/>	STO. WAT. HEAT					
PLATE GLASS	<input checked="" type="checkbox"/>	AUTO WAT. HEAT					
INSULATION	<input checked="" type="checkbox"/>	ELECT. WAT. SVST.					
WEATHERSTRIP	<input checked="" type="checkbox"/>	LAUNDRY TUBS					
NO PLUMBING	<input checked="" type="checkbox"/>	NO PLUMBING					
3-4 SHINGLES	<input checked="" type="checkbox"/>	TILING					
NO SHINGLES	<input checked="" type="checkbox"/>	BATH FL. & WCOT.					
ASBFS SHINGLES	<input checked="" type="checkbox"/>	TOILET FL. & WCOT.					
ATC	<input checked="" type="checkbox"/>	LIGHTING					
NO LIGHTING	<input checked="" type="checkbox"/>	ELECTRIC					
NO LIGHTING	<input checked="" type="checkbox"/>	NO LIGHTING					
NO LIGHTING	<input checked="" type="checkbox"/>	NO. OF ROOMS					
NO LIGHTING	<input checked="" type="checkbox"/>	1ST					
NO LIGHTING	<input checked="" type="checkbox"/>	2ND					
NO LIGHTING	<input checked="" type="checkbox"/>	3RD					



SUMMARY OF BUILDINGS

OCCUPANCY	TYPE	GRADE	AGE	DATE REMOD.	COND.	REPL. VAL.	PHYS. DEPR.	PHYS. VALUE	FUNCT. DEPR.	SOUND. VAL.
19	TOTAL VALUE BUILDINGS		19			4,000	50%	2,000	10%	1,800
19	TOTAL VALUE BUILDINGS									

PROPERTY OWNER: JAKIMCZYK/HELEN & JOHN F
 PROPERTY LOCATION: 77 PINE ST
 SIDE: N
 LOCATION CODE: / / / /
 PLAN LOT: 089 045
 CARD: 1 OF 1

REMARKS-1: RENT \$75 PER MONTH
 NO UTILITIES
 PERMITS # 746
 STONE
 COST 2800

83 CAMDEN STREET
 83 CAMDEN STREET
 LYNN MA 01905
 CITY OF PORTSMOUTH N.H.
 JOHN B. PETTY, CAE, ASSESSOR
 RECORD OF TRANSFER: ZABROCKI/KOSTANTY
 DATE: 72672
 BOOK: 2157
 PAGE: 32
 PROJECT: 31001
 CONTROL NO: 1413089004500
 TYPE: RESD
 MORTGAGE

LAND DEPRECIATION CODES: 1-EXCESS FRONTAGE
 LEGAL

TOPOGRAPHY-1 LEVEL
 IMPROVEMENTS-1 C WATER
 -2 SEWER
 -3 ELEC
 STREET/RD-2 S IMP

LOCATION: FAIR +
 DRAINAGE ZONING: GOOD
 NEIGHBORHOOD: 03
 SOIL: SANDY
 -1
 LDAM

ACREAGE COMPUTATION		LAND IMPROVEMENTS		SUMMARY				
TYPE	ACRES	PRICE	TOTAL	DEPR	VALUE	EQ	ASSESSMENT	19 LAND BLDGS TOTAL
1 H-LOT	48 A	230	10000	10	4320	100	4300	19 72 APPRAISED 4900
2 REAR	2	290	2000	580	580	100	600	10045
ACREAGE TOTAL		520	4900	100	4900		4900	14945
ASSESSMENT								14900

FRONT	REAR	FRONTAGE	DEPTH	STREET PRICE	DEPTH %	ADJ FR PR	TOTAL	DEPRECIATION	CORNER	VALUE	EQ	ASSESSMENT
1												
2												
3												
4												
LOT COMPUTATION												
LAND TOTAL												
LAND TOTAL												

CONTROL NO.

STRUCTURE VALUE

STRUCTURAL ELEMENTS

PRICE

141
3069004500

OUT BUILDINGS

ITEM 1 2 3 4 5 6

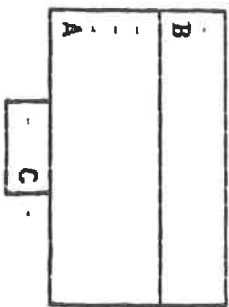
BASE. A
FOUNDATION. 1/2 BRICK WALLS 448SF
1/2 STONE WALLS
EXT WALLS. SHGL 1/2 STONE WALLS ASBESTOS
INSULATION. NONE
ROOF. GABLE FULL CONCRETE FLOOR
BASEMENT. 1 PINE
FLOORS. 2 PINE
INT FIN. 2 PLASTR
INT FIN. 2 LAYOUT COND F
ROOMS. NONE 1-4 2-2
ATTIC. NONE
HEAT. 1 W AIR-CD
2 W AIR-CD
PLUMBING. BATH 1 SINK 1
TILE. NONE
DORMERS. NONE
SEG. B. U. BSMT. ADD 256SF
C. OPEN-PORCH 66SF

STONE	
FLOOR	
INT FINISH	
PLUMB	
ELEC	
SIZE	

AREA	
------	--

OCCUPANCY	CONSTRUCTION	CLASS	AGE	REMOD	COND	REPLACEMENT VALUE	PHYS DEPR	PHYSICAL VALUE	FUNC .DEPR	ACTUAL VALUE	EQ	ASSESSMENT	SALE PRICE	DATE MO/YR
DWLG 1 FAM	1-55 FR B	3	1900	ND	F	16742	40	10045		10045	100	10000		
SUB TOTAL							17623							
FACTOR							-881							

SCALE = 20 FT./IN.



SEG	TYPE	STOR	CONS	CLASS	DIMENSIONS
A	14-32-14-32				
B	04	1.0	FRAM	3	8-32-8-32
C	30	1.0	FRAM	3	6-11-6-11

BUILDING TOTAL

10045 100

10000

X SIGNED 2735

UNITED APPRAISAL CO.

LISTED DATE 12/03/71
SIGNATURE
REVIEW 3416

77 MEREDITH WAY
77 FINE ST

PROPERTY ASSESSMENT RECORD

ZONING *GR* CLASS *R*

LOT 016 CARD 01 OF 01 (OLD M/L# 065 045) RECORD OF OWNERSHIP

JAKIMCZYK HELEN & JOHN F. NAME MAILING ADDRESS 83 CAMDEN ST LYNN MA 01905

Philbrick Richard S & Harriet Doleac Charles B 217 Broad St Little Harbor Road MA 01905

Dufour Karen L 77 Meredith Way 2916/2173 3-23-92 87,500

BOOK-PAGE	DATE	AMOUNT	PROPERTY USE CODE	CLASS	ROUTING NO
2562/157	9/5/85	61,000			
2580/2091	1/3/86	88,000			
2916/2173	3-23-92	87,500			

MEMORANDA

City water + sewer
E & I vinyl siding
100sq floorboards, ect;
poor construction
and/a
1st/3
8/10
\$13333 - Sep 10, 1985 - Replacement of existing kitchen
& Kitchen sell 10,000

SD. FT. DESC.	CODE	SIZE	RATE	INFLUENCE FACTOR	LAND VALUE
1 PRIMARY SITE	1	7500	1.30		9000
2 SECONDARY SITE	2	15257	.10		1530
3 UNDEVELOPED					
4 RESIDUAL					
5 WATERFRONT	7	22787			10500

CATEGORY CODES	NUMBER OF ACRES	RATE	LAND VALUE
1 PRIMARY SITE			
2 SECONDARY SITE			
3 UNDEVELOPED			
4 TILLABLE			
5 PASTURE			
6 WOODLAND			
7 WASTELAND			
8 HOME SITE			
9 FRONTAGE - ROAD			
10 FRONTAGE - WATER			
11 REAR			
12 ACREAGE - DEPR.			
TOTAL ACREAGE			

DATE	TYPE	SALE PRICE	SOURCE	VALIDITY
MO. YR.	1 LAND 2 I.R.B.		1 BUYER 2 SELLER 3 FEE 4 AGENT	1 YES 2 NO
	1 2		1 2 3 4	1 2
	1 2		1 2 3 4	1 2
	1 2		1 2 3 4	1 2

ASSESSMENT RECORD	LAND	BLDGS.	TOTAL
	10500		10500
	25100		25100
	35600		35600
	10500		10500
	29000		29000
	39500		39500

77 MEREDITH WAY
FINE ST

LOCATION 77 MEREDITH WAY LOT 016 CARD 01 OF 01 (OLD M/L# 065 045) ZONING GR CLASS R ROUTING NO (17)

NAME	MAILING ADDRESS	BOOK-PAGE	DATE	AMOUNT	PROPERTY USE CODE	NBHD ID
JAKIMCZYK HELEN & JOHN F	83 CAMDEN ST LYNN MA 01905	2157/0032	07/72		01	101
Philbrick Richard S & Harriet Doleac Charles B	217 Brigad St Little Harbor Road	2562/157 2580/2091	9/5/85 1/3/86	61,000 88000		
Dufour Karen L	77 Meredith Way	2916/2173	3-23-92	87,500		

LAND VALUE COMPUTATIONS AND SUMMARY

SQ. FT. DESC.	CODE	SIZE	RATE	INFLUENCE FACTOR	LAND VALUE
1 PRIMARY SITE	1	7500	120		9000
2 SECONDARY SITE	2	15287	110		1530
3 UNDEVELOPED					
4 RESIDUAL					
5 WATERFRONT	1	22787			10500
CATEGORY CODES		NUMBER OF ACRES	RATE		

MEMORANDA

City water + sewer
E I vinyl siding
100se floorboards, ect;
and/a poor construction
1st/3
B/I
#1323 - Sep 10, 1985 - Replacement of existing bath
+ Kitchen. selx 10 per

1 PRIMARY SITE	2 SECONDARY SITE	3 UNDEVELOPED	4 TILLABLE	5 PASTURE	6 WOODLAND	7 WASTELAND	8 HOMESITE	9 FRONTAGE - ROAD	10 FRONTAGE - WATER	11 REAR	12 AGRAGE - DEPR.	TOTAL ACRAGE

SALES DATA

DATE	MO.	YR.	TYPE	SALE PRICE	SOURCE	VALIDITY
			1 LAND 2 L & B		1 BUYER 2 SELLER 3 FEE 4 AGENT	1 YES 2 NO
			1 2		1 2 3 4	1 2
			1 2		1 2 3 4	1 2
			1 2		1 2 3 4	1 2

OCCUPANCY			INTERIOR FINISH			COMMERCIAL COMPUTATIONS			OCCUPANCY			
1	2	3	1	2	3	1	2	3	1	2	3	
VAC. LOT	2	OTHER	DRYWALL/PLASTER			1 BRICK	3 GLASS	5 STUCCO	7 STONE	9 CONCRETE	SINGLE FAMILY	1
STORY HEIGHT	1.0	2.0	WOOD PANELING			2 FRAME	4 BLOCK	6 TILE	8 METAL	0 ENRM. STL.	MULTI FAMILY APARTMENTS	2
	1.0	2.0	FIBERBOARD			EXTERIOR WALLS						3
			UNFINISHED			EFF. PERIMETER						4
						PERIM. AREA RATIO %						5
						NO. OF UNITS						6
						AVG. UNIT SIZE						7
						BASEMENT SIZE						8
						SCHEDULE						9
						HT:						10
						BASEMENT						11
						FIRST						12
						SECOND						13
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												100

PLA 1056

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP
 CDU FACTOR REFERS TO THE CONDITION, DISABILITY, AND USEFULNESS OF THE BUILDING

No.	Alt. No.	Name	Way
77		MEREDITH	WY

OWNER 1: DUFOR, KAREN L
OWNER 2: 77 MEREDITH WAY, PORTSMOUTH, NH 03801

NARRATIVE DESCRIPTION: THIS CARD HAS 0.52 ACRES OF LAND MAINLY CLASSIFIED AS RESIDENTIAL WITH AN OLD STYLE BUILDING BUILT ABOUT 1870, HAVING PRIMARILY VINYL EXTERIOR AND ASPHALT ROOF COVER, WITH 1 BATHS, 0 HALF BATHS, 1 UNITS, 5 ROOMS, 2 BEDRM.

PROPERTY FACTORS: Item Code 59180, % 100, Item Descr 59180, Description: PRIOR (OTHER) IDENTIFICATION

SALES INFORMATION: Grantor 2916-2173 03/23/92 F, Sale Price \$87,500, N CONVENIENC

Use Code	Description	No. Of Units	Descr	Unit Price	Inf 1 %	Inf 2 %	Inf 3 %	Market Value	Assessed Value
101	ONE FAM 22,787 S P SITE	1	EA	100 A-10 ACCESS				35,900	35,900
Total Acres		0.523		Total Square Feet		22,787		35,900	

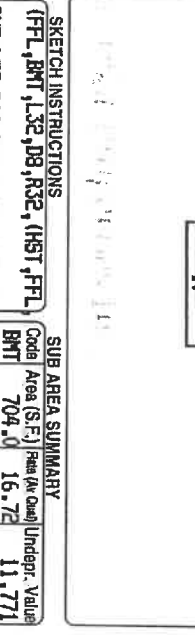
INCOME APPROACH: Description, Sp. Land Credit, Total 35,900

DEPRECIATION: Condition A, Depreciation 31%, Func. Obs. %, Econ. Obs. %, Special %

OTHER FEAT: Item #1 #, Baths, W/Baths, Kitchens, W/S. Flues, Bath Gar, Heat Sys, Sdr. HW, Cent. Vac.

COMPARABLE SALES: Map, Block, Lot, Yr, Mo, Yr, Sale Price

SKETCH INSTRUCTIONS: (FFL, BMT, L32, D8, R32, (HST, FFL, BMT, L32, D14, R11, (DFP, D6XR10), R21, U14, U8)



SUB AREA SUMMARY: Code Area (S.F.), Area (Sq. Ft.), Underp. Value

RES BREAKDOWN: LAST REVISION 05/12/94 6:48P, SUB AREA DETAIL TGA 1.916

CONDO DATA: No. Units, Floor, View, % AC, % Str, % Co. Wld

INSPECTION INFO: Date, Code, Result, By

ALT. APPROACH: Comparable Sales (C), Income Approach (I), Market Adj., Cost

CALCULATIONS: AREA, BEACSF, Const. Adj, Plumbing, Finishes, W/S Flues, Bath Gar, Heating, Cent. Vac, Air Cond, Sprink, Kitchen, Av. Total, Gradefac, Neigh. Int, Ad. Total, Degrac, Disc. Total, Spec. Fee, Final Total, Fin. Area

PROPERTY LOCATION
 No. 77 W. WERRETT
 Name WERRETT
 Way W

OWNERSHIP AND MAILING INFORMATION
 Owner 1 WERRETT, JOHN L
 Owner 2
 Street W WERRETT WAY
 City PORTSMOUTH
 State NH Zip 03801

ASSESSMENT SUMMARY
 Building Value \$1,400
 Yard Items 0
 Land Area (Ac) 0.52
 Assessed Land Val \$35,900
 Total Assessed 88,300

PREVIOUS ASSESSMENT(S)
 FY % Building Value Yard Items Land Area (Ac) Assessed Land Val Total Assessed
 93 1 29,000 0 0.52 35,900 88,300
 94 1 34,100 0 0.52 35,900 88,300
 From Total Assmt Per S.F. Finished Area/Card 34,157/Parcel 35,113

NARRATIVE DESCRIPTION
 1-1/2 UNIT 1950'S 0-22' SQUARE OF LAND MAINLY CLASSIFIED AS RESIDENTIAL WITH AN OLD STYLE BUILDING ERECT ABOUT 1870, HAVING PRIMARILY VINYL EXTERIOR, AND ASPHALT ROOF COVER, WITH 1 BATHS, 0 HALF BATHS, 1 UNITS, 5 ROOMS, 2 BDRM

SALES INFORMATION
 Grantor Equal Reference No / D.V. / Y. Sale Price / Adj. Sale / Desc. and
 2316-2173 03/23/92 F 87,500 N CONVENIEN

OTHER ASSESSMENTS
 Code Description / No. Amount Com. Int

DEPRECIATION
 Condition A Depreciation 31%
 Econ DSS L LAYOUT 10%
 Econ DSS %
 Special %
 Total Depreciation 37.3%

LAND SECTION
 Item Code % Item Descr
 02 Topo
 Street
 Traffic

BUILDING PERMITS
 No. Yr. Number Description Amount

SKETCH INSTRUCTIONS
 FFL, BMT, L32, D14, R11, (OPP, D6XR10)
 R21, U14, U8)

SUB AREA SUMMARY
 Code Area (S.F.) Item (sq. Foot) Underp. Value
 BMT 704.0 16.72 11,771
 FFL 704.0 66.87 47,076
 HST 224.0 66.87 14,979
 OPP 50.0 24.00 1,440

LAND SECTION
 Item Code % Item Descr
 01 ONE FAM 22,787 SITE

OTHER FEET
 Item # / % #
 Bdrms 1
 12 Bdrms 0
 Kitchens 1
 N/S Fires 0
 Bath Gar 0
 Heat Sys 1
 Sewer HW 14
 Cent. Vac 1
 % Heated 100

RES BREAKDOWN
 No. Units
 1
 5
 2

CONDO DATA
 Fee Floor View
 % Con
 % Con

INCOME APPROACH
 Description F.I. Or. Leased Area No. Tenants or No. Economic Income
 Reported Income
 Rptd Heat/Utility
 Rptd Management
 Rptd Insurance
 Rptd Repairs/Maint
 Rptd Total

COMPARABLE SALES
 Map Block Lot Typ Mo Yr Sale Price Adj.
 03/05/94 2 MEASURED
 04/18/94 14 INSPECTED

INSPECTION INFO
 Date Code Result
 03/05/94 2 MEASURED
 04/18/94 14 INSPECTED

ALT. APPROACH
 Multiple Regression (M)
 Comparable Sales (C)
 Income Approach (I)
 Market Adj. Cost <> 88,300

SPECIAL FEATURES AND YARD ITEMS
 Description Site or Units Unit Price Sound Value

CALCULATIONS
 Gross Income
 Vazong/DL
 Expenses
 Reserves
 Net Income
 Overall Rate
 Leased Value
 Surplus or
 Deficiency (+/-)
 Final Value
 Lease Type
 Base Adj.
 Expense Adj.
 Vazong Adj.
 Value/SF

COMPARABLE SALES
 Map Block Lot Typ Mo Yr Sale Price Adj.
 03/05/94 2 MEASURED
 04/18/94 14 INSPECTED

SPECIAL FEATURES AND YARD ITEMS
 Description Site or Units Unit Price Sound Value

CALCULATIONS
 Gross Income
 Vazong/DL
 Expenses
 Reserves
 Net Income
 Overall Rate
 Leased Value
 Surplus or
 Deficiency (+/-)
 Final Value
 Lease Type
 Base Adj.
 Expense Adj.
 Vazong Adj.
 Value/SF

COMPARABLE SALES
 Map Block Lot Typ Mo Yr Sale Price Adj.
 03/05/94 2 MEASURED
 04/18/94 14 INSPECTED

PROPERTY LOCATION

16 BLOCK

LOT 1 CARD

PORTSMOUTH, NH

ASSESSMENT SUMMARY

No.	Map No.	Name	Way
1		MEREDITH	WAY
OWNER 1 MEREDITH KAREN L			
OWNER 2			
77 MEREDITH WAY			
PORTSMOUTH			
NH 03801			
Zip 03801			

Item	Code	Description
15	1H	ULLU STYLE
1	1H	1+HALF STR
3	3	BRICKS/TORRE
4	4	WOOD
4	4	VINYL

Code	Description
32	FFL
21	BMT

Code	Description
32	FFL
21	BMT

Building Value	Yard Items	Land Area Adj	Asses'd Land Val	Total Assessed
51,400	0	0.52	36,900	88,300
51,400	0	0.52	36,900	88,300
Total Assmt Per S.F. Finished Area/Car				
95.15/Parcel 95.15				

PREVIOUS ASSESSMENTS	Yard Items	Land Area Adj	Asses'd Land Val	Total Assessed
29,000	0	0.52	10,500	39,500
57,100	0	0.52	36,900	94,000
57,100	0	0.52	36,900	94,000

Building Permits	Description	Amount

Building Permits	Description	Amount

NARRATIVE DESCRIPTION
THE LOTS HAS GUSE PARKS OF LAND MAINLY CLASSIFIED AS RESIDENTIAL WITH A(N) OLD STYLE BUILDING BUILT ABOUT 1870, HAVING PRIMARILY VINYL EXTERIOR AND ASPHALT ROOF COVER, WITH 1 BATHS, 0 HALF BATHS, 1 UNITS, 5 ROOMS, 2 BEDRM

OTHER ASSESSMENTS	Amount

OTHER ASSESSMENTS	Amount

OTHER ASSESSMENTS	Amount

Item Code	%	Item	Descr
BMT	100		

Item Code	%	Item	Descr
BMT	100		

Item Code	%	Item	Descr
BMT	100		

Item Code	%	Item	Descr
BMT	100		

Legal Reference	Mo/Dy/Yr	Sale Price	Vald Sale/Descr
2915-2173	03/23/92	\$7,500	N CONVIC

Legal Reference	Mo/Dy/Yr	Sale Price	Vald Sale/Descr
2915-2173	03/23/92	\$7,500	N CONVIC

Legal Reference	Mo/Dy/Yr	Sale Price	Vald Sale/Descr
2915-2173	03/23/92	\$7,500	N CONVIC

Legal Reference	Mo/Dy/Yr	Sale Price	Vald Sale/Descr
2915-2173	03/23/92	\$7,500	N CONVIC

Use Code	Descr	No. of Units	Descr	Unit Price	Int'l 1	Int'l 2	Int'l 3	Market Value	Asses'd Value	
001	ONE FAM	22,787	S P SITE	1.80	EA	100	A-10	ACCESS	36,900	36,900

Use Code	Descr	No. of Units	Descr	Unit Price	Int'l 1	Int'l 2	Int'l 3	Market Value	Asses'd Value	
001	ONE FAM	22,787	S P SITE	1.80	EA	100	A-10	ACCESS	36,900	36,900

Use Code	Descr	No. of Units	Descr	Unit Price	Int'l 1	Int'l 2	Int'l 3	Market Value	Asses'd Value	
001	ONE FAM	22,787	S P SITE	1.80	EA	100	A-10	ACCESS	36,900	36,900

Use Code	Descr	No. of Units	Descr	Unit Price	Int'l 1	Int'l 2	Int'l 3	Market Value	Asses'd Value	
001	ONE FAM	22,787	S P SITE	1.80	EA	100	A-10	ACCESS	36,900	36,900

Income Approach	Description	Fl/Dd	Leased Area	No. Tenants	Economic Income	Reported Income

Income Approach	Description	Fl/Dd	Leased Area	No. Tenants	Economic Income	Reported Income

Income Approach	Description	Fl/Dd	Leased Area	No. Tenants	Economic Income	Reported Income

Income Approach	Description	Fl/Dd	Leased Area	No. Tenants	Economic Income	Reported Income

Overall Rate	Rate Adj	Expense Adj	Balance Adj	Final Value

Overall Rate	Rate Adj	Expense Adj	Balance Adj	Final Value

Overall Rate	Rate Adj	Expense Adj	Balance Adj	Final Value

Overall Rate	Rate Adj	Expense Adj	Balance Adj	Final Value

Overall Rate	Rate Adj	Expense Adj	Balance Adj	Final Value

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Overall Rate	Rate Adj	Expense Adj	Balance Adj	Final Value

Overall Rate	Rate Adj	Expense Adj	Balance Adj	Final Value

Overall Rate	Rate Adj	Expense Adj	Balance Adj	Final Value

Overall Rate	Rate Adj	Expense Adj	Balance Adj	Final Value

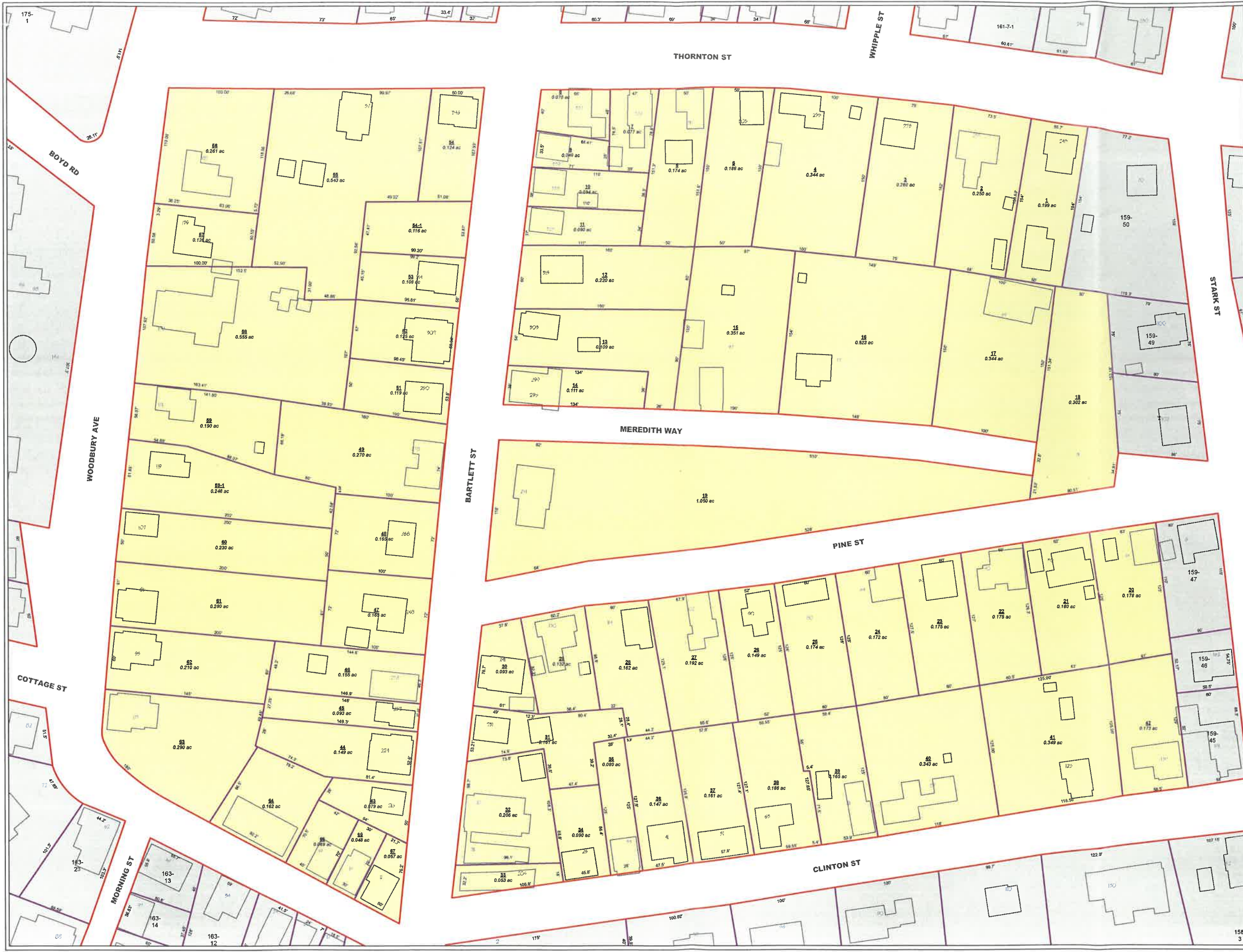
Overall Rate	Rate Adj	Expense Adj	Balance Adj	Final Value

Overall Rate	Rate Adj	Expense Adj	Balance Adj	Final Value

Overall Rate	Rate Adj	Expense Adj	Balance Adj	Final Value

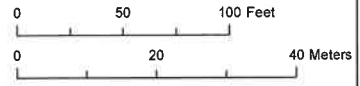
Overall Rate	Rate Adj	Expense Adj	Balance Adj	Final Value

Overall Rate	Rate Adj	Expense Adj	Balance Adj	Final Value

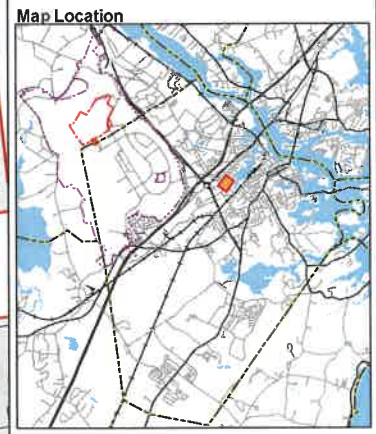
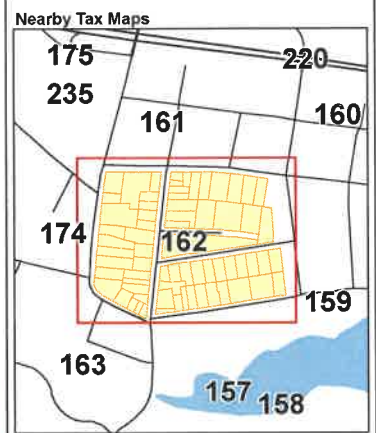


- Partial Legend**
 See the cover sheet for the complete legend.
- 7-5A Lot or lot-unit number
 - 2.56 ac Parcel area in acres (ac) or square feet (sf)
 - 23 Address number
 - 233-137 Parcel number from a neighboring map
 - 88 Parcel line dimension
 - SIMS AVE Street name
 - Parcel/Parcel boundary
 - Parcel/ROW boundary
 - Water boundary
 - Structure (1994 data)
 - Parcel covered by this map
 - Parcel from a neighboring map (see other map for current status)

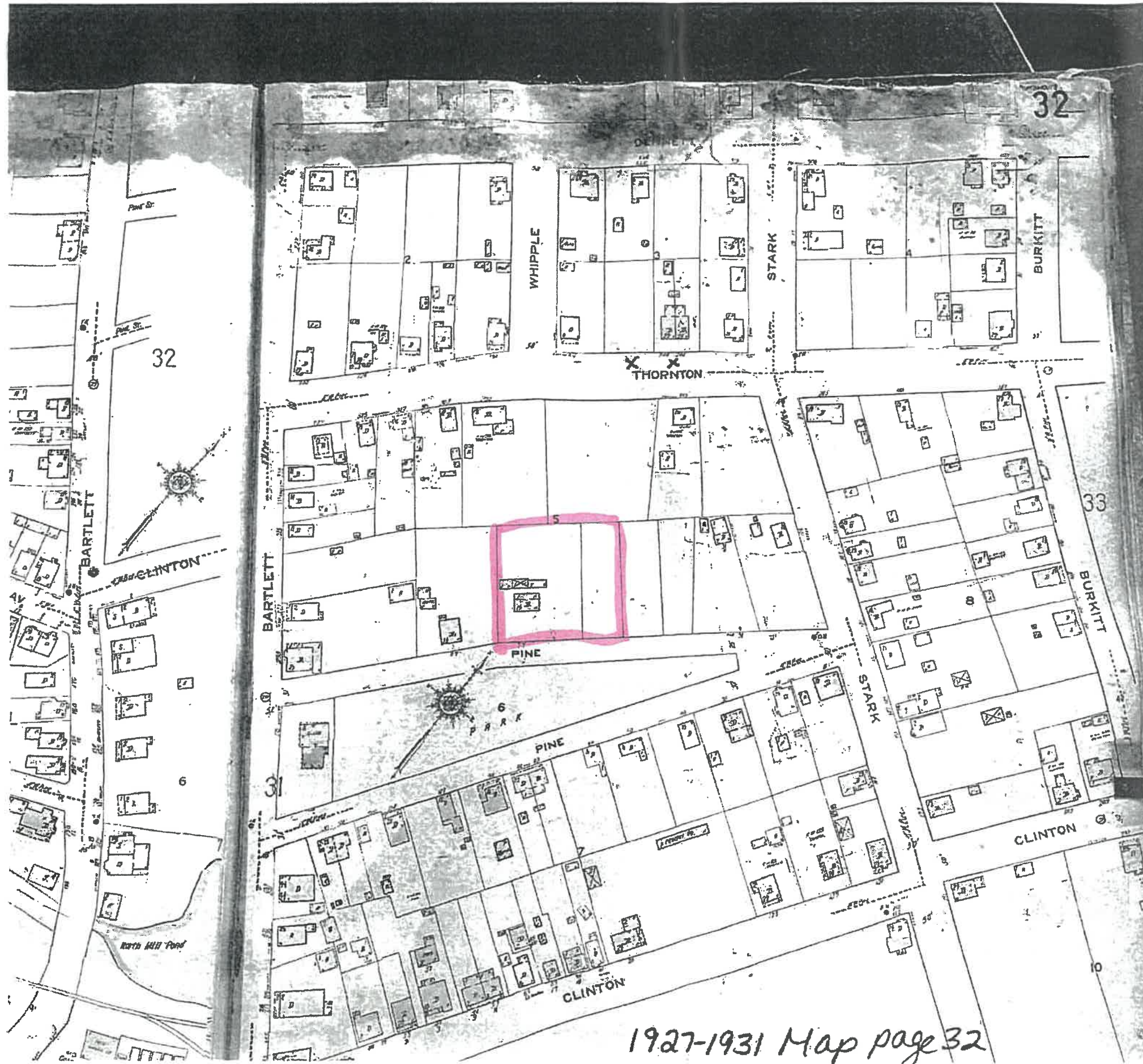
EXHIBIT F



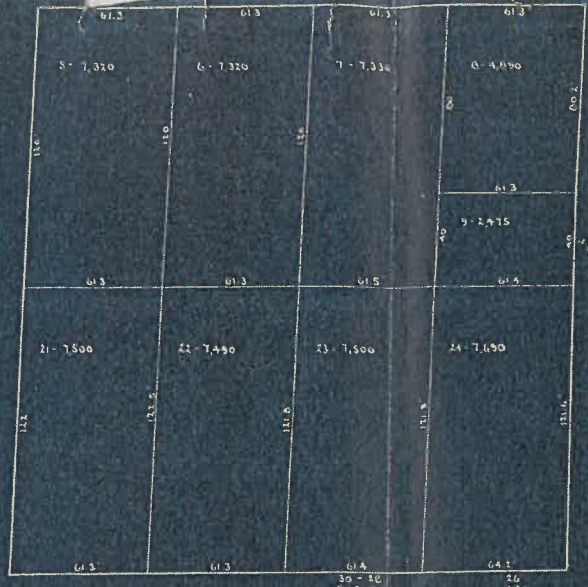
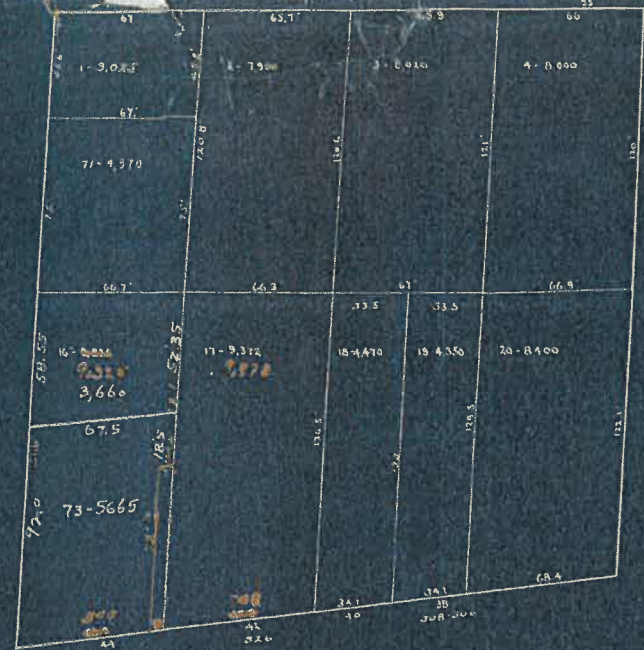
This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.



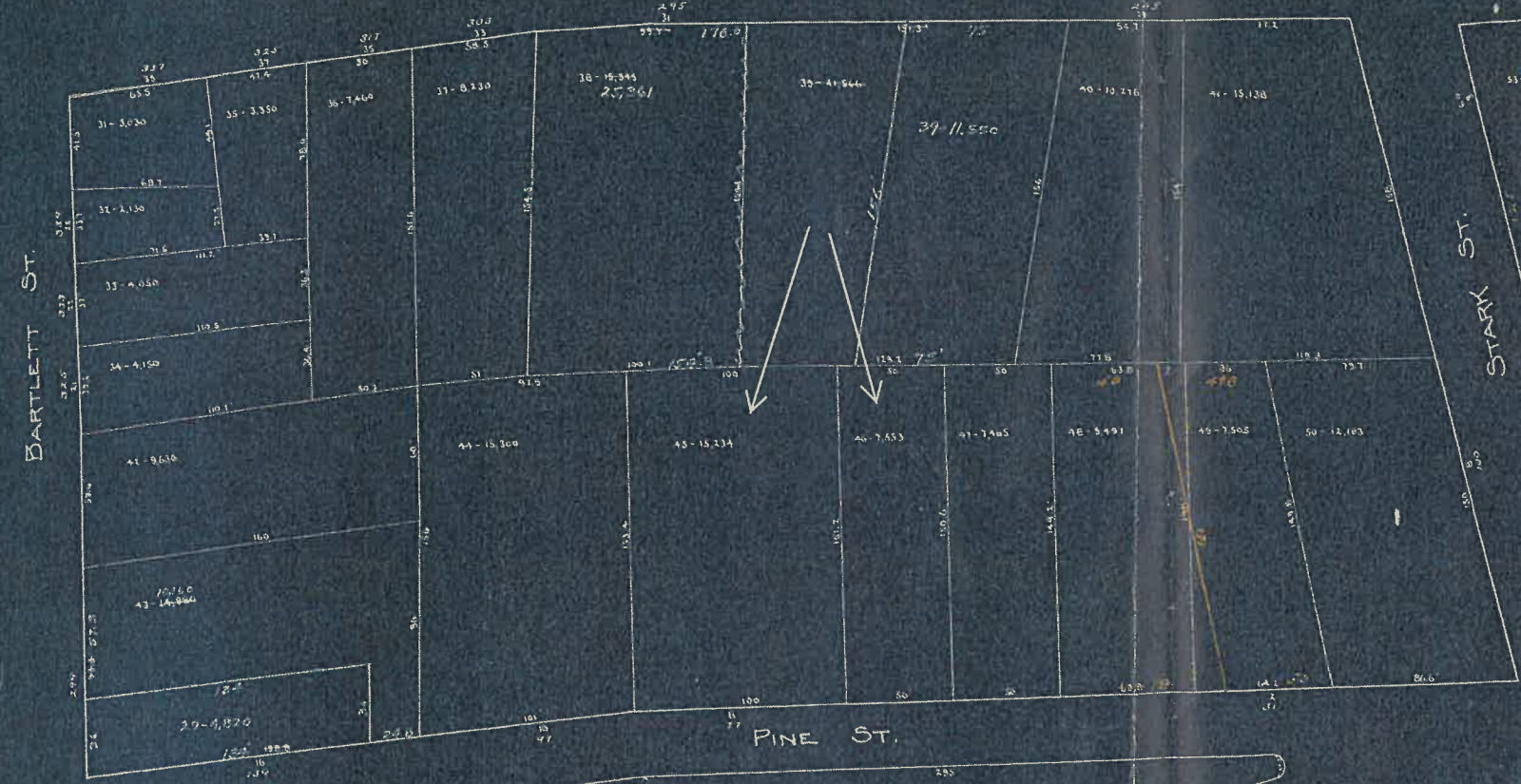
Portsmouth, New Hampshire
 2020
Tax Map 162



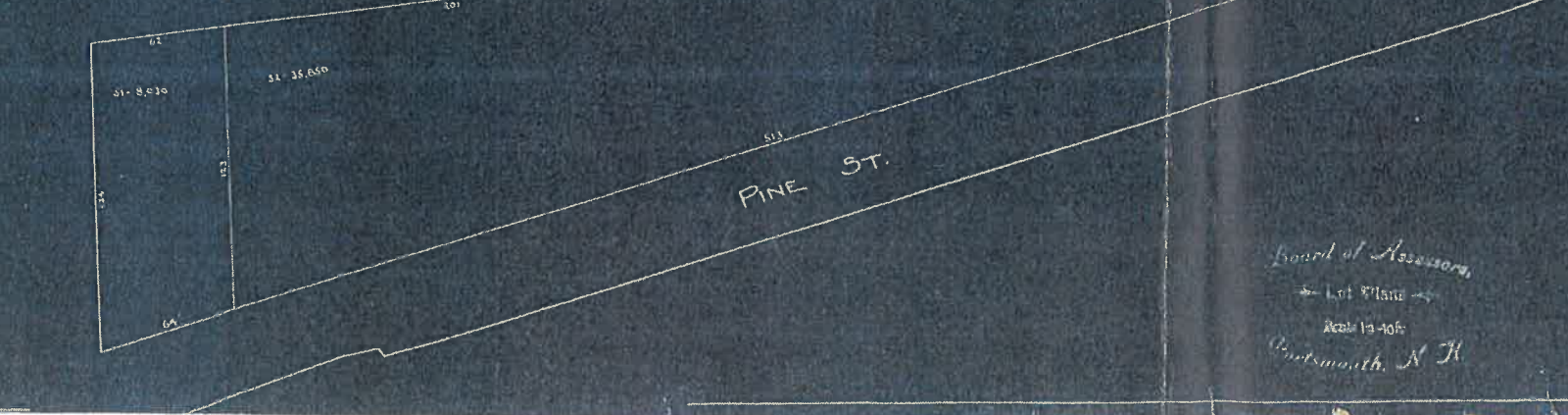
1927-1931 Map page 32



THORNTON ST.



PINE ST.



PINE ST.



Board of Assessors,
 - Lot Plans -
 April 19-1964
 Portsmouth, N.H.

BARTLETT ST.

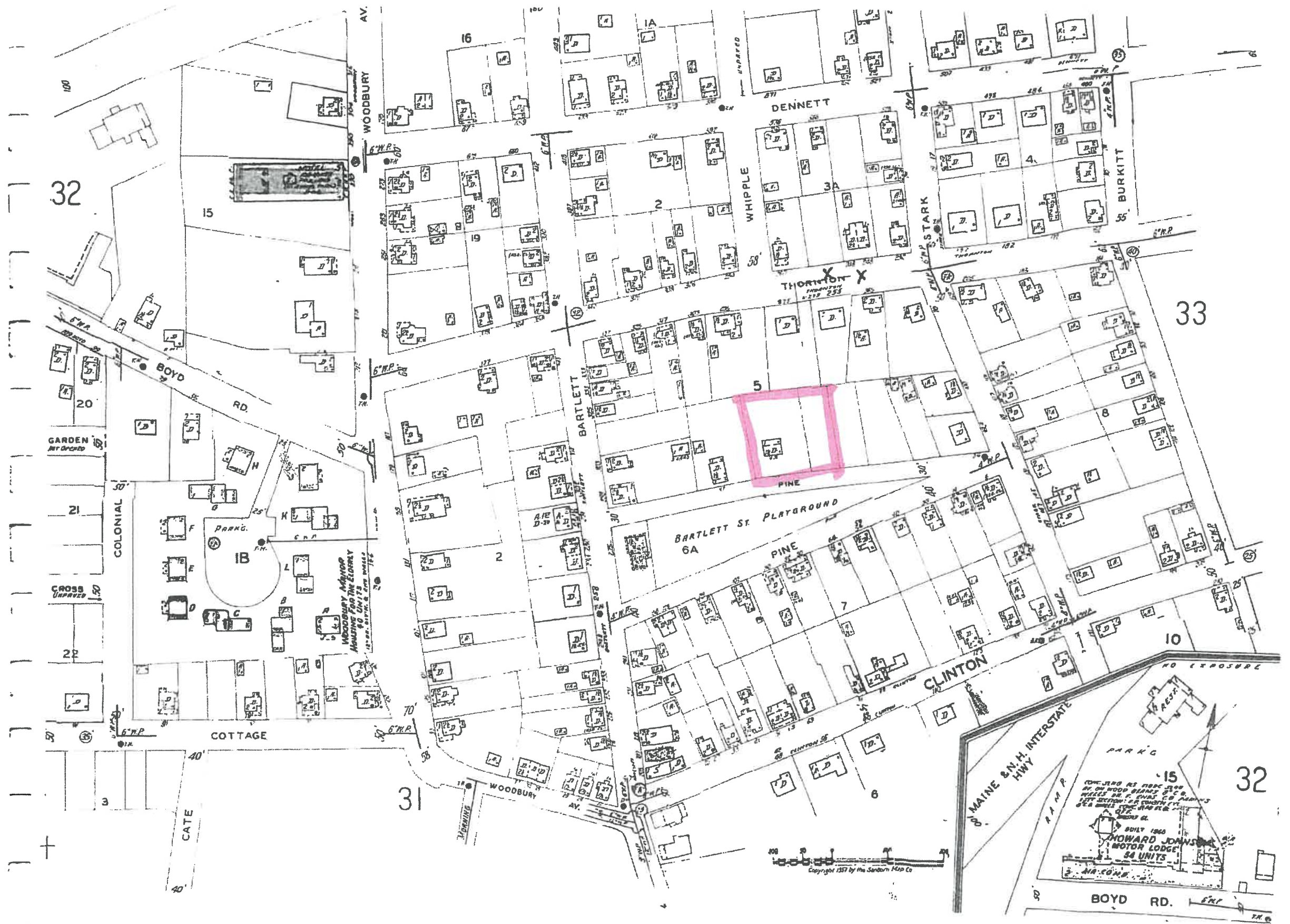
WHIPPLE ST.

STARK ST.

BURKITT ST.

38

39



1956

10



PREPARED BY PHOTOGRAMMETRIC METHODS BY
 JOHN E. O'DONNELL & ASSOCIATES
 ALBURN, MAINE
 1979

LEGEND
 ADJACENT SHEET NO.
 COMMON OWNERSHIP
 DEVELOPMENT LOT NO.
 SCALED DIMENSION



PROPERTY MAP
PORTSMOUTH
 NEW HAMPSHIRE

SCALE IN FEET
 0 40 80

U-62

Book: 6274 Page: 1666

E # 21029791 05/04/2021 03:15:39 PM
 Book 6274 Page 1666 Page 1 of 2
 Register of Deeds, Rockingham County



LCHIP	ROA561516	25.00
TRANSFER TAX	RO105780	8,850.00
RECORDING		14.00
SURCHARGE		2.00

RETURN TO:

Stewart Title Company - New Hampshire
 110 Corporate Drive, Suite 1
 Portsmouth, NH 03801

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I/We Karen L. Dufour, a single person, of 77 Meredith Way, Portsmouth, NH 03801, for consideration paid, grant(s) to Randi Collins and Jeff Collins, a married couple, of 55 Pine Street, Portsmouth, NH 03801, as joint tenants, with WARRANTY COVENANTS, the following described premises:

A certain lot of land, together with the buildings thereon, situated in the City of Portsmouth, County of Rockingham and State of New Hampshire, being further bounded and described as follows:

Southerly by Pine Street;

Easterly by land now or formerly of Carroll Shershun;

Northerly by land now or formerly of Martin J. Early, Margaret Tebbetts, Douglas Arey and Carol Arey;
 and

Westerly by land now or formerly of Laurence Robbins and Bella Robbins.

Said property being further described by instrument recorded in the Rockingham County Registry of Deeds in Book 2916, Page 2173.

I/We the grantor(s) hereby release all rights of homestead and any other interests therein in and to the above described premises.

Reference is made to title vested in Karen L. Dufour by virtue of a Warranty Deed from Charles B. Doleac dated March 23, 1992 and recorded in the Rockingham County Registry of Deeds in Book 2916, Page 2173.

EXECUTED this 4th day of May, 2021.

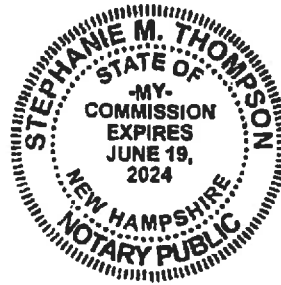


 Karen L. Dufour

State of New Hampshire
County of Rockingham

On this 4th day of May, 2021, personally appeared, before me, the above named Karen L. Dufour, known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Stephanie M. Thompson
Justice of the Peace/Notary Public
Print Name: Stephanie M. Thompson
My commission expires: 6.19.2024



P2173
RK2916 P2173

KNOW ALL MEN BY THESE PRESENTS, That CHARLES B. DOLEAC, a married person, of Little Harbour Road, Portsmouth, New Hampshire,

for consideration paid, grants to KAREN L. DUFOUR, of 50 Snell Road, #4, Dover, New Hampshire,

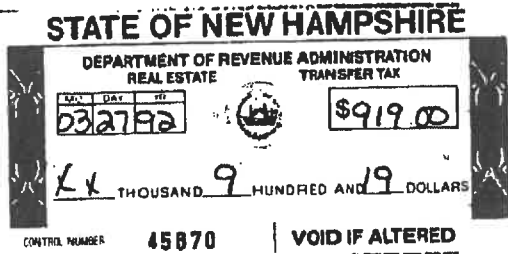
with warranty covenants to the said Karen L. Dufour, the following-described real estate:

A certain lot of land, together with the buildings thereon, situated in the City of Portsmouth, County of Rockingham and State of New Hampshire, being further bounded and described as follows:

Southerly by Pine Street;
Easterly by land now or formerly of Carroll Shershun;
Northerly by land now or formerly of Martin J. Early, Margaret Tebbets, Douglas Arey and Carol Arey; and
Westerly by land now or formerly of Laurence Robbins and Bella Robbins.

Being the same premises conveyed to Charles B. Doleac by Warranty Deed of Richard S. Philbrick and Harriet Philbrick, dated January 3, 1986 and recorded in the Rockingham County Registry of Deeds on January 3, 1986 at Book 2580, Page 2091.

0012117
Mar 27 2 40 PM '92
ROCKINGHAM COUNTY
REGISTRY OF DEEDS



THIS IS NOT HOMESTEAD PROPERTY.

~~husband~~ ~~and~~ ~~grantor~~ ~~release~~ ~~to~~ ~~his~~ ~~benefit~~ ~~and~~ ~~acknowledges~~ ~~that~~ ~~he~~ ~~is~~ ~~the~~ ~~sole~~ ~~owner~~ ~~of~~ ~~the~~ ~~premises~~ ~~described~~ ~~in~~ ~~the~~ ~~above~~ ~~recited~~ ~~instrument~~

Signed this 23 day of March, 1992

Charles B. Doleac
Charles B. Doleac L.S.

L.S.

L.S.

State of New Hampshire

ROCKINGHAM ss.: March 23, A. D. 1992

Personally appeared Charles B. Doleac,

known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

Before me, *Sandra W. Weston*
Justice of the Peace - Notary Public

8X2580 F2091

KNOW ALL MEN BY THESE PRESENTS, That RICHARD S. PHILBRICK and HARRIET PHILBRICK, husband and wife, of 217 Broad Street, Portsmouth, County of Rockingham, and State of New Hampshire,

for consideration paid, grant to CHARLES B. DOLEAC, of Little Harbor Road, Portsmouth, County of Rockingham, and State of New Hampshire,

with warranty covenants to the said Charles B. Doleac, the following described real estate:

A certain lot of land together with the buildings thereon situated in Portsmouth, NH and being further bounded and described as follows:

Southerly by Pine Street; Easterly by land now or formerly of Carroll Shershun; Northerly by land now or formerly of Martin J. Early, Margaret Tebbets, Douglas Arey and Carol Arey; and Westerly by land now or formerly of Laurence Robbins and Bella Robbins.

Being the same premises conveyed to Richard S. Philbrick and Harriet Philbrick by deed of Helen Jakimczyk, dated September 5, 1985, and recorded in the Rockingham County Registry of Deeds in Book 2562, Page 157.

Rockingham County Registry of Deeds
JAN 3 2 56 PM '86
00401



We, being, ~~xxxxxx~~ said grantor~~s~~ release to said grantee all rights of homestead and other interests therein.

Signed this 3rd day of January, 1986

Helen M. Jones
Witness as to
Bth

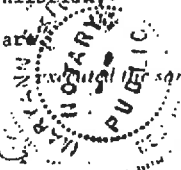
Richard S. Philbrick L.S.
Richard S. Philbrick
Harriet Philbrick L.S.
Harriet Philbrick
L.S.

State of New Hampshire

ROCKINGHAM ss.: January 3, A.D. 19 86

Personally appeared Richard S. Philbrick and Harriet Philbrick, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they are the parties to the same for the purposes therein contained.

MARYANN E. TOWLE, Notary Public Before me, *Maryann E. Towle*
My Commission Expires January 15, 1987. Justice of the Peace - Notary Public



SEP 6 3 56 PM '85
Rockingham County
Registry of Deeds

KNOW ALL MEN BY THESE PRESENTS, that Helen Jakimczyk,
of West Lynn, Massachusetts

02562 P0157

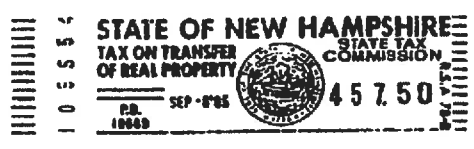
in consideration of
one dollar and other valuable consideration
paid by Richard S. Philbrick & Harriet Philbrick of Portsmouth
217 Broad Street, Portsmouth, N. H.

the receipt whereof I do hereby acknowledge, do hereby
give, grant, bargain, sell and convey unto the said Richard S. Philbrick and
Harriet Philbrick their heirs and assigns forever,
a certain lot or parcel of land

A certain lot of land together with the buildings
thereon situated in Portsmouth, NH and being further
bounded and described as follows:

Southerly by Pine Street;
Easterly by land now or formerly of Carroll Shershun;
Northerly by land now or formerly of Martin J. Early,
Margaret Tebbets, Douglas Arcey and Carol Arcey; and
Westerly by land now or formerly of Laurence Robbins and
and Bella Robbins.

Meaning and intending to convey and hereby conveying the
same parcel which was conveyed to the grantor herein by
deed of Joseph Zabroski et al dated July 11, 1972 and
recorded in the Rockingham County Registry of Deeds in
Book 2157 Page 30. See also the Affidavit of the Grantor
to be recorded herewith. The grantor is also conveying as
the surviving joint tenant, John F. Jakimczyk having died on
July 14, 1978 in West Lynn, Massachusetts.



To Have and to Hold the foregoing and bargained premises with all the privileges and appurtenances thereof to the said Richard S. Philbrick and Harriet Philbrick

their heirs and assigns, to them and their use and behoof forever.

And I do COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, Harriet Jakimczyk, being an unmarried widow

do hereby set hand and seal this 5th day of September in the year of our Lord one thousand nine hundred and 85.

Signed, Sealed and Delivered in presence of:

Catherine J. Youngs

Helen Jakimczyk
Helen Jakimczyk

State of New Hampshire September 5, 1985

Personally appeared the above named Helen Jakimczyk and acknowledged the above instrument to be her free act and deed.

CATHERINE J. YOUNGS, Notary Public
My Commission Expires October 28, 1989

Before me *Catherine J. Youngs*
Notary Public

Know all Men by these Presents:

BK2157 PG032

THAT I, Helen Jakimczyk, of West Lynn, County of Essex, State of Massachusetts,
for consideration paid, grant to Helen Jakimczyk and John F. Jakimczyk, both of West Lynn, County of Essex, State of Massachusetts,
with warranty covenants to the said Helen Jakimczyk and John F. Jakimczyk,
as joint tenants with rights of survivorship, the

A certain lot of land with a building thereon situated in Portsmouth, County of Rockingham, State of New Hampshire, and bounded and described as follows:

Southerly by Pine Street; Easterly by land of Carroll Shershun; Northerly by land of Martin J. Early, Margaret Tebbets, and Douglas and Carol Arey; and Westerly by land of Laurence and Bella Robbins.

Being the same premises conveyed to the grantor by Deed dated July 11, 1972, to be recorded herewith.

14615

JUL 26 9 21 AM '72

REC'D ROCKINGHAM COUNTY
REGISTRY OF DEEDS

(wife of said grantor, release to said grantee all right of
(husband
(dower and homestead and other interests therein.
(curtsey

Witness my hand and seal this 25th day of July, 1972.

WITNESS:

Lawrence W. Guptill

Helen Jakimczyk

STATE OF NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

On this the 25th day of July, 1972, before me, Lawrence W. Guptill, Jr. the undersigned officer, personally appeared Helen Jakimczyk known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

Lawrence W. Guptill

Consideration less than \$100.00.

Justice of the Peace.

BREK 7030

KNOW ALL MEN BY THESE PRESENTS:

14614

JUL 26 9 21 AM '72
REG'D ROCKINGHAM COUNTY
REGISTRY OF DEEDS

THAT WE, Joseph Zabroski, of Chelsea in the County of Suffolk and the State of Massachusetts; Stella Carideo of Everett in the County of Middlesex and the State of Massachusetts; Mary Gronski of Saugus in the County of Essex and the State of Massachusetts; and John Zabroski of Lynn in the County of Essex in the State of Massachusetts

for consideration less then One Hundred (\$100.00) Dollars grant to Helen Jakimczyk of West Lynn, County of Essex in the State of Massachusetts,

WITH WARRANTY COVENANTS to the said Helen Jakimczyk,

A certain lot of land with a building thereon situated in said Portsmouth, and bounded and described as follows:

Southerly by Pine Street; Easterly by land of Carroll Shershun; Northerly by land of Martin J. Early; Margaret Tebbets, and Douglas and Carol Arey; and Westerly by land of Laurence and Bella Robbins.

Being the same premises being conveyed to Kostanty Zabrockij a/k/a Kostanty Zabrocki by Warranty Deed of Mary Coakley, dated October 28, 1919 and recorded in Rockingham County, Registry of Deeds in Book 734, Page 223.

We, Vinci Zabroski, Willis Gronski, Eleanor Zabroski (wife of said grantors, release to said grantee all rights husband) of (dower and homestead and other interests therein. curtsey)

Witness Our Hands and Seals this 11th day of July 1972.

WITNESS:

Jane Weinberg
Jane Weinberg
Jane Weinberg
John Cronin
John Cronin
Ken Phelan
Ken Phelan

Joseph K Zabroski
Vinci Zabroski
Stella Carideo
Mary Gronski
Willis Gronski
John L Zabroski
Eleanor M Zabroski

STATE OF MASSACHUSETTS

COUNTY OF SUFFOLK

On this the TWELFTH day of July 1972, before me, NATHAN M. GOLDBERG the undersigned officer, personally appeared Joseph Zabroski and Vinci Zabroski known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

Nathan M. Goldberg
Justice of the Peace
Notary Public
MASSACHUSETTS
NOTARY PUBLIC

N.P.S.

My commission expires:
NOTARY PUBLIC
MY COMMISSION EXPIRES
JAN. 7. 1977

BK2157 PG031

STATE OF MASSACHUSETTS

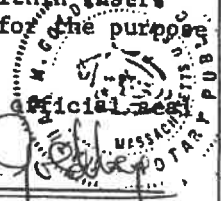
SUFFOLK
COUNTY OF ~~ESSEX~~

On this the *fourteenth* day of July 1972, before me, *Nathan M. Godeby* the undersigned officer, personally appeared Stella Carideo known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

NOTARY PUBLIC
MY COMMISSION EXPIRES
N.P.S. JAN. 7, 1977
My commission expires:

Nathan M. Godeby
~~Justice of the Peace~~
Notary Public



STATE OF MASSACHUSETTS

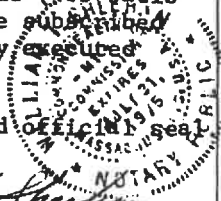
COUNTY OF ESSEX

On this the *Twenty First* day of July 1972, before me, William T. Sheehan, the undersigned officer, personally appeared Mary Gronski and Willis Gronski known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

Subscribed and sworn to before me this twenty first day of July, 1972. *William T. Sheehan* William T. Sheehan (my term expires 7/31/75)
~~Justice of the Peace~~
Notary Public

N.P.S.
My commission expires:



STATE OF MASSACHUSETTS

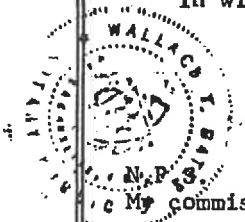
COUNTY OF ESSEX

On this the *eleventh* day of July 1972, before me, *Wallace T. Bates* the undersigned officer, personally appeared John Zabroski and Eleanor Zabroski known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

My commission expires:

Wallace T. Bates
~~Justice of the Peace~~
Notary Public



THAT I, Mary Coakley of Portsmouth in the County of Rockingham and State of New Hampshire.

for and in consideration of the sum of One Dollar and other ^{consideration} valuable ^{to me} to me in hand, before the delivery hereof well and truly paid by Constantine Gabrochik to

of said Portsmouth

the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said

Constantine Gabrochik his

heirs and assigns forever,

C. N. B. Babel del. to by mail.

A certain lot of land with the buildings thereon situated in said Portsmouth, and bounded and described as follows: Southwarp by Pine Street; Eastwarp by land of Sophia Deaver and land of one Drouwe; Northwarp by land of Harry J. Freeman; and Westwarp by land formerly of Belknap H. Crenshaw now owned or occupied by one Beardon. Being the same premises conveyed to me by Isabelle J. Deaver, by her deed dated June 2, 1910, and recorded in Rockingham County Record Book 654 Page 212.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to his the said Constantine Gabrochik and his heirs and assigns, to his and their only proper use and benefit forever. And I the said Mary Coakley and my heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said Constantine Gabrochik and his heirs and assigns, that until the delivery hereof I am the lawful owner of the said premises, and I seized and possessed thereof in my own right in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators, shall and will warrant and defend the same to the said Constantine Gabrochik and his heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

And I, Michael Coakley wife of the said Mary Coakley in consideration aforesaid, do hereby release my right of dower in the above mentioned premises.

And we each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises and to each and every part thereof, as are reserved or secured to us, or either of us, by the Statute of the State of New Hampshire, passed July 4, 1854, entitled "An Act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or Statutes of said State.

In Witness whereof I have hereunto set my hand and seal, this twenty-eighth day of October in the year of our Lord one thousand nine hundred and A. D. 1919.

SIGNED SEALED AND DELIVERED IN PRESENCE OF US:

John W. Linn.

Mary Coakley. (20)
Michael Coakley. (20)

STATE OF NEW HAMPSHIRE, ROCKINGHAM, ss. October 28 A. D. 1919.
Personally appeared the above named Mary Coakley and Michael Coakley and acknowledged the foregoing instrument to be their voluntary act and deed.

(G. P. Seal.)

BEFORE ME.

S. A. P. O. I.

... of ... of ... in the county of ...
-ingham and State of New Hampshire married woman

For and in Consideration of the sum of One dollar
to me in hand, before the delivery hereof, well and truly paid by Mary Leakey of the same Portsmouth
Mapley
Leakey

the receipt whereof I do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell,
alien, enfeoff, convey and confirm unto the said

heirs and assigns forever,

Mary Leakey and her
A certain lot of land with the dwellinghouse thereon situate in
said Portsmouth upon the Westerly side of what was formerly known as
West Park Street and now called Pine Street and being number 5 on said
Street Bounded as follows: viz: Southernly by said street about one hundred
and fifty (150) feet; Easternly by land of Sophia Sears and land of one
Dorcas one hundred and fifty (150) feet, Northernly by land of Benny Freeman
one hundred and fifty feet (150) and Westernly by land formerly of Charles H.
Thompson now owned or occupied by one Reardon one hundred and
fifty feet (150).
Being the same premises conveyed to me by Leahin Page Tugler by deed recorded
in Rockingham County Registry of Deeds.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to
her the said Leakey,
her heirs and assigns, to her and their only proper use and benefit forever. And I and
the
said Mapley for myself and for my heirs,
executors and administrators, do hereby covenant, grant, and agree to and with the said Leakey
and her heirs and assigns, that until the delivery hereof I am the
lawful owner of the said premises, and am seized and possessed thereof in my own right
in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free
and clear from all and every incumbrance whatsoever; and that I and my heirs, executors and administrators,
shall and will warrant and defend the same to the said Leakey
and her heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.
And Horace A. Mapley husband of said Mapley
in consideration aforesaid, do hereby release my right of dower in the above mentioned premises.

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution, and all other rights
whenever in said premises and in each and every part thereof, as our Family Homestead, as are reserved or secured to us, or either of us, by the Statute of the State of
New Hampshire, passed July 4, 1851, entitled "An act to exempt the Homestead of Families from attachment and levy or sale on execution," or by any other Statute or
Statutes of said State.

IN WITNESS WHEREOF, we have hereunto set our hand & seal & this Record
day of June in the year of our Lord one thousand nine hundred and 1910.

Signed, sealed and delivered in presence of us:
William L. Fernald. Horace A. Mapley. (Ld)
T. H. Sines. Mapley J. Mapley. (Ld)
Horace A. Mapley Jr. Charlotte M. Gladding (Ld)
STATE OF NEW HAMPSHIRE, Rockingham ss. June 25 A. D. 1910.

PERSONALLY appearing the above named Mapley J. and Horace A. Mapley and acknowledged
the foregoing instrument to be their voluntary act and deed. — BEFORE ME,
T. H. Sines.

Received and Recorded, June 14 - 9.50 P.M. 1910. Justice of the Peace.

Suffold, ss.

May 4th A.D. 1908.

Personally appeared the above named Thomas J. Emery and acknowledged the foregoing instrument to be his voluntary act and deed - Before me

Geo. W. Estabrook

Justice of the Peace.

Received and Recorded Apr. 13, - 4 P.M. 1910.

John W. A. Green Registrar

Deed
Page 1
M. S. H. Massey
Del. to
M. S. H. Massey
By mail.

Know All Men By These Presents, that I, Calvin Page of Pittsboro in the County of Rockingham and State of New Hampshire, as I am in the under the last will and testament of Nathan Jones, late of said Pittsboro, deceased, which will has been duly proved and allowed by the Probate Court for said County of Rockingham, for and in consideration of the sum of one dollar to me paid by Label J. Massey of said Pittsboro, the receipt of which is hereby acknowledged, and because in my best judgment it is proper to make this conveyance, under and by virtue and in execution of the powers in said will contained, have bargained and sold, quit do hereby bargain, sell, release, and convey to the said Label J. Massey, her heirs and assigns forever, a certain lot of land, with the dwelling house thereon, situated in said Pittsboro upon the westerly side of what was formerly known as West Park Street and is now called Pine Street, and being No. 1, on said street, bounded southerly by said street one hundred and fifty (150) feet, easterly by land of Sophia Searcy and land of one, Drowne, one hundred and fifty (150) feet, northerly by land of Harry J. Freeman one hundred and fifty (150) feet and westerly by land formerly of Leander H. Henderson, now owned or occupied by Mrs. Pearson, one hundred and fifty (150) feet.

The premises intended to be conveyed are the same described in the deed of Lydia W. White and others to the said Nathan Jones, dated August 16, 1889, and recorded in Registry of Deeds for said County of Rockingham, Book 576, Page 291.

To Have and to hold the above granted premises to her the said Label J. Massey and to her heirs and assigns to her and theirs, sole use and benefit forever. In Witness Whereof, I have hereunto set my hand and seal this thirteenth day of July, A. D. 1909.
Signed, sealed and delivered
in presence of:

to perform and observe the condition of this deed, rendering the surplus if any, to them or their heirs and assigns; and they hereby for themselves and their heirs and assigns, covenant with the grantees, their survivors, Successors and assigns, that, in case a sale shall be made under the foregoing power, they will, upon request, execute and deliver to the purchaser or purchasers a deed or deeds of release confirming the sale.

And it is agreed that the grantees, its successors, assigns, or any person or persons in their behalf, may purchase at any sale made as aforesaid, and that no other purchaser shall be answerable for the application of the purchase money; and that until default in the performance or observance of some one of the conditions of this deed, they and their heirs and assigns may hold and enjoy the granted premises and receive the rents and profits thereof.

In Witness Whereof, We the said Leonard H. Pillsbury and Evelyn S. Pillsbury here set our hands and seals this twenty-second day of August, in the year One thousand eight hundred and eighty nine.

Signed and Sealed in presence of.

John Ballantine to wit,
Charles M. Bell.

Leonard H. Pillsbury, 
Evelyn S. Pillsbury, 

Commonwealth of Massachusetts.

Essex, ss. August 22, 1889.

Then personally appeared the above named Leonard H. Pillsbury and Evelyn S. Pillsbury and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Charles M. Bell,
Justice of the Peace.

Received and Recorded.
August 23, 1889.

Simon B. Hayden
Register.

Know all men by these Presents, That Mr. Lydia A. White of Boston in the County of Suffolk and Commonwealth of Massachusetts, and Ella F. Shaerford of Salford in the County of Bermap and State of New Hampshire.

For and in consideration of the sum of one dollar and other valuable considerations to us in hand before the delivery hereof, well and truly paid by Nathan Jones of Portsmouth in the County of Rockingham in said State of New Hamp-

White et al
to
Jones,
Oct. 8, 1889.

unto the said grantee his heirs and assigns forever,
 A certain parcel of land with the buildings thereon, situated
 in Portsmouth aforesaid, and bounded as follows: Beginning on
 West Park St. and running north by land formerly of Captain
 Pickering, one hundred and fifty feet; thence East by one hundred
 and fifty feet; thence South by land formerly of Sophia J. Moran
 one hundred and fifty feet; thence West by West Park St.
 to the point began at, one hundred and fifty feet.
 Being the same premises formerly conveyed by Sarah L. Martin
 to Lydia W. White and Frank M. Shaeffer by her deed of
 July 10th, 1888, recorded in Rockingham Records, Book 570
 Folio 255.

To have and to hold the said granted premises, with all the
 privileges and appurtenances to the same belonging, to the said
 grantee and his heirs and assigns, to his and their only proper
 use and benefit forever. And we the said grantors and our heirs,
 Executors, and administrators, do hereby covenant grant and agree
 to and with the said grantee and his heirs and assigns, that until
 the delivery thereof we are the lawful owners of the said premises
 and are seized and possessed thereof in our own right in fee simple,
 and have full power and lawful authority to grant and convey the
 same in manner aforesaid, that the said premises are free and clear
 from all and every incumbrance whatsoever, and that we and our
 heirs, executors and administrators, shall and will warrant and
 defend the same to the said grantee and his heirs and assigns against
 the lawful claims and demands of any person or persons whatsoever.

And I, Frank M. Shaeffer husband of the said Ella F. Shaeffer,
 and I, Henry White, husband of the said Lydia W. White,
 in consideration hereof, do hereby relinquish all of our rights in the
 before mentioned premises.

And we and each of us, do hereby release, do hereby and waive
 all such rights of exemption from attachment and levy or sale on ex-
 ecution, and such other rights whatsoever in said premises, and in such
 and every part thereof as our family homestead, or as reserved or se-
 cured to us, or either of us, by the Statute of the State of New Hamp-
 shire, or any act in amendment thereof, or any other statute of said State.

In Witness Whereof We have hereunto set our hands and Seals
 this sixteenth day of August, in the year of our Lord, 1889.

Signed, sealed and de-
 livered in presence of us:
 J. C. Clark,
 G. H. Smith,
 J. W. Emery,
 J. W. Emery

Ella F. Shaeffer,
 Frank M. Shaeffer,
 Lydia W. White,
 Henry White.

State of New Hampshire.
 Belknap, ss. Aug. 16th, A. D. 1889.
 Prunella, clerk of the court named Ella F. Shaeffer and

That Sarah L. Martin of Portsmouth in the County of
Rockingham and State of New Hampshire.

for and in consideration of the sum of One dollar
to, in hand before the delivery hereof, well and truly paid by Lydia A. White of Boston in
the State of Massachusetts, and Frank M. Shaftford of
Sacoma in the County of Belknap, and State of New Hampshire
have remised, released and forever Quitclaimed, and by these presents do remise, release and forever quitclaim unto the said
Lydia A. White in Frank M. Shaftford - heirs and assigns forever.

Martin
to
White et al
Delivered to
M. Bufford.

All my right title and interest in and to a certain parcel of land
with the buildings thereon situated in said Portsmouth and bounded
as follows: beginning on West Park Street and running northwesterly by
land formerly of Ephraim Pickering one hundred and fifty feet;
thence Easterly one hundred and fifty feet, thence Southwesterly by land
formerly of Sophia J. Moran one hundred and fifty feet, thence
Westerly by West Park Street to the point began at, one hundred
and fifty feet,
Being the same premises conveyed to Joseph L. Martin by Lydia
A. White and others by deed Oct 21, 1878, and recorded in
Rockingham Records Liber 570 Folio 36

To HAVE and to HOLD the said premises, with all the privileges and appurtenances thereunto belonging, ^{them} to the said
White and Shaftford, their heirs and assigns forever; and I
do hereby covenant with the said White and Shaftford
that I will warrant and defend the said premises to them, the said White and Shaftford
and their heirs and assigns, against the lawful claims and demands of
any person or persons claiming by, from or under me.
And I, wife of said for

the consideration aforesaid, do hereby release my right of dower in said premises.
And we, the said and each of us do hereby release discharge and waive all such
rights of exemption from attachment and levy or sale an execution
in consideration aforesaid, do hereby grant and release to said
and each other rights whosoever in said premises, and in each and every part
of the right, title, interest, claim or demand which we, or either of us have in or to the above described premises, by virtue of an act of
the Legislature of the State of New Hampshire, entitled "An act to exempt the Homestead of Families from attachment and levy or sale
of the State of New Hampshire passed July 4, 1857,
on execution," passed July 4, 1857.

In WITNESS WHEREOF I have hereunto set my hand and seal, this twentieth day of
July in the year of our Lord 188 one thousand eight hundred and eighty eight
SIGNED, SEALED AND DELIVERED IN PRESENCE OF US:
Marcellus Bufford Sarah L. Martin (L.S.)
John J. Lasky

State of New Hampshire, Rockingham, ss. July 10, A.D. 1888
Personally appeared the above named Sarah L. Martin
and acknowledged the foregoing instrument to be her voluntary act and deed.
Before me: On the tenth day of July, 1888,
Marcellus Bufford, Justice of the Peace

That We Lydia Ann White, of Boston in the State of Massachusetts, and Mary Jane Shackford, of Lake Village, in the State of New Hampshire.

for and in consideration of the sum of *one dollar* to us in hand before the delivery hereof, well and truly paid by *Joseph L. Martin* of *Portsmouth, in the County of Rockingham and State of New Hampshire,*

Delivered to *M. Bufford* mail. have remised, released and forever Quitclaimed, and by these presents do remise, release, and forever quitclaim unto the said *Joseph L. Martin, and his* heirs and assigns forever.

A certain parcel of land with the buildings thereon situated in said Portsmouth, and bounded as follows, beginning on West Park Street and running northerly by land of Ephraim Pickering, one hundred and fifty feet, thence Easterly by land of Joseph L. Martin, and Phineas D. Hoyt, one hundred and fifty feet, thence Southerly by land of Sophie J. Moran, one hundred and fifty feet, thence Westerly by West Park Street, to the point begun at one hundred and fifty feet.

To HAVE and to HOLD the said premises, with all the privileges and appurtenances thereunto belonging, to the said *Joseph L. Martin* his heirs and assigns forever; and we do hereby covenant with the said *Joseph L. Martin*, that we will warrant and defend the said premises to *him* the said *Joseph L. Martin*, his heirs and assigns, against the lawful claims and demands of

any person or persons claiming by, from or under us And we the husbands of said grantors for the consideration aforesaid, do hereby release my right of dower in said premises.

And we, the said *all and each of us* wife of said *Joseph L. Martin*, in consideration aforesaid, do hereby grant and release to said

all the right, title, interest, claim or demand which we, or either of us have in or to the above described premises, by virtue of an act of the Legislature of the State of New Hampshire, entitled "An act to exempt the Homestead of Families from attachment and levy or sale on execution," passed July 4, 1851.

In WITNESS WHEREOF we have hereunto set our hands and seals, this *twenty first* day of *October*, in the year of Lord 18*58*.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF US: *Mary A. Wallae, Emma White, Lydia A. White (L.S.)*
S. C. Clark, To Mr + Mrs. Lemy White (L.S.)
E. H. Blaisdell, Shackford, Mary Jane Shackford (L.S.)
Bellknop, Nathaniel Shackford (L.S.)
State of New Hampshire, *Rockingham*, ss. *October 24th* A. D. 18*58*.

Personally appeared the above named *Mary Jane Shackford and Nathaniel Shackford*, and acknowledged the foregoing instrument to be *their* voluntary act and deed.

Before me: *S. C. Clark*, Justice of the Peace.

Co of Massachusetts, County of Suffolk, October 31, 1858. I, S. C. Clark, Justice of the Peace, do hereby certify that the within instrument is a true and correct copy of the original as the same appears from the records of said County.

tenor of a certain note given by said Sarah Huntington, bearing date even
herewith said last mentioned sum of three hundred and twenty dollars, with-
out interest thereon, then this deed and also said note shall be void otherwise
they shall remain in full force.

In witness whereof I the said Sarah Huntington have hereunto set
my hand and seal this Eleventh day of March in the year of our Lord
one thousand eight hundred and fifty three.

Executed and delivered
in presence of us
Parker Merrill
C. W. Huntington
Sarah Huntington. (L.S.)

State of New Hampshire, Rockingham ss March 11, 1853. Then the
aforenamed Sarah Huntington personally acknowledged the afore written
instrument by her signed and sealed to be her deed.

Before me, Parker Merrill, Justice of the Peace.

Received and Recorded March 19, 1853.

J. Hamilton Shapley, Register.

White
to
White
adms appp.

Know all men by these presents, that I William White of Cover-
hill, in the County of Essex and Commonwealth of Massachusetts, yeoman
in consideration of one hundred and sixty seven dollars 54⁰⁰ paid by Lydia
White, of Coverhill aforesaid, single woman, the receipt whereof I do hereby
acknowledge; have remised, released, and forever quit claimed, and do for my-
self and my heirs by these presents remise, release, and forever quit claim, unto
the said Lydia White, her heirs and assigns, all my right, title & interest & claim
in & to a lot of lands situate in Salem in the County of Rockingham and State
of New Hampshire, containing about twenty six acres and 143 rods, Also all my
right & title to about one hundred acres of lands, being number fifteen, sixth
range, second division right of Reuben French, in Warren in the County of
Dorset, in said State, Also lot number twenty five, third division, right of
said French containing about seventy acres in Warren aforesaid. The said piece
or lots being my part of my inheritance thereof, in the estate of my late ^{deceased} sister,
Fanny Whittier.

To have and to hold the afore-mentioned premises, with all the privileges
and appertinences thereunto belonging, to her the said Lydia White her
heirs and assigns to her & their use forever, so that neither I the said William
White, nor my heirs or any other person or persons, claiming from or under me,
or them, or in the name right, or stead of me, or them, shall or will, by any way
or means, have, claim, or demand, any right or title, to the aforesaid premises
or their appertinances, or to any part or parcel thereof, forever.

In witness whereof I the said William White, and I Priscilla White
wife of said William in token of relinquishment of dower have hereunto set
our hands and seals this ninth of February in the year of our Lord one thou-
sand eight hundred and twenty seven.

Signed, Sealed, and delivered
in presence of us
William White
Priscilla White
(L.S.)
(L.S.)

County Street.
State of New Hampshire
Rockingham Co.

July 13, 1909.

Here personally appeared the above named Catharine
Page, the wife of Nathan Jones, and
acknowledged the foregoing instrument to be his
free act and deed.

Before me,

Howard C. Nelson
Justice of the Peace.

Received and Recorded April 19 - 3.40 P.M. 1910.

John W. A. Green Register

Know all men by these presents that I Catharine Beede
wife of Alpha Beede within named in consideration of
one dollar to me paid by William S. Farrow within
named do hereby release to said William S. Farrow all
my right of dower in the within described premises.
In witness whereof I have hereat set my hand and
seal this 14 day of May A. D. 1891.

Signed sealed & delivered
in presence of

Catharine Beede (L.S.)
Edwin A. Beede

Release
of Dower.
Beede
to
Farrow.
Del. to
S. H. & B. J. Burtlett
See B. - 493
P. - 275.

Received and Recorded April 2-10 A. M. 1910.

John W. A. Green Register

Know all men by these presents,
that we, John S. Smith of the County
of Rockingham and State of New Hampshire, and
Mary E. Smith of the same County wife of the said
John S. Smith in consideration of One Thousand
dollars paid by George S. Webster of the same County
the receipt whereof we do hereby acknowledge, do
hereby give, grant, bargain, sell and convey, unto the
said George S. Webster his heirs and assigns forever.
A certain piece or parcel of land situated in said
County and bounded and described as follows, viz:
On the South by land of Benjamin Hill on the
West by land of Daniel C. Treble on the North by
land of Samuel Wagon and Frederick Wagon on
the East by land of the heirs of George Warden containing
thirty acres more or less, being precisely the same
premises conveyed to John S. Smith by Benjamin
Hill, Mary Hill wife, Benjamin F. Pofford and
Abbie S. Hill wife, by their deed of warranty dated

Mortgage.
Smith
to
Webster
Del. to
Call for

Correct and Recorded 9th - 25-1911. J. W. A. Green
Register
Catharine N. F. April 14th 1911.
The within mortgage having been
in full & hereby discharge the same
George S. Webster.

Petition to Limit Truck Traffic on Peverly Hill Road

Peverly Hill Road is a very narrow residential road which is unsafe for pedestrians. To solve this issue, the City of Portsmouth proposes to encroach on resident's front yards to add sidewalks and a multi-use path. This will effectively bring traffic closer to resident's homes. The trucks are passing through the residential area to gain access to businesses either on or very close to the end of Peverly Hill Road that intersects Route 1. Trucks (excepting local deliveries) can effectively be rerouted off of Route 33 to the Route 1 By-Pass by using Borthwick Avenue, which is devoid of homes. We, the undersigned eligible voters of the City of Portsmouth, petition the City Council to limit trucks traveling on Peverly Hill Road.

	Name of Eligible Voter	Signature of Eligible Voter	Address of Eligible Voter	Date Signed
1	Allison Tanner	Allison Tanner	380 Greenleaf Ave	10/10/21
2	CHRISTY AN	Chris An	366 GREENLEAF	10/10/21
3	Janine Moran	J. Moran	401 Greenleaf	10/10/21
4	Thomas Moran	Thomas Moran	401 Greenleaf	10/10/21
5	Adam Sargent	Adam Sargent	394 Greenleaf	10/10/21
6	MICHAEL ZISBOWI	Michael Zisbowi	404 GREENLEAF	10/10/21
7	DEL FRUSTINO	Del Frustino	287 PEVERLY HILL RD	10/10/21
8	DEAN CALBURN	Dean Calburn	287 PEVERLY HILL RD	10/10/21
9	RIDONOR STEVENS	Ridonor Stevens	303 PEVERLY HILL	10/13/21
10	BOYD STEVENS	Boyd Stevens	305 PEVERLY HILL RD	10/15/21
11	Megan Reis	Megan Reis	305 Peverly Hill Rd	10/15/21
12	Joe Golden	Joe Golden	515 Peverly Hill Rd	10/15/21
13	Julia Goldsmith	Julia Goldsmith		
14	JULIA RUSSELL	Julia Russell	515 Peverly Hill Rd	10/10/21
15	Carol Ruesswil	Carol Ruesswil	545 Peverly	10/10/21
16	Thomas Galasgeau	Thomas Galasgeau	476 Peverly Hill Rd	10/10/21
17	Donna Fleming	Donna Fleming	433 Greenleaf	10/10/21
18	DON JONES	Don Jones	296 PEVERLY HILL	10/10/21
19	JEFF SCHIGMANN	Jeff Schigmann	18 MOFFAT ST.	10/10/21
20	Heidi DeLeon	Heidi DeLeon	100 Peverly Hill Rd	10/10/21
21	MARIE KALKER	Marie Kalker	397 Peverly Hill	10/10/21
22	CHRIS SALLYONGS	Chris Sallyongs	183 Lewitt	10/10/21
23	TOM KELLEN	Tom Kellen	257 HILL RD	10/10/21
24	Jessica DeBellis	Jessica DeBellis	293 Peverly Hill Rd	10/10/21
25	Lisa Branig	Lisa Branig	293 Peverly Hill Rd	10/10/21
26	SUSAN TARTAGART	Susan Tartagart	293 Peverly Hill #8	10/10/21
27	Susan Chamberlin	Susan Chamberlin	390 Greenleaf Ave	10/10/21
28	Jean Kujala	Jean Kujala	350 Greenleaf Ave	10/10/21
29	Mark Tanner	Mark Tanner	380 Greenleaf	10/11/21
30	Buzz Scherer	Buzz Scherer	390 Greenleaf	10/13/21

DOCUMENTS RECEIVED AT MEETING

DATE: October 14, 2021

BY WHO: Allison Tanner submitted

CITY CLERK'S OFFICE

PORTSMOUTH POLICE COMMISSION

MEMORANDUM

DATE: NOVEMBER 10, 2021
TO: KAREN CONARD, CITY MANAGER
FROM: STEFANY SHAHEEN, PORTSMOUTH POLICE COMMISSION CHAIR
MARK D. NEWPORT, CHIEF OF POLICE
RE: POLICE COMMISSIONER APPOINTMENT FOLLOWING ONOSKO DEPARTURE

On behalf of Portsmouth Police Commission Chair Stefany Shaheen, I write to you to request an item be added to the agenda of the upcoming City Council meeting. There are two items to update the Council on:

- Out-going Commissioner Joseph Onosko is moving out-of-state and is no longer eligible to serve as an active Portsmouth Police Commissioner for the remainder of his 2021 term.
- Out-going Commissioner Thomas Hart has verbally submitted his resignation as Portsmouth Police Commissioner, effective immediately, prior to the end of his 2021 term.

In order for the Police Commission to meet in December 2021, Chairperson Shaheen is requesting the City Council to officially appoint the two highest vote-getters from the November 2nd municipal election to serve the remainder of Joe Onosko and Tom Hart's terms to avoid any delay in conducting on-going business.

We submit this request to you for the City Council's consideration and approval at their November 15th, 2021 meeting. We respectfully request this item be placed on the City Council meeting agenda for the November 15th, 2021 regular City Council meeting.

Respectfully submitted,



Jacqueline D. Burnett
Office of the Chief

copies: Board of Police Commissioners

11/3/21

Dear City Council and City Manager Conard,

I am submitting this letter of resignation as police commissioner given that today I'm moving out of state and am no longer eligible to remain as a commissioner according to the Charter.

Sincerely,

Joe Onosko

Mayor Rick Becksted
City of Portsmouth, NH

Mayor Becksted,

Please except my resignation from the Police Commission as a Police Commissioner. It has been an honor to serve with this talented police department and fellow Commissioners. I'm resigning so that the next two candidates can be sworn in immediately together without delay to meet the quorum requirements set by the City Charter. Its important that the two candidates start together as the in-house training takes a while. It does not make sense to just swear in one candidate and wait until January 1, 2022 for the second. This will be a smooth transaction without delay. Please support my request for the benefit of the police department and our citizens.

Respectfully,

A handwritten signature in black ink, appearing to read 'T. P. Hart', written in a cursive style.

Thomas P. Hart