

**SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE  
PORTSMOUTH, NEW HAMPSHIRE**

**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)\**

**2:00 PM**

**May 2, 2023**

**AGENDA**

**I. APPROVAL OF MINUTES**

- A. Approval of minutes from the April 4, 2023 Site Plan Review Technical Advisory Committee Meeting.

**II. NEW BUSINESS**

- A. The request of **238 Deer Street, LLC (Owner)**, for property located at **238 Deer Street** requesting a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance for provision of no on-site parking spaces where 11 spaces are required. Said property is shown on Assessor Map 125 Lot 3 and lies within the Character District 4 (CD4) District. (LU-20-238)

**III. OTHER BUSINESS**

**IV. ADJOURNMENT**

[https://us06web.zoom.us/webinar/register/WN\\_vLVQOS-uS0ilCr\\_RlxkGaA](https://us06web.zoom.us/webinar/register/WN_vLVQOS-uS0ilCr_RlxkGaA)

**SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE  
PORTSMOUTH, NEW HAMPSHIRE**

**CONFERENCE ROOM A  
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

**2:00 PM**

**April 4, 2023**

**MINUTES**

**MEMBERS PRESENT:**

Peter Stith, Chairperson, Principle Planner; David Desfosses, Construction Technician Supervisor; Patrick Howe, Deputy Fire Chief; Shanti Wolph, Chief Building Inspector; Peter Britz, Environmental Planner; Zachary Cronin, Assistant City Engineer

**MEMBERS ABSENT:**

Mike Maloney; Deputy Police Chief, Nicholas Cracknell; Principal Planner, Eric Eby, Parking and Transportation Engineer

**ADDITIONAL**

**STAFF PRESENT:**

Stefanie Casella; Planner, Kate Homet; Associate Environmental Planner

[4:47] The meeting began at 2:00 p.m.

**I. APPROVAL OF MINUTES**

- A. Approval of minutes from the March 7, 2023 Site Plan Review Technical Advisory Committee Meeting.

[5:02] P. Britz made a motion to approve the minutes as presented. D. Desfosses seconded the motion. The motion passed unanimously.

**II. OLD BUSINESS**

- A. **POSTPONED** The application of **Banfield Realty, LLC, (Owner)**, for property located at **375 Banfield Road** requesting Site Plan review approval to demolish two existing commercial buildings and an existing shed and construct a 75,000 s.f. industrial warehouse building with 75 parking spaces as well as associated paving, stormwater management, lighting, utilities and landscaping. Said property is shown on Assessor Map 266 Lot 7 and lies within the Industrial (I) District. (LU-20-259) **POSTPONED**

## **DISCUSSION AND DECISION OF THE BOARD**

[5:10] P. Stith inquired whether the Committee should make a motion to remove the application for 375 Banfield Road from the agenda due to their continued postponement and need for readvertisement.

[5:21] D. Desfosses made a motion to remove the applicant from the agenda. P. Britz seconded the motion. The motion passed unanimously.

- B.** The request of **Thomas E, Marybeth B, James B, and Meegan C. Reis (Owners)**, for property located at **305 Peverly Hill Road** requesting redevelopment of the property including the addition of two new dwelling units for a total of three units with associated site improvements. Said property is shown on Assessor Map 255 Lot 5 and lies within the Single Residence A (SRA), Single Residence B (SRB) and Natural Resources Protection (NRP) Districts. (LU-23-18 and LU-22-25)

[5:30] P. Stith introduced this application.

## **SPEAKING TO THE APPLICATION**

[6:00] Erik Sari (Altus Engineering), Charlie Hoyt (architect) and Jim Reis (property owner) came to present this application.

Mr. Sari noted that there were a few changes noted to the plan including a sign that discourages truck access on one side of the road, a revision to the water line, a fire truck turning template and changes to the septic which will result in new septic tie-ins connected to a new field. Additionally, Mr. Sari received a new comment requesting the addition of a second tank so that each unit has its own tank. This update will be included in the new application being sent to NHDES. The new addresses will be 305, 307 and 309 Peverly Hill Road. The State confirmed that the new utilities in the conservation easement are not prohibited.

[8:52] P. Howe mentioned that he was still not satisfied with the driveway access, noting it still seemed too tight. He noted that it should be at least 20 feet wide and should meet the turnaround requirements in Appendix D of the 2018 IFC Access Code Requirements. A discussion ensued about the ability of trucks to turn around on the property and what was needed to show this.

[12:51] D. Desfosses asked that the applicant add the second septic tank to the plans and he would be satisfied.

[13:11] P. Stith mentioned that he would like the applicant to remove the label of "ADU" from the plans because it was approved as three dwelling units, not an ADU.

[13:25] Mr. Sari explained that having the ADU label was easier for septic permitting purposes. P. Stith responded that the Planning Board would not allow that label to pass.

[13:46] S. Wolph asked why the septic would not be rated for a two-family unit. Mr. Sari responded that it would have 50% more loading which captures a one-bedroom additional unit, which makes it below a 300-gallon threshold which makes it applicable to an ADU size. S. Wolph responded that this would not be acceptable by the Planning Board.

[15:40] Mr. Hoyt noted that he had a conversation with P. Howe about how the new separation from the barn will be a fire-rated wall, although it is currently not detailed on the plan. That will be updated. He will double check the regulations to ensure it is needed.

### **PUBLIC HEARING**

[17:22] P. Stith opened up the public hearing. No one spoke. The public hearing was closed.

### **DISCUSSION AND DECISION OF THE BOARD**

[17:42] P. Britz noticed that the turning template had shown fire trucks having to go over abutting properties. Mr. Sari mentioned that it was according to GIS which may be inaccurate. Mr. Reis noted that it is likely incorrect due to the location of an old rock wall which is around the perimeter which reveals the true property line.

[18:43] D. Desfosses made a motion to approve the application with the following stipulations:

1. A second septic tank shall be added to the plans for the other building.
2. New turning templates will be reviewed and approved by the Fire Department prior to going to the Planning Board.

[19:22] P. Britz seconded the motion.

[19:33] S. Casella inquired whether there would need to be additional review by the State LCIP program if the driveway is widened for the trucks to turn around in the conservation easement area. P. Britz noted that they would need additional approval if it impacts the easement area.

[21:04] The motion passed unanimously.

### **III. ADJOURNMENT**

[21:20] D. Desfosses made a motion to adjourn.

The meeting adjourned at 2:16 p.m.

Respectfully submitted,

Kate E. Homet  
Secretary for the Technical Advisory Committee



200 Griffin Road, Unit 3, Portsmouth, NH 03801  
Phone (603) 430-9282 Fax 436-2315

17 April 2023

Peter Stith, Technical Advisory Committee Chair  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

**RE: CUP Parking Approval Request at 138 Deer Street, Mixed Use Site Development with Micro-Units**

Dear Mr. Stith and TAC Members:

On behalf of 238 Deer Street, LLC, we submit the attached information to support the Application for Conditional Use Permit under Section 10.1112.141 of the Portsmouth Zoning Ordinance, filed herewith. The Technical Advisory Committee (TAC) may recall that this same project came before the TAC Committee in December of 2020 and January of 2021. The CUP submitted at that time was approved by the Portsmouth Planning Board on February 18, 2021. The approval was extended in 2022, however a second extension request is not allowed, hence the CUP application needs to be re-submitted and re-approved, with the request to confirm the calculated parking demand, before the TAC Committee.

The 238 Deer Street project will provide much needed micro housing units to the Portsmouth downtown. This proposed new building will add 21 additional housing units, all under 500 square feet in size. The units are shown on the attached Architectural Plan(s). The minimum parking required for this project is 7-11 spaces. Due to site constraints (a lack of space to get to a potential basement parking level), the only parking that could be provided would have to be at first floor level; which would not allow for a vibrant commercial first floor use. 238 Deer Street, LLC proposes to provide no on-site spaces. Pursuant to Portsmouth Ordinance Section 10.1112.52, a conditional use permit may be granted to permit less than the minimum parking required, and that is our request for this project. The Site Plan approval has been extended, and is still valid, for the project.

Section 10.1112.141 of the Portsmouth Ordinance States (*emphasis added*):

*An application for a conditional use permit under this section shall include a parking demand analysis, which shall be reviewed by the City's Technical Advisory Committee prior to submission to the Planning Board, demonstrating that the proposed number of off-street parking spaces is sufficient for the proposed use.*

This application is unique in that the site constraints do not allow for any parking, however the requirement that the Technical Advisory Committee review the parking demand analysis, remains.

This portion of the application will focus, exclusively, on the Parking Demand Analysis, which we ask the Technical Advisory Committee to set the parking demand at 7-8 spaces, as determined previously. In support of that number please find the attached Parking Demand Analysis for your review and comment.

The following plans, showing the site and features from the previously approved site plan set, are included in our submission, for reference only:

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Site Zoning.
- Existing Conditions Plan C1 – This plan shows the current site improvements on the property.
- Site Plan C3 – This plan shows layout of the proposed features.
- Architectural Plans A1 and A2 – These plans show the proposed building floor plans.
- Architectural Plans A7 – This plan shows the proposed interior unit layout

We look forward to the TAC review of this submission and concurrence on the submitted parking demand.

Sincerely,

A handwritten signature in black ink, appearing to read 'JRC', with a long horizontal flourish extending to the right.

John R. Chagnon, PE  
CC: DTC Law, McHenry Architects, 238 Deer Street LLC



200 Griffin Road, Unit 3, Portsmouth, NH 03801  
 Phone (603) 430-9282 Fax 436-2315

17 April, 2023

**Proposed Parking Demand  
 Mixed Use Site Development  
 138 Deer Street  
 Portsmouth, NH**

The purpose of this calculation is to identify the proposed parking demand under the Portsmouth Ordinance and other sources generated by the mixed-use site development at 138 Deer Street. Currently the property has a one-story building with one commercial unit. The proposed plan is to remove the existing structure and construct a 3-story building with first floor commercial uses and 21 micro-units above the first floor.

In developing the expected parking demand Ambit Engineering considered the standard rates as outlined in the City of Portsmouth Zoning Ordinance under Section 10.1112.31 ***Parking Requirements for Residential Uses***. Also, this application will look at demand based on ITE industry data, as a back-up. The parking demand, based upon the number size of the dwelling units in the buildings are summarized below:

Parking Demand Portsmouth Ordinance

<u>Unit Size</u>	<u>Parking Spaces Required</u>	<u># of units</u>	<u>Parking Spaces Required</u>
< 500 SF	0.5 per unit	21	10.5 Spaces
Visitor	0.2 per unit	21	4.2 Spaces

***Total required: 15 Spaces***

In the Downtown Overlay District, the number of required parking spaces is reduced by 4 spaces to 11 spaces. Based on the calculation there is an anticipated requirement for 11 parked vehicles with this project. U.S. Census Bureau information on means of travel for residence of Portsmouth shows that approximately 7.7 percent of Portsmouth residents travel to work via walking or biking and 1.4 percent of Portsmouth residents utilize public transit services to travel to/from work. We can assume that some of this population may not have, or need to have, a vehicle. Based on this data a reduction of 9 % in parking demand could be expected, thus reducing the actual demand to 10 vehicles.





**238 Deer Street  
Population Estimates for Portsmouth, NH**

	2010	2020
Total Population	20,963	21,418
Total Households	10,647	10,676
Occupants per household	1.97	2.01
Total workers	12,148	12,548
Drove Alone	82.40%	73.58%
Carpooled	3.81%	6.91%
Public Transportation	1.44%	1.12%
Walked	5.14%	5.28%
Worked from Home	5.40%	11.16%
Other	1.81%	1.94%

# 238 DEER STREET MIXED USE BUILDING

## 238 DEER STREET, LLC

### 238 DEER STREET PORTSMOUTH, NEW HAMPSHIRE PERMIT PLANS

**OWNER/APPLICANT:**

238 DEER STREET, LLC  
238 DEER STREET  
PORTSMOUTH, N.H. 03801  
Tel. (978) 479-1718

**ARCHITECT:**

McHENRY ARCHITECTURE  
4 MARKET STREET  
PORTSMOUTH, N.H. 03801  
TEL. (603) 430-0274

**CIVIL ENGINEER & LAND SURVEYOR:**

AMBIT ENGINEERING, INC.  
200 GRIFFIN ROAD, UNIT 3  
PORTSMOUTH, N.H. 03801  
Tel. (603) 430-9282  
Fax (603) 436-2315

**PLAN REFERENCES:**

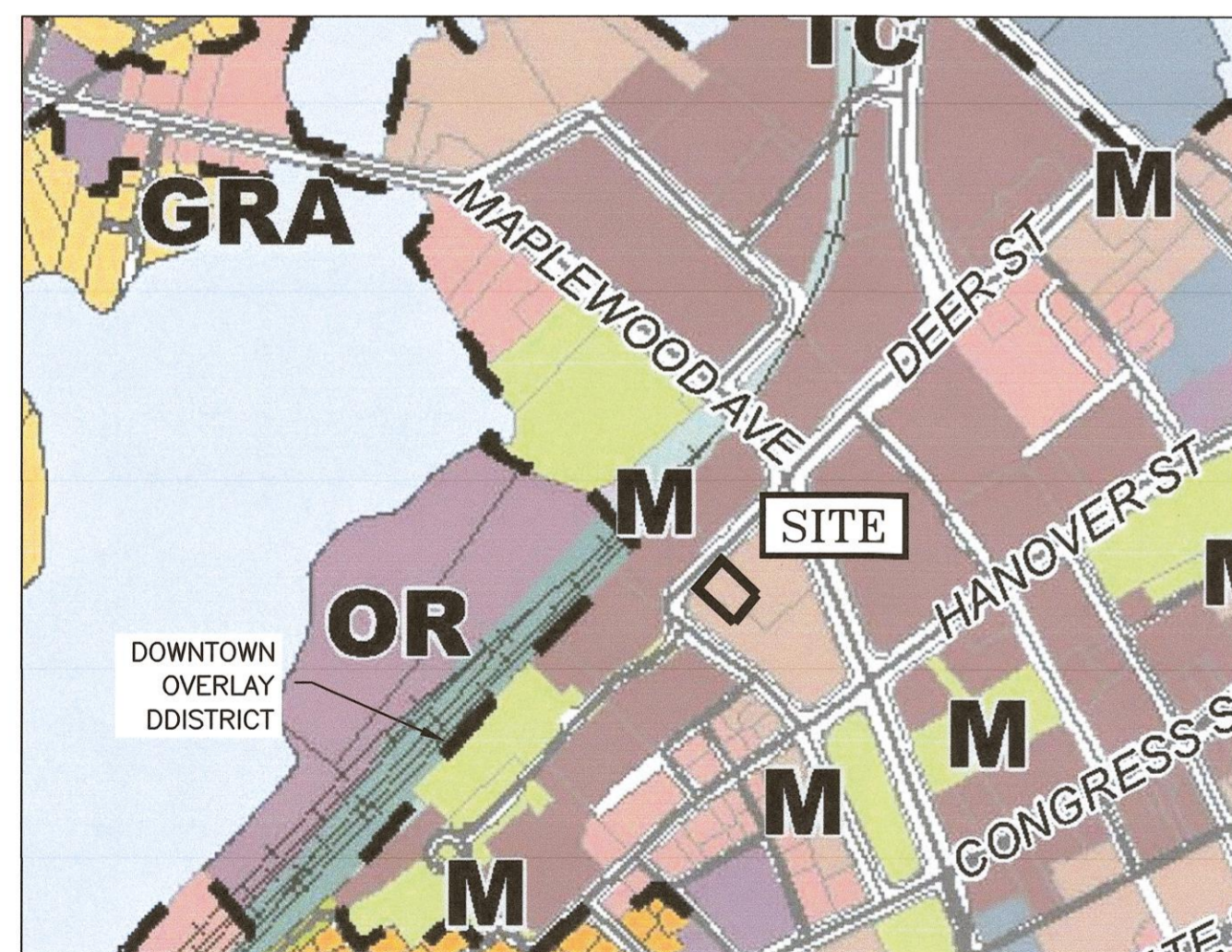
1. VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE, DISPOSITION PLAN PARCEL 7. DATED OCT. 1973 BY ANDERSON-NIHOLS & CO., INC. RCRD #D-4119.
2. VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE, DISPOSITION PLAN PARCEL 10. DATED OCT. 1973 BY ANDERSON-NIHOLS & CO., INC. RCRD #D-4125.
3. VAUGHAN STREET URBAN RENEWAL PROJECT N.H. R-10, PORTSMOUTH, NEW HAMPSHIRE, DISPOSITION MAP. DATED NOV. 1969 BY ANDERSON-NIHOLS & CO., INC. RCRD #D-2408.
4. EASEMENT SITE PLAN, TAX MAP 125 - LOT 2, 30 MAPLEWOOD, LLC TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE (PSNH), SCALE: 1" = 20', OCTOBER 2013 BY AMBIT ENGINEERING. RCRD D-38148.
5. PROPOSED EASEMENT TO CITY OF PORTSMOUTH, SCALE: 1" = 10', 9/18/13 BY AMBIT ENGINEERING. BK 5512, PG 1046.
6. CONDOMINIUM SITE PLAN, TAX MAP 125 - LOT 2, BY AMBIT ENGINEERING. RCRD D-38936; AMENDED AT RCRD D-39005.
7. SUBDIVISION PLAN TAX MAP 125 - LOT 2, OWNER: 30 MAPLEWOOD, LLC, 30-46 MAPLEWOOD AVENUE, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, PREPARED BY AMBIT ENGINEERING, INC., SCALE 1" = 20', DATED OCTOBER 2015 REVISED 4/18/17, RCRD D-40246
8. PLAN OF LAND NO. 238 DEER ST. PORTSMOUTH, N.H., SCALE: 1IN = 10 FT., DATED MAY 1954 PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS RCRD #02164

**PERMIT LIST:**

PORTSMOUTH HDC: GRANTED 11/3/21  
PORTSMOUTH ZONING BOARD: GRANTED 9/28/21  
PORTSMOUTH SITE REVIEW: PENDING  
PORTSMOUTH CONDITIONAL USE PERMIT: APPROVED 2/18/21

**LEGEND:**

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	SETBACK
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	G	GAS LINE
D	D	STORM DRAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
UGE	UGE	UNDERGROUND ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC/WIRES
---	---	FOUNDATION DRAIN
---	---	EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
○	○	UTILITY POLE
⊙	⊙	WALL MOUNTED EXTERIOR LIGHTS
⊙	⊙	TRANSFORMER ON CONCRETE PAD
⊙	⊙	ELECTRIC HANDHOLD
⊙	⊙	SHUT OFFS (WATER/GAS)
⊙	⊙	GATE VALVE
⊙	⊙	HYDRANT
⊙	⊙	CATCH BASIN
⊙	⊙	SEWER MANHOLE
⊙	⊙	DRAIN MANHOLE
⊙	⊙	TELEPHONE MANHOLE
⊙	⊙	PARKING SPACE COUNT
⊙	⊙	PARKING METER
LSA	LSA	LANDSCAPED AREA
TBD	TBD	TO BE DETERMINED
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
AC	AC	ASBESTOS CEMENT PIPE
VC	VC	VITRIFIED CLAY PIPE
EP	EP	EDGE OF PAVEMENT
EL	EL	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
S =	S =	SLOPE FT/FT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL



**Character Districts**

- CD5 Character District 5
- CD4 Character District 4
- CD4-W Character District 4-W
- CD4-L1 Character District 4-L1
- CD4-L2 Character District 4-L2

**Civic District**

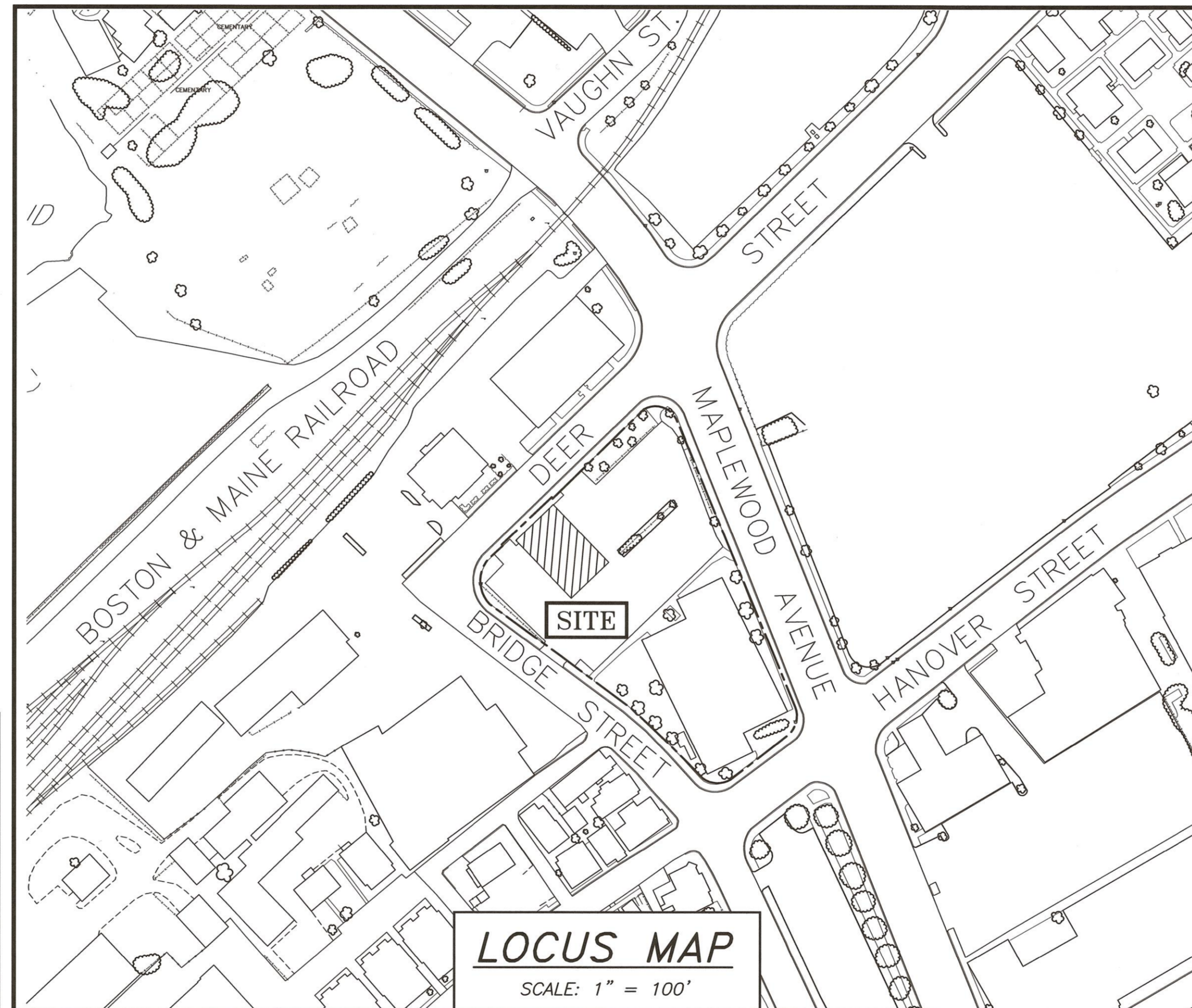
- Civic District

**Municipal District**

- Municipal District

**Overlay Districts**

- OSLOD Osprey Landing Overlay District
- Downtown Overlay District
- Historic District



**UTILITY CONTACTS**

**ELECTRIC:**  
EVERSOURCE  
1700 LAFAYETTE ROAD  
PORTSMOUTH, N.H. 03801  
Tel. (603) 436-7708, Ext. 555.5678  
ATTN: MICHAEL BUSBY, P.E. (MANAGER)

**NATURAL GAS:**  
UNITIL  
325 WEST ROAD  
PORTSMOUTH, N.H. 03801  
Tel. (603) 294-5144  
ATTN: DAVE BEAULIEU

**CABLE:**  
COMCAST  
155 COMMERCE WAY  
PORTSMOUTH, N.H. 03801  
Tel. (603) 679-5695 (X1037)  
ATTN: MIKE COLLINS

**SEWER & WATER:**  
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS  
680 PEVERLY HILL ROAD  
PORTSMOUTH, N.H. 03801  
Tel. (603) 427-1530  
ATTN: JIM TOW

**COMMUNICATIONS:**  
FAIRPOINT COMMUNICATIONS  
JOE CONSIDINE  
1575 GREENLAND ROAD  
GREENLAND, N.H. 03840  
Tel. (603) 427-5525

**INDEX OF SHEETS**

DWG. NO.	
C1	EXISTING CONDITIONS PLAN
C3	SITE PLAN
A1	FLOOR PLANS
A2	FLOOR PLANS
A7	INTERIOR CONCEPT

**PORTSMOUTH APPROVAL CONDITIONS NOTE:**  
ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

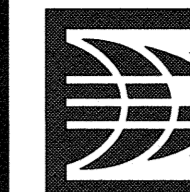
**PERMIT PLANS - MIXED USE BUILDING**  
238 DEER STREET, LLC  
238 DEER STREET  
PORTSMOUTH, N.H.

**AMBIT ENGINEERING, INC.**  
A DIVISION OF HALEY WARD, INC.

WWW.HALEYWARD.COM

200 Griffin Road, Unit 3  
Portsmouth, NH 03801  
603.430.9282

PLAN SET SUBMITTAL DATE: 17 APRIL 2023



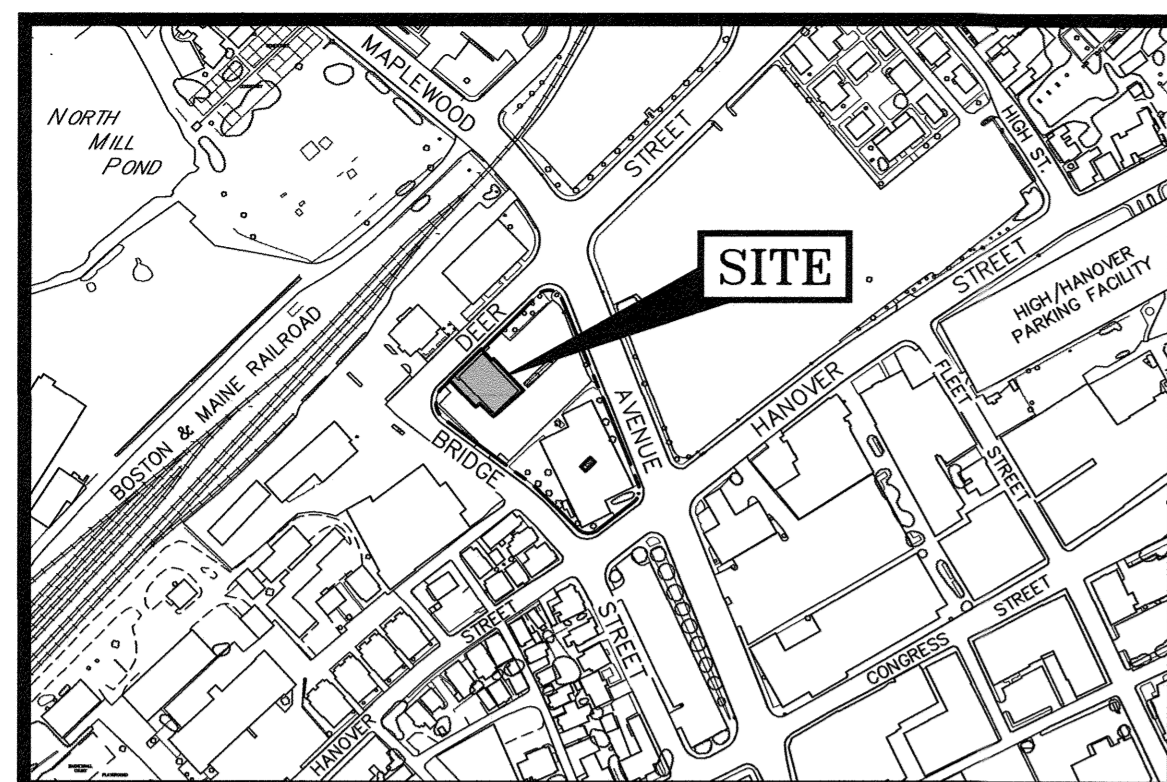
# AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-9282  
Fax (603) 436-2315

### NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 125 AS LOT 3.
- 2) OWNER OF RECORD:  
238 DEER STREET, LLC.  
238 DEER STREET  
PORTSMOUTH, NH 03801  
5890/1712  
RCRD #02164
- 3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4, HISTORIC DISTRICT, AND DOWNTOWN OVERLAY DISTRICT.
- 4) DIMENSIONAL REQUIREMENTS:  
CHARACTER DISTRICT 4 (CD4):  
MIN. LOT AREA: NO REQUIREMENT  
FRONTAGE: NO REQUIREMENT  
SETBACKS:  
FRONT (MAX.) 10 FEET (PRIMARY)  
SIDE NO REQUIREMENT  
REAR 5 FEET  
MAXIMUM STRUCTURE HEIGHT: 40 FEET  
MAXIMUM STRUCTURE COVERAGE: 90%  
MAXIMUM BUILDING FOOTPRINT: 15,000 S.F.  
MINIMUM OPEN SPACE: 10%  
MINIMUM FRONT LOT LINE BUILDOUT: 50%
- 5) LOT AREA: 6,181 S.F., 0.1419 ACRES.
- 6) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F, JANUARY 29, 2021
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS ON MAP 125, LOT 3.
- 8) DEER STREET UTILITY LOCATIONS TO BE CONFIRMED PRIOR TO BUILDING PERMIT ISSUANCE.

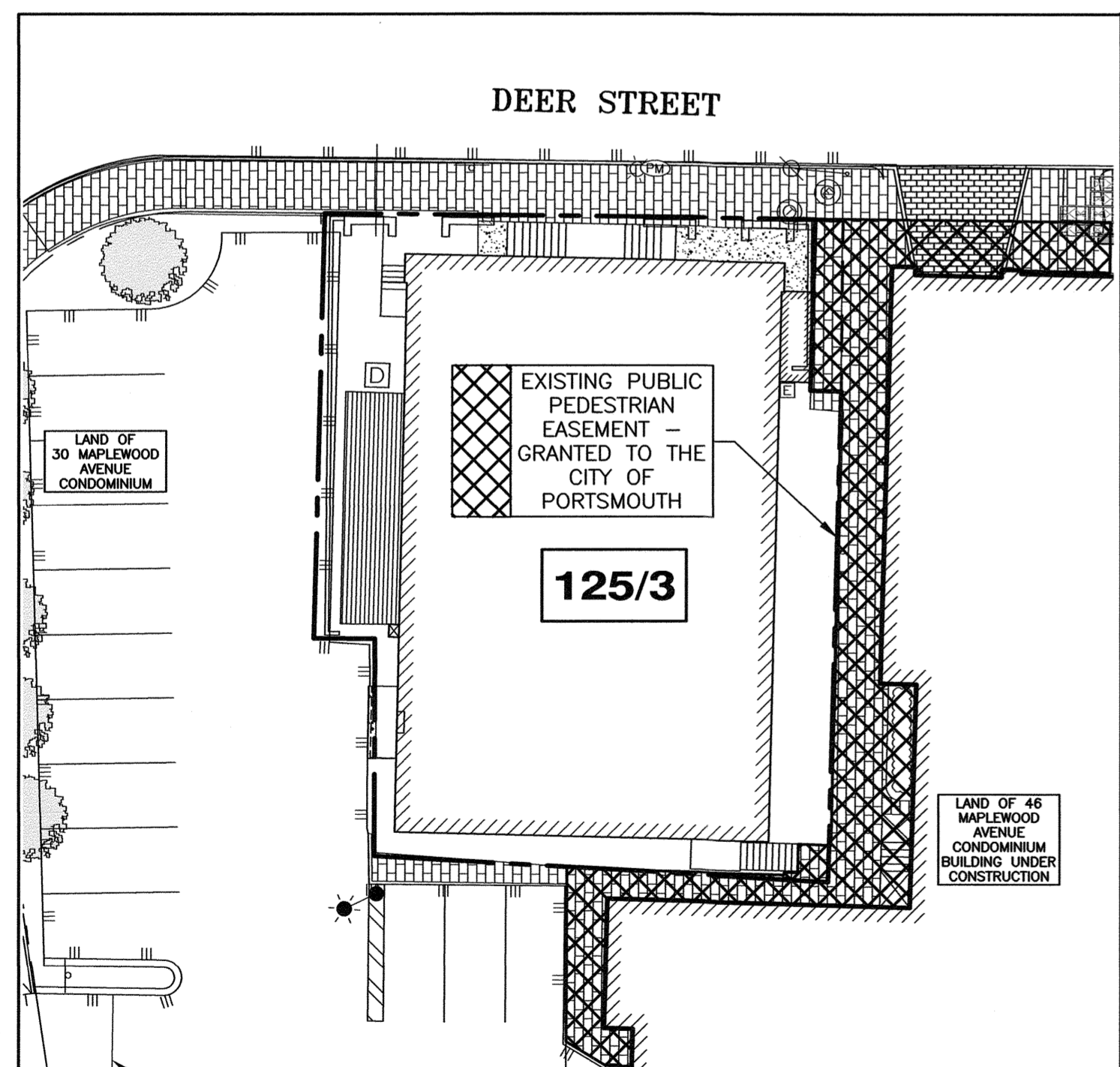


LOCATION MAP

SCALE: 1" = 300'

### ABUTTERS ACROSS DEER STREET:

- 125 16 N/F JOHN GRAY REVOC. TRUST BRADFORD A GRAY REVOC. TRUST 579 SAGAMORE AVENUE, UNIT 100 PORTSMOUTH, N.H. 03801 3895 / 0643
- 125 17 N/F FOUNDRY PLACE HOTEL OWNER LLC 157 DEER ST PORTSMOUTH, N.H. 03801 6103 / 338
- 125 17-2 N/F DEER STREET ASSOCIATES 157 DEER STREET PORTSMOUTH, N.H. 03801 5631 / 2429
- 125 17-3 N/F DEER STREET ASSOCIATES 157 DEER STREET PORTSMOUTH, N.H. 03801 5631 / 2429

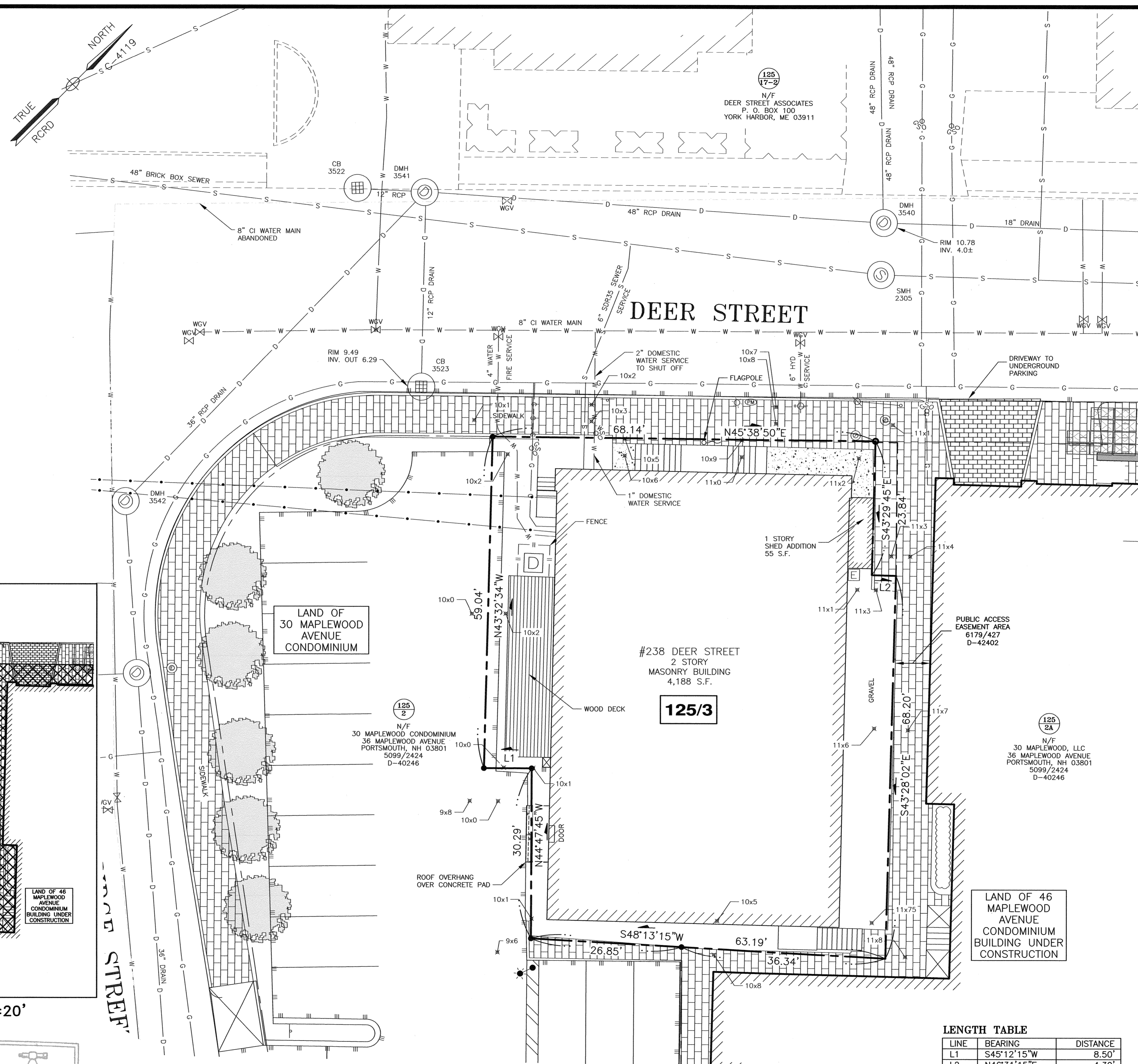
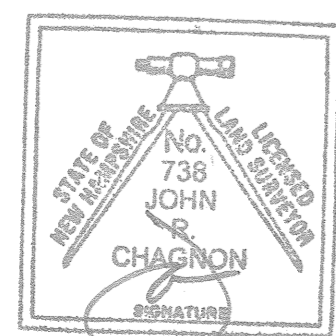


DEER STREET PUBLIC WALKWAY EASEMENT 1"=20'

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

JOHN R. CHAGNON, LLS 738

5-23-22 DATE

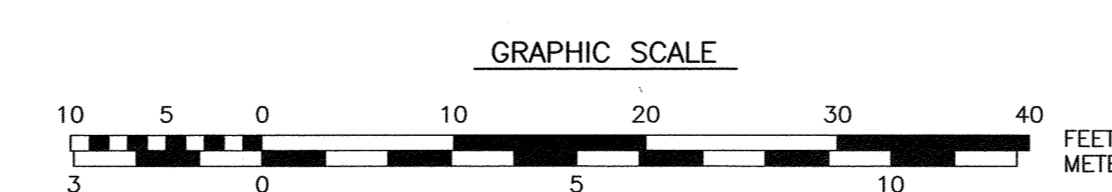


## DEER STREET

#238 DEER STREET  
2 STORY MASONRY BUILDING  
4,188 S.F.  
125/3

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S45°12'15"W	8.50'
L2	N46°31'15"E	4.30'



## SITE DEVELOPMENT 238 DEER STREET, LLC 238 DEER STREET PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
3	WATER SERVICE	5/23/22
2	UTILITIES	1/26/22
1	UTILITIES, NOTE 8	12/7/21
0	ISSUED FOR COMMENT	9/1/21

REVISIONS

SCALE: 1" = 10' AUGUST 2021

EXISTING CONDITIONS PLAN **C1**

**ZONING DEVELOPMENT STANDARD**

CD4: CHARACTER DISTRICT 4

**BUILDING PLACEMENT (PRINCIPLE):**

	238 DEER STREET		
	REQUIRED	EXISTING	PROPOSED
MAX. PRINCIPLE FRONT YARD:	10.0'	1'	0'
MAX. SECONDARY FRONT YARD:	N/A	N/A	N/A
MIN. SIDE YARD:	NR	0'	0'
MIN. REAR YARD:	5.0'	3.5'	3.5'
FRONT LOT LINE BUILDOUT:	50% MIN.	78%	92%

**BUILDING TYPES:**

ALLOWED BUILDING TYPES: ROWHOUSE, APARTMENT, LIVE/WORK, SMALL/LARGE COMMERCIAL  
 PROHIBITED: HOUSE & DUPLEX

ALLOWED FACADE TYPE: STOOP, STEP, SHOPFRONT, OFFICEFRONT, RECESSED-ENTRY  
 PROHIBITED: PORCH & FORECOURT

**BUILDING FORM:**

	REQUIRED	EXISTING	PROPOSED
MAX STRUCTURE HEIGHT:	40.0' + 2.0' PENTHOUSE	23' +/-	42'
STRUCTURE HEIGHT (IN STORIES):	3	1	3 + PENTHOUSE
PENTHOUSE AREA:	50% MAX. OF STORY BELOW	N/A	3,206 S.F. - 60% 1,907 S.F. - 35.6%
PENTHOUSE SETBACK:	15.0'	N/A	8.0'
MAX. FINISHED FLOOR SURFACE OF GROUND FLOOR ABOVE SIDEWALK GRADE:	36 INCHES	6'	1'
MIN. GROUND STORY HEIGHT:	12.0'	14.0'	12.0'
MIN. SECOND STORY HEIGHT:	10.0'	N/A	10.5'
FACADE GLAZING (OTHER):	20% MIN. TO 50% MAX.	N/A	42%

ROOF TYPE ALLOWED: FLAT, GABLE, HIP, GAMBREL, MANSARD

**LOT OCCUPATION:**

	REQUIRED	EXISTING	PROPOSED
MAX BUILDING BLOCK:	200'	53'	63'
MAX FACADE MOD. LENGTH:	80'	53'	21'
MIN. ENTRANCE SPACING:	50'	N/A	N/A
MAX BUILDING COVERAGE:	90%	74%	85%
MAX BUILDING FOOTPRINT:	15,000 SF	4,243 S.F.	5,263 S.F.
GROSS BUILDING:	NR	8,346 S.F.	19,190 S.F.
MIN. LOT AREA:	NR	6,181 S.F.	6,181 S.F.
MIN. LOT AREA/DWELLING (LOT AREA/# OF UNITS):	NR	N/A	N/A
MIN. OPEN SPACE :	10%	9.67%	2.7%

**IMPERVIOUS SURFACE AREAS (TO PROPERTY LINE)**

STRUCTURE	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
BUILDING	4,243	5,263
DECKS	264	0
STAIRS/STEPS	194	16
CONCRETE	137	0
PAVEMENT	458	83
BRICK WALKWAY	104	574
GRAVEL	531	0
CURB/PLANTER WALL	0	82
<b>TOTAL</b>	<b>5931</b>	<b>6018</b>
LOT SIZE	6,181	6,181
<b>% LOT COVERAGE</b>	<b>96.0%</b>	<b>97.4%</b>

**LANDSCAPE SCHEDULE**

No.	ITEM	SIZE	QTY
1	PURPLE LOVEGRASS	2 GAL.	31
	ERGAROSTIS SPECTABILIS		
2	PINK SPIRES CRABAPPLE	1 1/2" CAL.	2
	MALUS "PINK SPIRES"		
3	EVER-LOW YEWE	18"-24" SPD.	4
	TAXUS MEDIA "EVER-LOW"		

**PLANNING BOARD CUP APPROVAL CONDITIONS:**

1) A minimum of 7 off-street parking spaces shall be provided via a long-term lease, shared parking agreement or option to enter into a long-term lease or share parking agreement with a property owner in the vicinity of the project. The lease, shared parking agreement or option for the off-site parking spaces shall be reviewed annually with the property owner and Planning Director and shall be renewed as needed for a period of up to 5 years from the issuance of the final certificate of occupancy for the property.

2) Revise the draft lease agreement related to the tenants' obligation to secure off-site parking if the tenant owns a car by removing paragraph 2 of the draft lease agreement presented by the applicant. The final lease agreement shall be reviewed and approved by the Planning Director and City Attorney.

**BOARD OF ADJUSTMENT APPROVAL CONDITIONS:**

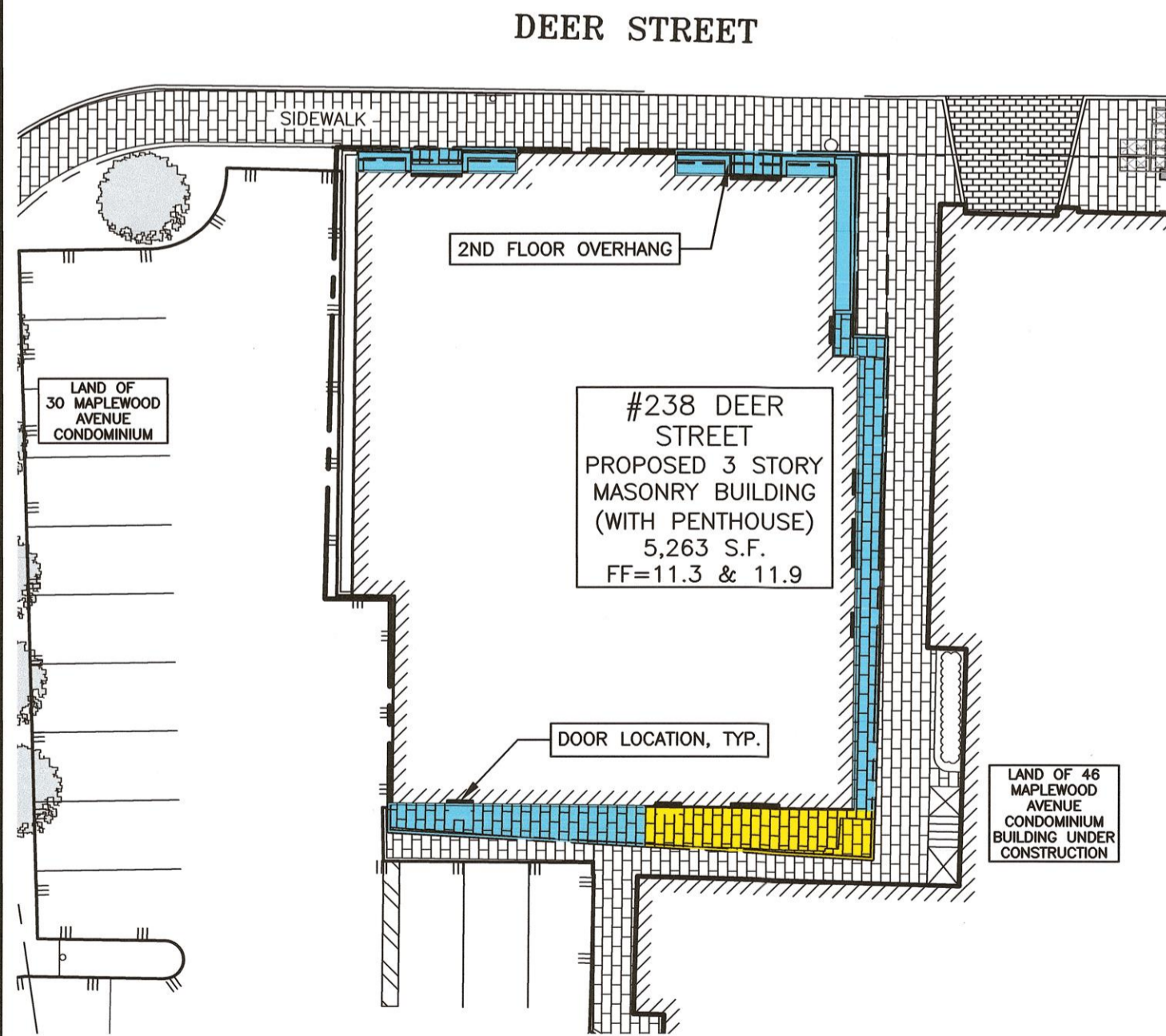
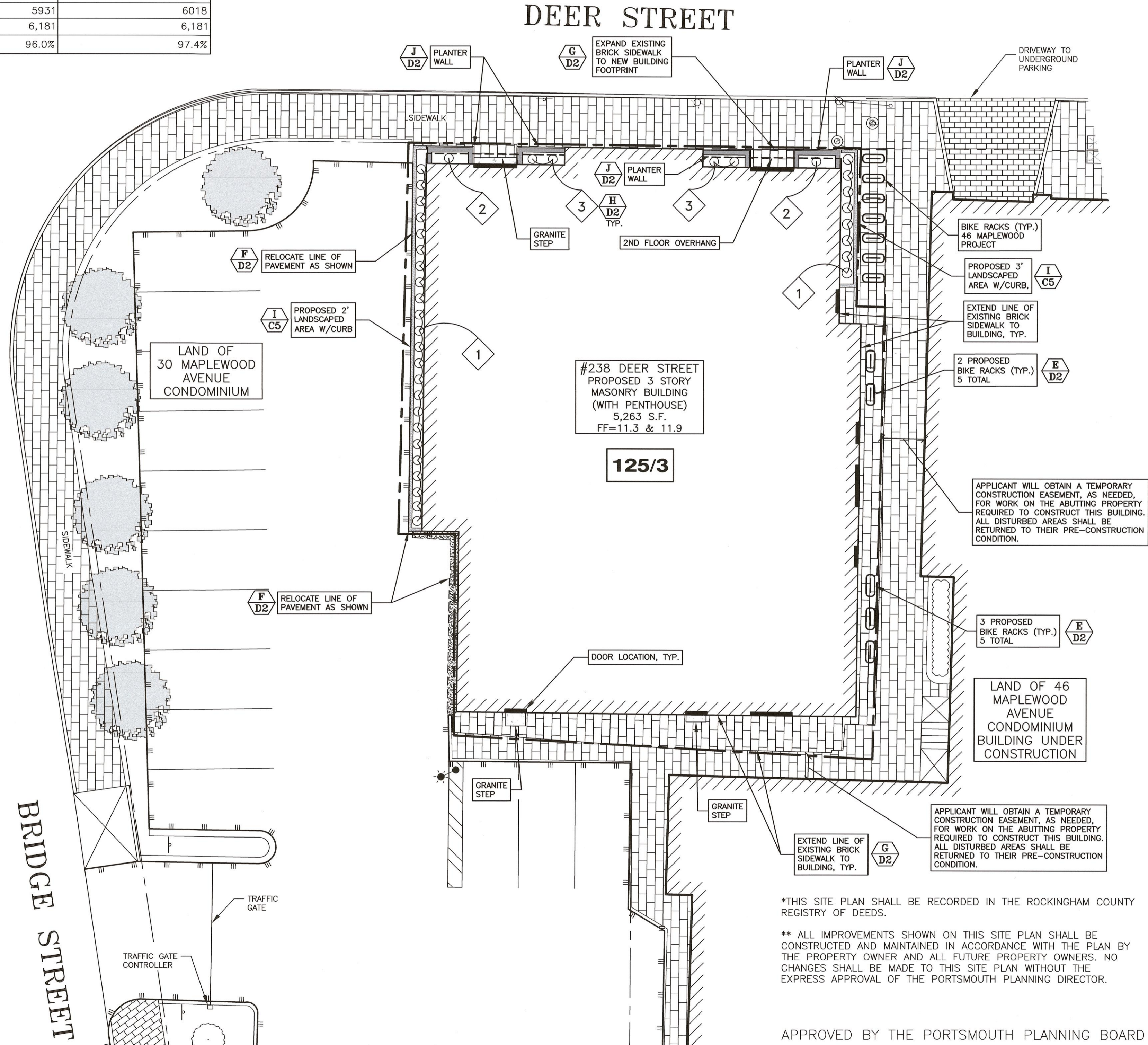
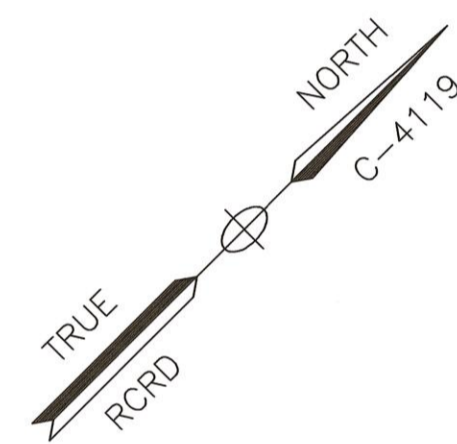
1) Penthouse-level units shall not exceed 500 square feet.



**AMBIT ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 200 Griffin Road - Unit 3  
 Portsmouth, N.H. 03801-7114  
 Tel (603) 430-9282  
 Fax (603) 436-2315

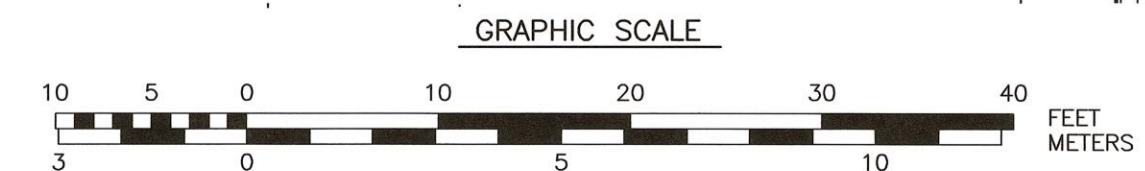
**NOTES:**

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 125 AS LOT 3.
- 2) OWNER OF RECORD:  
 238 DEER STREET,  
 PORTSMOUTH, NH 03801  
 5890/1712  
 RCRD #02164
- 3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4, HISTORIC DISTRICT, AND DOWNTOWN OVERLAY DISTRICT.
- 4) DIMENSIONAL REQUIREMENTS:  
 CHARACTER DISTRICT 4 (CD4):  
 MIN. LOT AREA: NO REQUIREMENT  
 FRONTAGE: NO REQUIREMENT  
 SETBACKS: NO REQUIREMENT  
 FRONT (MAX.): 10 FEET (PRIMARY)  
 SIDE: NO REQUIREMENT  
 REAR: 5 FEET  
 MAXIMUM STRUCTURE HEIGHT: 40 FEET  
 MAXIMUM STRUCTURE COVERAGE: 90%  
 MAXIMUM BUILDING FOOTPRINT: 15,000 S.F.  
 MINIMUM OPEN SPACE: 10%  
 MINIMUM FRONT LOT LINE BUILDOUT: 50%
- 5) LOT AREA: 6,181 S.F., 0.1419 ACRES.
- 6) PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F, JANUARY 29, 2021
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED REPLACEMENT STRUCTURE ON MAP 125, LOT 3.
- 8) SOLID WASTE PICKUP SHALL BE PROVIDED BY A PRIVATE WASTE HAULING COMPANY.
- 9) DEVELOPER SHALL PROVIDE PUBLIC ACCESS EASEMENTS WHERE ADJACENT TO EXISTING PUBLIC ACCESS EASEMENTS (EAST AND SOUTH SIDES).



**OPEN SPACE EXHIBIT 1"=20'**

MEETS ORDINANCE CRITERIA		171 S.F. (2.8%)
MEETS ORDINANCE INTENT		540 S.F. (8.7%)
<b>TOTAL</b>		<b>711 S.F. (11.5%)</b>



\*THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

\*\* 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.

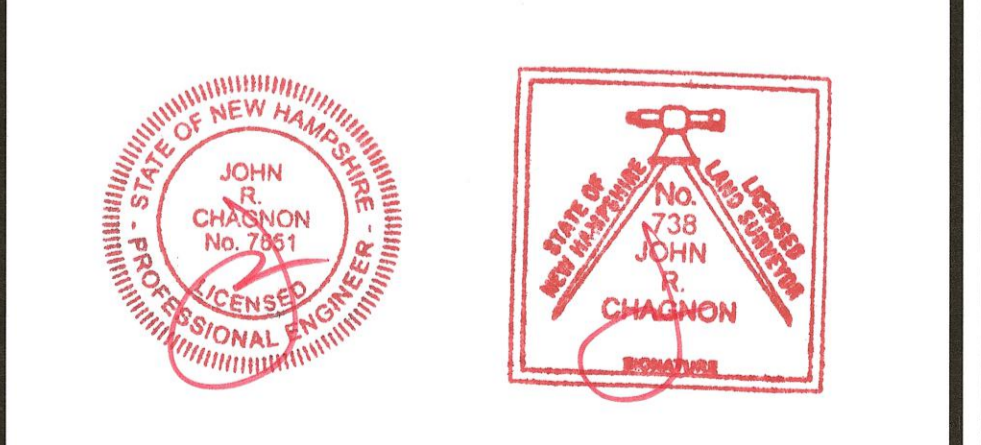
APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**SITE DEVELOPMENT**  
 238 DEER STREET, LLC  
 238 DEER STREET  
 PORTSMOUTH, N.H.

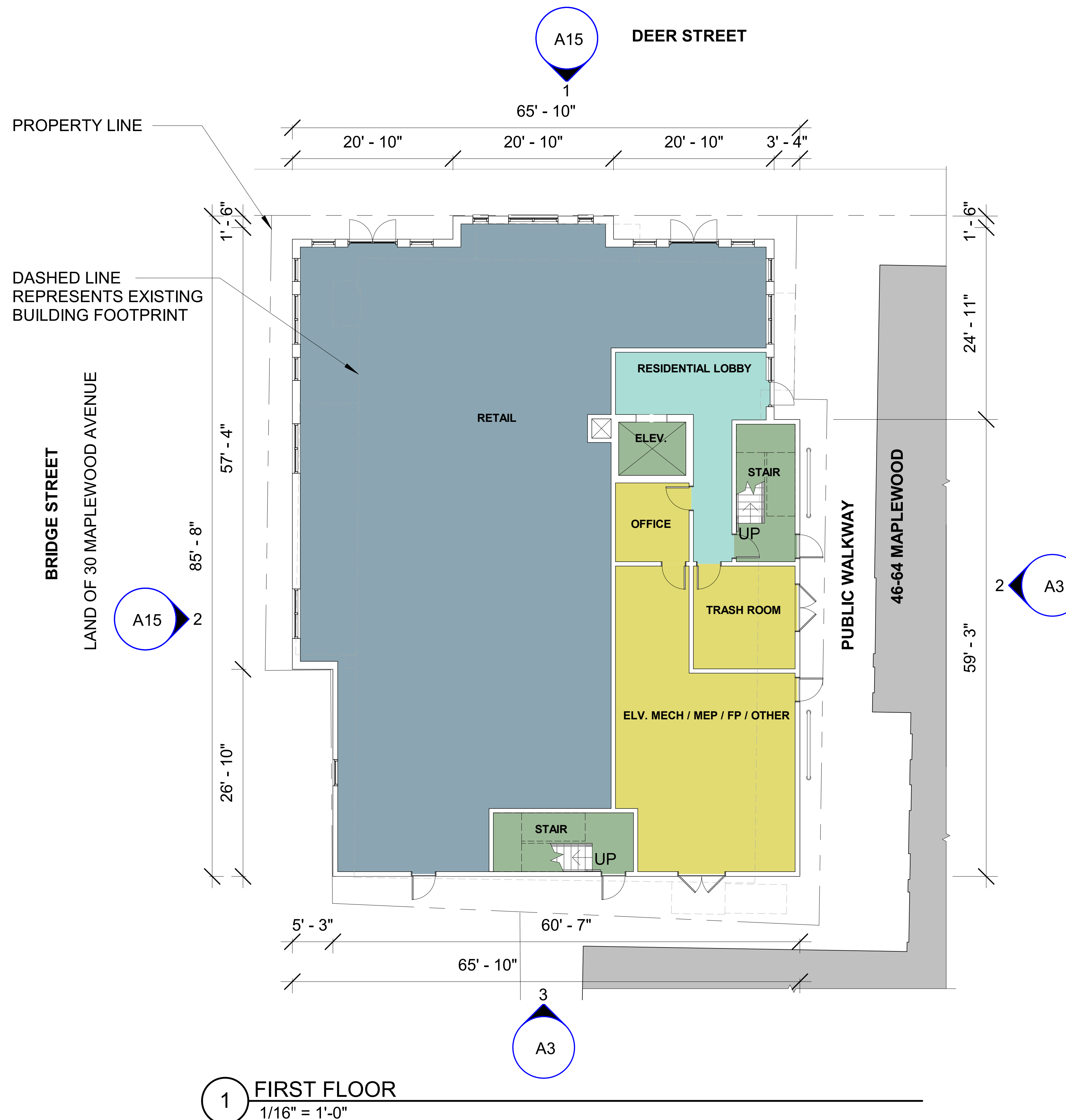
NO.	DESCRIPTION	DATE
5	FLAGPOLE REMOVED	7/29/22
4	EASEMENT NOTE	2/23/22
3	STEPS TO GRANITE	12/7/21
2	CURB, PLANTER WALL	11/18/21
1	NOTES 8 & 9	11/2/21
0	ISSUED FOR COMMENT	9/1/21

**REVISIONS**



SCALE: 1" = 10' AUGUST 2021

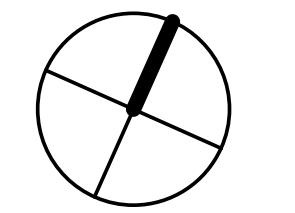
**SITE PLAN** **C3**



### COLOR LEGEND

- CIRCULATION
- COMMON SPACE
- MECH / STORAGE
- MICRO-APARTMENT
- RETAIL

**1** FIRST FLOOR  
1/16" = 1'-0"



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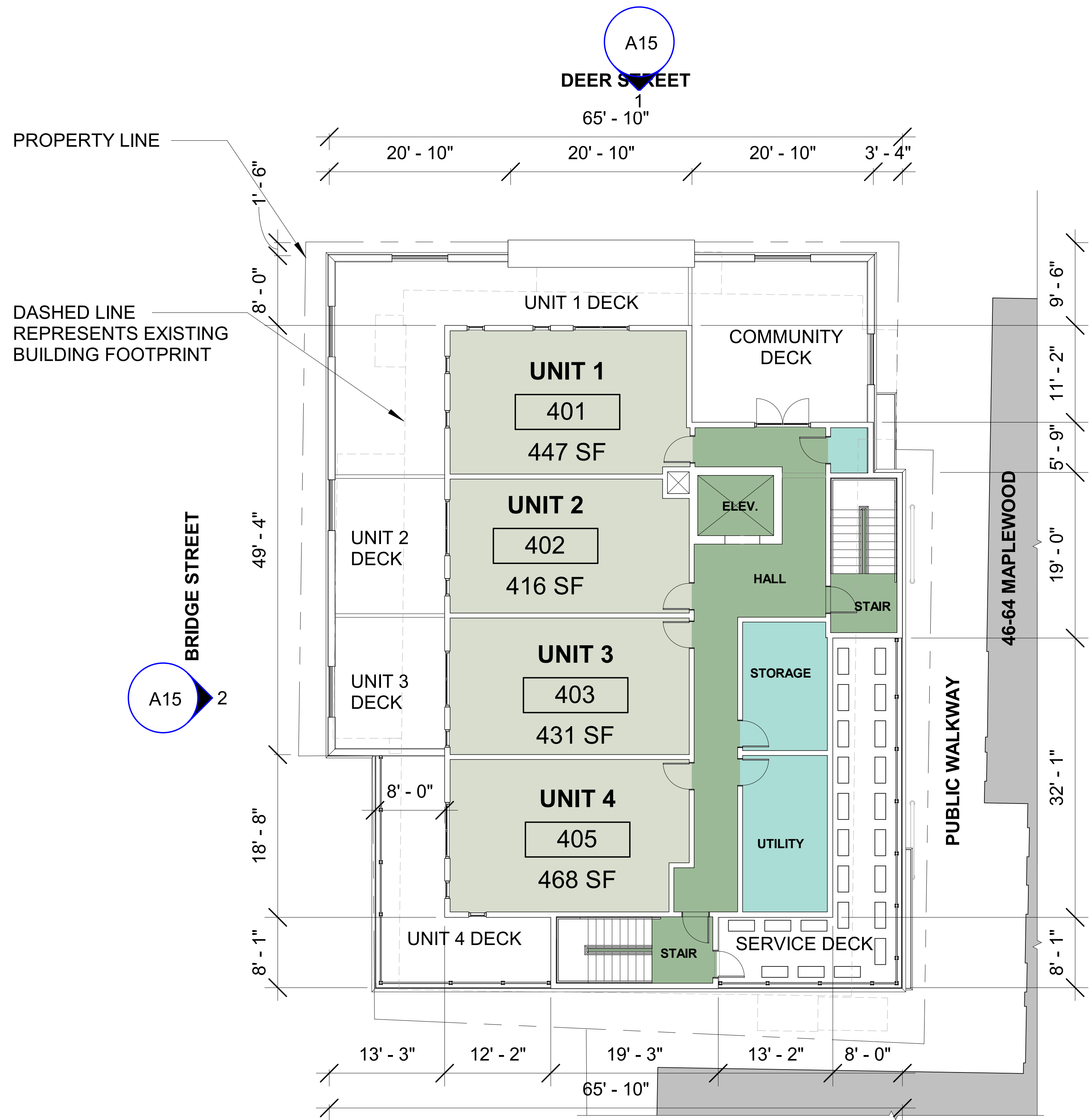
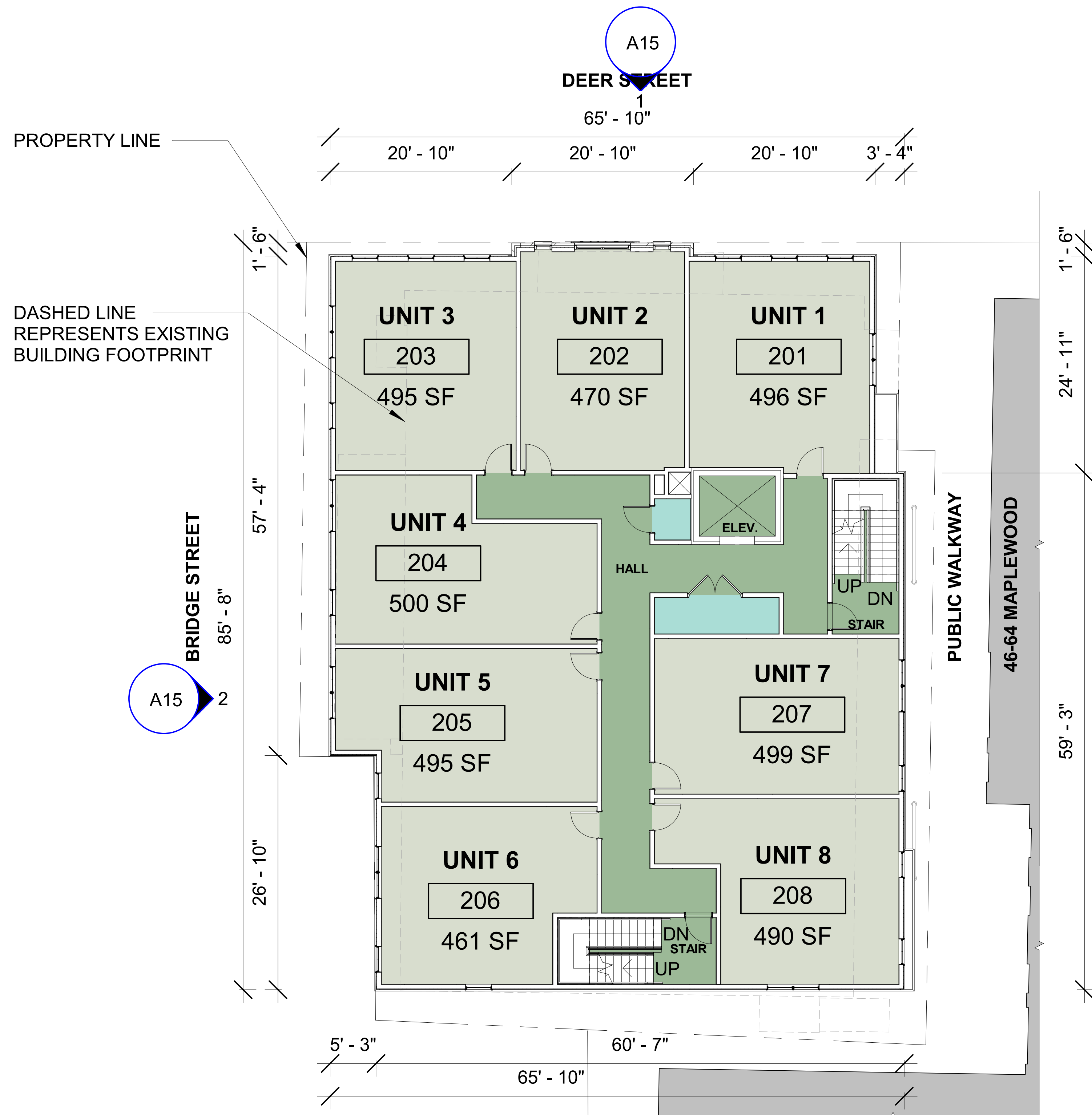
**DEER ST. MIXED-USE BUILDING**  
238 DEER STREET  
PORTSMOUTH, NH 03801

**FLOOR PLANS**  
McHENRY ARCHITECTURE  
HISTORIC DISTRICT COMMISSION, OCTOBER 2021

**McHENRY ARCHITECTURE**  
4 Market Street  
Portsmouth, New Hampshire

**A1**

10/18/2021  
McHA: SM/RD/MG  
Scale: 1/16" = 1'-0"



1 SECOND AND THIRD FLOOR  
1/16" = 1'-0"

2 FOURTH FLOOR  
1/16" = 1'-0"

© 2021 McHenry Architecture

<p><b>DEER ST. MIXED-USE BUILDING</b> 238 DEER STREET PORTSMOUTH, NH 03801</p>	<p><b>FLOOR PLANS</b> HISTORIC DISTRICT COMMISSION, OCTOBER 2021</p>	<p><b>McHENRY ARCHITECTURE</b> 4 Market Street Portsmouth, New Hampshire</p>	<p><b>A2</b></p>	<p>10/18/2021 McHA: SM/RD/MG Scale: 1/16" = 1'-0"</p>
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EXAMPLE EFFICIENCY UNIT FLOOR PLAN - 400SF



EXAMPLE EFFICIENCY UNIT



EXAMPLE EFFICIENCY UNIT

**OWNER CONCEPT  
PRECEDENT:  
EXAMPLE  
EFFICIENCY UNIT**



EXAMPLE EFFICIENCY UNIT

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**DEER ST. MIXED-USE BUILDING**  
238 DEER STREET  
PORTSMOUTH, NH 03801

**INTERIOR CONCEPT / OWNER  
INSPIRATION**

**McHENRY ARCHITECTURE**  
4 Market Street  
Portsmouth, New Hampshire

**A7**

10/18/2021  
McHA: SM/RD/MG  
NOT TO SCALE