

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

7:00 PM Public Hearings begin

April 25, 2024

AGENDA

REGULAR MEETING 7:00pm

I. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

- A. REQUEST TO POSTPONE** The request of **Atlas Commons LLC (Owner)**, for property located on **581 Lafayette Road** requesting Site Plan review approval for two 4-story additions to the existing building that will total 72 residential units with associated site improvements including lighting, utilities, landscaping, and stormwater treatment/management and a Conditional Use Permit from Section 10.5B72 for increased density, building height and footprint. Said property is located on Assessor Map 229 Lot 8B and lies within the Gateway Corridor (G1) District. **REQUEST TO POSTPONE**

II. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature.

If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

- A.** The request of **ZJBV Properties LLC (Owner)**, for property located at **180 Islington Street** requesting a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance to provide 2 preexisting nonconforming parking spaces where 9 are required. Said property is located on Assessor Map 137 Lot 19 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LU-24-27)
- B. REQUEST TO POSTPONE** The request of **Atlas Commons LLC (Owner)**, for property located on **581 Lafayette Road** requesting Site Plan review approval for two 4-story additions to the existing building that will total 72 residential units with associated site improvements including lighting, utilities, landscaping, and stormwater treatment/management and a Conditional Use Permit from Section 10.5B72 for increased density, building height and footprint. Said property is located on Assessor

Map 229 Lot 8B and lies within the Gateway Corridor (G1) District. **REQUEST TO POSTPONE** (LU-23-189)

- C. The request of **Edward R. Raynolds (Owner)**, for property located on **110 Aldrich Road** requesting a Wetland Conditional Use Permit in accordance with Section 10.1017 for the construction of a 768 s.f. detached, two car garage with an accessory dwelling unit on the second floor. Approximately 522 s.f. will be impacting the 100 ft wetland buffer as a permanent impervious impact, with the edge of the proposed garage located approximately 76 ft from the wetland resource and a Conditional Use permit to construct a Detached Accessory Dwelling unit in accordance with Section 10.814.62 Said property is located on Assessor Map 153 Lot 3 and lies within the Single Residence B (SRB) District. (LU-23-174)
- D. Consider amendments to change the definition of a home occupation found in Chapter 10, Article 15 Definitions, pursuant to Section 10.150 of the Zoning Ordinance.

III. CITY COUNCIL REFERRALS

- A. Home Occupation (*See above notice*)
- B. Solar Amendments

IV. OTHER BUSINESS

- A. Chairman updates and discussion items

V. ADJOURNMENT

**Members of the public also have the option to join this 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_pbBqdaFwRNKt4dAZtC8e4w



City of Portsmouth
Planning Department
1 Junkins Ave, 3rd Floor
Portsmouth, NH
(603)610-7216

Memorandum

To: Planning Board

From: Peter Stith, AICP
Planning Manager

Date: April 25, 2024

Re: Recommendations for the April 25, 2024 Planning Board Meeting

I. DETERMINATIONS OF COMPLETENESS

SITE PLAN REVIEW

- A. REQUEST TO POSTPONE** The request of **Atlas Commons LLC (Owner)**, for property located on **581 Lafayette Road** requesting Site Plan review approval for two 4-story additions to the existing building that will total 72 residential units with associated site improvements including lighting, utilities, landscaping, and stormwater treatment/management and a Conditional Use Permit from Section 10.5B72 for increased density, building height and footprint.... Said property is located on Assessor Map 229 Lot 8B and lies within the Gateway Corridor (G1) District. (LU-23-189) **REQUEST TO POSTPONE**
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II. PUBLIC HEARINGS – NEW BUSINESS

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- A.** The request of **ZJBV Properties LLC (Owner)**, for property located at **180 Islington Street** requesting a Conditional Use Permit in accordance with Section 10.1112.14 of the Zoning Ordinance to provide 2 preexisting nonconforming parking spaces where 9 are required. Said property is located on Assessor Map 137 Lot 19 and lies within the Character District 4-L2 (CD4-L2) and Historic Districts. (LU-24-27)

Project Background

The subject property contains an apartment on the second floor and two commercial spaces on the ground floor. The apartment has been used for decades, with the commercial spaces rented infrequently. In 2019 it was presented to the City that there were 3 conforming parking spaces on the property which would account for the parking required for the residential unit and one of the commercial spaces, however the City does not have record of dimensionally compliant spaces for this property. Since 2019, multiple tenants have tried to rent the second commercial space but were advised they would need a parking CUP to account for the deficiency in parking with all units occupied. The prospective tenant is now going through the CUP process to request less than the required parking in order to rent the second space and operate their business.

The plan provided by Altus Engineering identified zero conforming parking spaces and identified three spaces do not meet the City's dimensional standards for a parking space. The City acknowledges the two tandem spaces can be used for the apartment since the apartment use was established and has been in use for decades. The commercial uses spaces have not always been occupied and the City does not have documentation to establish the three conforming spaces that were thought to exist in 2019, the third space located in the front left side would not be considered a lawful preexisting nonconforming use and would require a variances to be located in the front of the building and to back into the street for a nonresidential use. This area should also be designated for two-wheeled vehicles such as scooters, motorcycles and/or bicycles.



Project Review, Decisions, and Recommendations

The applicant was before the Technical Advisory Committee. See below for details.

Technical Advisory Committee

The applicant was before the Technical Advisory Committee at its regularly scheduled meeting of Tuesday, April 2, 2024 and the Committee voted to recommend approval with the following conditions:

- 1. Applicant shall submit an updated parking demand analysis that must include current and proposed dimensions of parking area on site and vehicle designations.*
- 2. Proposed plans shall not have any parking blocking the sidewalk.*
- 3. Front area should be striped for scooter and motorcycle parking.*

The parking demand has been updated and reviewed by staff. The applicant has proposed signage for moped parking in lieu of striping.

Planning Department Recommendation
Conditional Use Permit

1) *Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1112.14 of the Ordinance and adopt the findings of fact as presented.*

(Alt.) Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1112.14 of the Ordinance and adopt the findings of fact as amended.

2.) *Vote to grant the Conditional Use Permit with the following conditions:*

- 2.1) *Parking in front of the building shall be designated for moped/motorcycle parking with appropriate signage.*

III. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

- B. REQUEST TO POSTPONE** The request of **Atlas Commons LLC (Owner)**, for property located on **581 Lafayette Road** requesting Site Plan review approval for two 4-story additions to the existing building that will total 72 residential units with associated site improvements including lighting, utilities, landscaping, and stormwater treatment/management and a Conditional Use Permit from Section 10.5B72 for increased density, building height and footprint. Said property is located on Assessor Map 229 Lot 8B and lies within the Gateway Corridor (G1) District. (LU-23-189) **REQUEST TO POSTPONE**

III. PUBLIC HEARINGS – NEW BUSINESS

The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

- C. The request of **Edward R. Reynolds (Owner)**, for property located on **110 Aldrich Road** requesting a Wetland Conditional Use Permit in accordance with Section 10.1017 for the construction of a 768 s.f. detached, two car garage with an accessory dwelling unit on the second floor. Approximately 522 s.f. will be impacting the 100 ft wetland buffer as a permanent impervious impact, with the edge of the proposed garage located approximately 76 ft from the wetland resource and a Conditional Use permit to construct a Detached Accessory Dwelling unit in accordance with Section 10.814.62 Said property is located on Assessor Map 153 Lot 3 and lies within the Single Residence B (SRB) District. (LU-23-174)

Project Background

This applicant is requesting a Conditional Use Permit for a Detached Accessory Dwelling Unit (DADU) and a Wetland Conditional Use Permit for the construction of a 768 s.f. detached, two car garage with an accessory dwelling unit on the second floor. Approximately 522 s.f. will be impacting the 100 ft wetland buffer as a permanent impervious impact, with the edge of the proposed garage located approximately 76 ft from the wetland resource. To mitigate the impacts to the wetland buffer, the applicant is proposing to remove 144 s.f. of impervious asphalt from the buffer, and an additional 590 s.f. of asphalt from outside the buffer, to be converted to pervious pavers for the driveway. The applicant is also proposing the addition of plastic reinforced grass area to lead from the proposed garage bays to the existing driveway area.



The applicant is seeking two modifications for the DADU. Per Section 10.814.63 below, the Planning Board may modify certain standards in this section except for the size and height of the ADU.

10.814.63 In granting a conditional use permit for an **accessory dwelling unit**, the Planning Board may modify a specific standard set forth in Sections 10.814.26 and 10.814.30 through 10.814.50 (except the size and height of any ADU), including requiring additional or reconfigured **off-street parking spaces**, provided that the Board finds such modification will be consistent with the required findings in Section 10.814.62.

The applicant is seeking a modification from Section 10.814.53 to allow a 16' wide single garage door instead of the 9' maximum per the Ordinance. The applicant has provided images of similar garage doors in the neighborhood, therefore allowing this modification would not be out of character with the surrounding properties.

Additionally, the applicant is seeking a modification from Section 10.814.436 to allow the roof dormer to occupy 57% of the roof plane where 33% is the maximum allowed. The justification provided by the applicant is the dormer will match the existing dormer on the side of the principal dwelling. The DADU complies with all other requirements for detached accessory dwelling units.

Project Review, Decisions, and Recommendations

The applicant was before the Conservation Commission. See below for details.

Conservation Commission

The applicant was before the Conservation Commission at its regularly scheduled meeting of Wednesday, March 13, 2023 and the Commission voted 6-1 to recommend approval with the following stipulations:

- 1. Applicant shall provide a clear delineation of the proposed driveways and their surfaces; including the proposed permeable paver driveway and the plastic-reinforced driveway. Specifications on the driveways should include any edging and/or plantings, and a cross-section of each driveway surface type shall be provided which should include the substrate material and its proposed depth.*
- 2. Applicant shall provide a maintenance plan for the proposed driveway material and a maintenance plan for the plastic-reinforced driveway material.*
- 3. Applicant shall include information in the final site plan for any drainage swales and/or drip edges proposed for drainage off the new garage roof. For the proposed drip edges, please include a cross-section of the proposed drip edge construction, along with the substrate material and its proposed area and depth.*
- 4. Applicant shall provide a planting plan that includes the location, size and species of the proposed plantings within the 25' vegetative buffer. This should include at least 10 shrubs of a native species.*
- 5. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers. We suggest that these markers are placed along the 25' vegetative buffer at intervals of every 50 feet. These must be installed prior to the start of any construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department.*
- 6. Applicant shall remove all debris/trash from the wetland and 25' vegetative buffer, including the wood decking/pallet structure.*

The Planning Board application has addressed conditions 1-4 above and conditions 5 and 6 have been included in the staff recommendation.

Staff Analysis – Wetland CUP

According to Article 10 Section 10.1017.50 the applicant must satisfy the following conditions for approval of this project.

1. The land is reasonably suited to the use activity or alteration.

The majority of the proposed construction will take place within the 100' buffer, mostly within the last 25' of the wetland buffer.

2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.

This property is in Zone SRB, which requires at least a 30' front setback for structures. There is some room to locate the garage closer to the front, but there is no alternative that would remove it completely from the 100-foot buffer. The DADU must be 10 feet back from the front wall of the principal dwelling.

3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.

The applicant is proposing to introduce approximately 768 s.f. of new impervious within the buffer, they are planning to offset that with the removal of the 734 s.f. impervious driveway, of which 144 s.f. are within the buffer.

4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.

The existing site consists of a lawn. Buffer plantings are proposed along the edge of the wetland area.

5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.

The proposal aims to mitigate impervious impacts with the installation of pervious pavers. The design and maintenance have been provided to ensure their permeability over time.

6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.

Proposed plantings within the vegetated buffer strip (first 25' of buffer) have been added to the plan to further protect and enhance the quality of the wetland resource.

Planning Department Recommendation
Wetland Conditional Use Permit

1) *Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as presented.*

(Alt.) Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.1017.50 of the Ordinance and adopt the findings of fact as amended.

2.) *Vote to grant the Conditional Use Permit with the following conditions:*

2.1) In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers. We suggest that these markers are placed along the 25' vegetative buffer at intervals of every 50 feet. These must be installed prior to the start of any construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department.

2.2) Applicant shall remove all debris/trash from the wetland and 25' vegetative buffer, including the wood decking/pallet structure.

Planning Department Recommendation
Detached Accessory Dwelling Unit Conditional Use Permit

1) Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.814.62 of the Ordinance and adopt the findings of fact as presented.

(Alt.) Vote to find that the Conditional Use Permit Application meets the requirements set forth in Section 10.814.62 of the Ordinance and adopt the findings of fact as amended.

2.) Vote to grant the following modifications:

2.1) Modification from Section 10.814.53 to allow a 16' wide garage door.

2.2) Modification from Section 10.814.436 to allow a roof dormer to occupy 57% of the roof plan where 33% is the maximum.

3) Vote to grant the Conditional Use Permit with the following conditions:

3.1) Documentation of the conditional use permit approval shall be recorded at the Rockingham County Registry of Deeds, together with an affidavit that either the principal dwelling unit or the accessory dwelling unit will be occupied by the owner of the dwelling as the owner's principal place of residence, as required by Section 10.814.22.

3.2) A certificate of use issued by the Planning Department is required to verify compliance with the standards of this Section, including the owner occupancy and principal residency requirements. Said certificate shall be issued by the Planning Department upon issuance of a certificate of occupancy by the Inspection Department. A certificate of use shall not be issued prior to recording of documentation as required by this Ordinance.

3.3) The certificate of use shall be renewed annually upon submission of such documentation as the Planning Department may require to verify continued compliance with the standards of this Section. Failure to comply with this requirement shall be deemed a violation of the ordinance and may be enforced as provided in Article 2.

III. PUBLIC HEARINGS – NEW BUSINESS

The Board’s action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.

- D. Consider amendments to change the definition of a home occupation found in Chapter 10, Article 15 Definitions, pursuant to Section 10.150 of the Zoning Ordinance.

Background

At the February 20, 2024 meeting, City Council voted to request the language in the City Council packet related to Home Occupation use be sent to the Planning Board for discussion and returned to the City Council.

The Master Plan speaks to expanding the opportunities for home-based businesses. This trend was realized in the Master Plan and became more prevalent during the pandemic. Goal 3.1.3 below appears in several sections of the Master Plan with the goal of enhancing economic development, enriching the urban and suburban neighborhoods, and to encourage the creative use of existing housing stock.

3.1.3 Expand opportunities for home-based businesses.

The language below was sent to Council to allow more flexibility in the home occupation use, which currently prohibits any client, vendor or general public visitation. The proposed amendment below would allow up to 2 clients at one time for a home occupation, 1 or 2. This would allow, for example, someone to teach art or give music lessons as a home occupation and have clients come to their house.

Proposed language shown in red.

Home occupation

An **office** or other **use** customarily conducted as an **accessory use** to a **dwelling**, complying with all the following standards:

- (a) Conducted entirely within a **dwelling** or an existing **accessory building**, and with no change to the character of the **dwelling** or **accessory building**;
- (b) Maximum floor area of 300 square feet;
- (c) No **outdoor storage** of materials or products;
- (d) Outdoor parking of no more than one vehicle related to the **home occupation**;
- (e) No deliveries by vehicles with more than two axles.

Home occupation 1

A **home occupation** with no nonresident employees; no **sign** related to the business; no **more than 2** client, vendor or general public visitations **at one time**; and no deliveries other than by regular postal service and no more than one package delivery service truck (e.g., FedEx, UPS, etc.) per day.

Home occupation 2

A **home occupation** with not more than one nonresident employee.

Planning Department Recommendation

1) *Vote to recommend to City Council to hold first reading on the zoning amendments for home occupation.*

III. CITY COUNCIL REFERRALS

A. Home Occupation (*See above notice*)

B. Solar Amendments

Background

After the joint work session with the Historic District Commission on February 21, 2024, Chair Chellman and Chair Ruedig attended the City Council meeting on March 4 to report back on the joint meeting and the solar amendments. At the meeting, the following action took place:

11. Chairman Chellman and Chairwoman Ruedig, plan to give a brief update to council on the joint meeting and be available to answer any questions the council might have about the plan moving forward – Planning Board Chair Chellman and Historic District Commission Chair Ruedig requested that the City Council allow the Planning Board & HDC to work together over the next two months on bringing forward amendments to the zoning ordinance regarding solar panels.

Moved to hold First Reading on April 1, 2024, to amend Chapter 10, Article 6, Section 10.633.20 by adding a new numbered paragraph 28 “Solar Energy Panels flush mounted to rooftops of existing structures which do not require other alternations to existing structures” and by adding a new numbered paragraph 29 “Accessory Elements to Solar Energy Panels which do not require other alternations to existing structures”.

Moved a friendly amendment for first reading to be held at the May 6, 2024 City Council meeting.

Voted to hold First Reading on May 6, 2024, to amend Chapter 10, Article 6, Section 10.633.20 by adding a new numbered paragraph 28 “Solar Energy Panels flush mounted to rooftops of existing structures which do not require other alternations to existing structures” and by adding a new numbered paragraph 29 “Accessory Elements to Solar Energy Panels which do not require other alternations to existing structures.” Councilor Cook voted opposed.

The HDC has since had several meetings discussing this topic and provided the attached language for consideration to the Planning Board which will be presented to the Council at their May 6, 2024 meeting by Chair Chellman and Chair Ruedig.

VII. OTHER BUSINESS

A. Chairman's Updates and Discussion Items

VI. ADJOURNMENT

Findings of Fact | Parking Conditional Use Permit

City of Portsmouth Planning Board

Date: April 18, 2024

Property Address: 180 Islington Street

Application #: LU-24-27

Decision: Approve Deny Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Parking Conditional Use Permit

10.1112.14 The Planning Board may grant a conditional use permit to allow a building or use to provide less than the minimum number of off-street parking spaces required by Section 10.1112.30, Section 10.1112.61, or Section 10.1115.20, as applicable, or to exceed the maximum number of off-street parking spaces allowed by Section 10.1112.51.

	Parking Conditional Use Permit 10.1112.14 Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
1	10.1112.141 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.	Meets Does Not Meet	The project was reviewed at the April 2, 2024 Technical Advisory Meeting. The number of off-street parking spaces supplied at this site is sufficient for this use. Pursuant to the submitted parking demand analysis, there is ample nearby public parking for this use.
2	10.1112.142 An application for a conditional use permit under this section shall identify permanent evidence-based measures to reduce parking demand, including but not limited to provision of rideshare/microtransit services	Meets Does Not Meet	The applicant is providing parking for two-wheeled vehicles and a bicycle rack for bikes. A COAST bus stop is located within 100 feet of the property.

	Parking Conditional Use Permit 10.1112.14 Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
	or bikeshare station(s) servicing the property, proximity to public transit, car/van-pool incentives, alternative transit subsidies, provisions for teleworking, and shared parking on a separate lot subject to the requirements of 10.1112.62.		
3	10.1112.143 The Planning Board may grant a conditional use permit only if it finds that the number of off-street parking spaces required or allowed by the permit will be adequate and appropriate for the proposed use of the property. In making this determination, the Board may accept, modify or reject the findings of the applicant's parking demand analysis.	Meets Does Not Meet	The number of off-street parking spaces supplied at this site is sufficient for this use. Pursuant to the submitted parking demand analysis, there is ample nearby public parking for this use.
4	10.1112.144 At its discretion, the Planning Board may require more off-street parking spaces than the minimum number requested by the applicant, or may allow fewer spaces than the maximum number requested by the applicant.	Meets Does Not Meet	
5	<u>Other Board Findings:</u>		
6	<u>Additional Conditions of Approval:</u>		



John K. Bosen
Admitted in NH & MA

Christopher P. Mulligan
Admitted in NH & ME

Molly C. Ferrara
Admitted in NH & ME

Austin Mikolaities
Admitted in NH

Bernard W. Pelech
1949 - 2021

March 7, 2024

Mr. Rick Chellman, Chair
Planning Board
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

***RE: 180 Islington Street - Tax Map 137, Lot 19
REQUEST FOR PARKING CONDITIONAL USE PERMIT***

Dear Mr. Chellman:

This office represents ZJBV Properties, LLC, the owner of the above referenced property. The property presently consists of a building with mixed residential and commercial uses on a .09 acre lot.

The property currently consists of a single dwelling on the second floor and a piercing parlor comprising approximately 800 square feet of the first floor. The remaining approximately 1100 square feet of existing vacant retail space is proposed to be leased to an antiques dealer.

The applicant requires a Conditional Use Permit pursuant to 10.1112.14 to provide less than the minimum number of off-street parking spaces otherwise required under Section 10.1112.30. There are three, non-compliant parking spaces on site, where nine are required. It is unknown how long the property has been home to first floor commercial uses, but the structure itself dates back to 1840 according to city tax records.

Submitted herewith are site plan and parking demand analysis.

The applicant maintains that the approval criteria set forth in Section 10.1112.14 are met:

10.1112.141. The number of off-street parking spaces supplied at this site is sufficient for this use. Pursuant to the submitted parking demand analysis, there is ample nearby public parking for this use.

10.1112.142. As the submitted parking demand analysis indicates, the applicant will install bike racks and scooter striping on the site to reduce the parking demand.

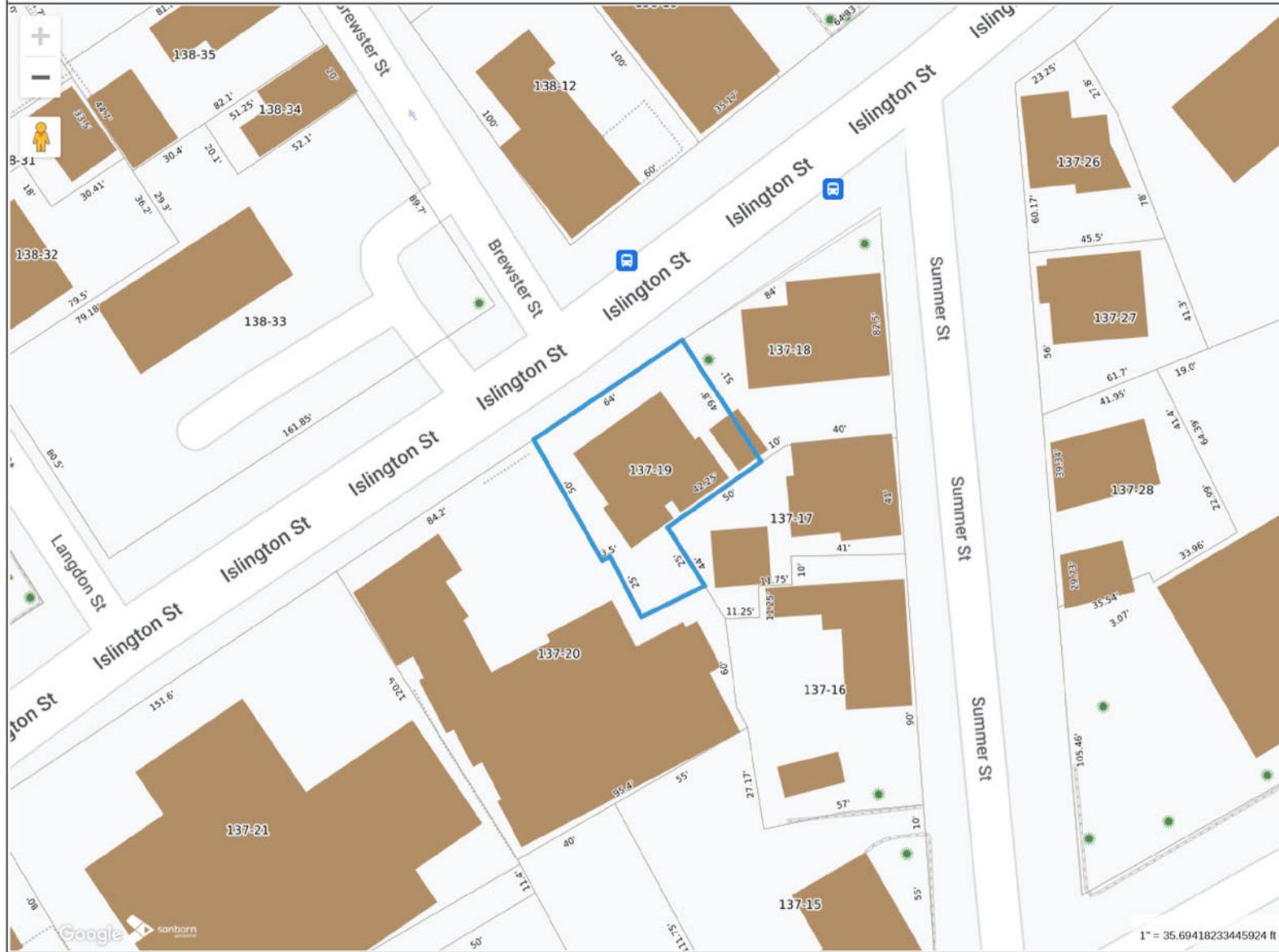
10.1112.143. The number of spaces is adequate and appropriate for the proposed use of the property given the factors enumerated above.

Thank you for your attention.

Sincerely,

John K. Bosen

John K. Bosen



Property Information
Property ID 0137-0019-0000
Location 180 ISLINGTON ST
Owner ZJBV PROPERTIES LLC

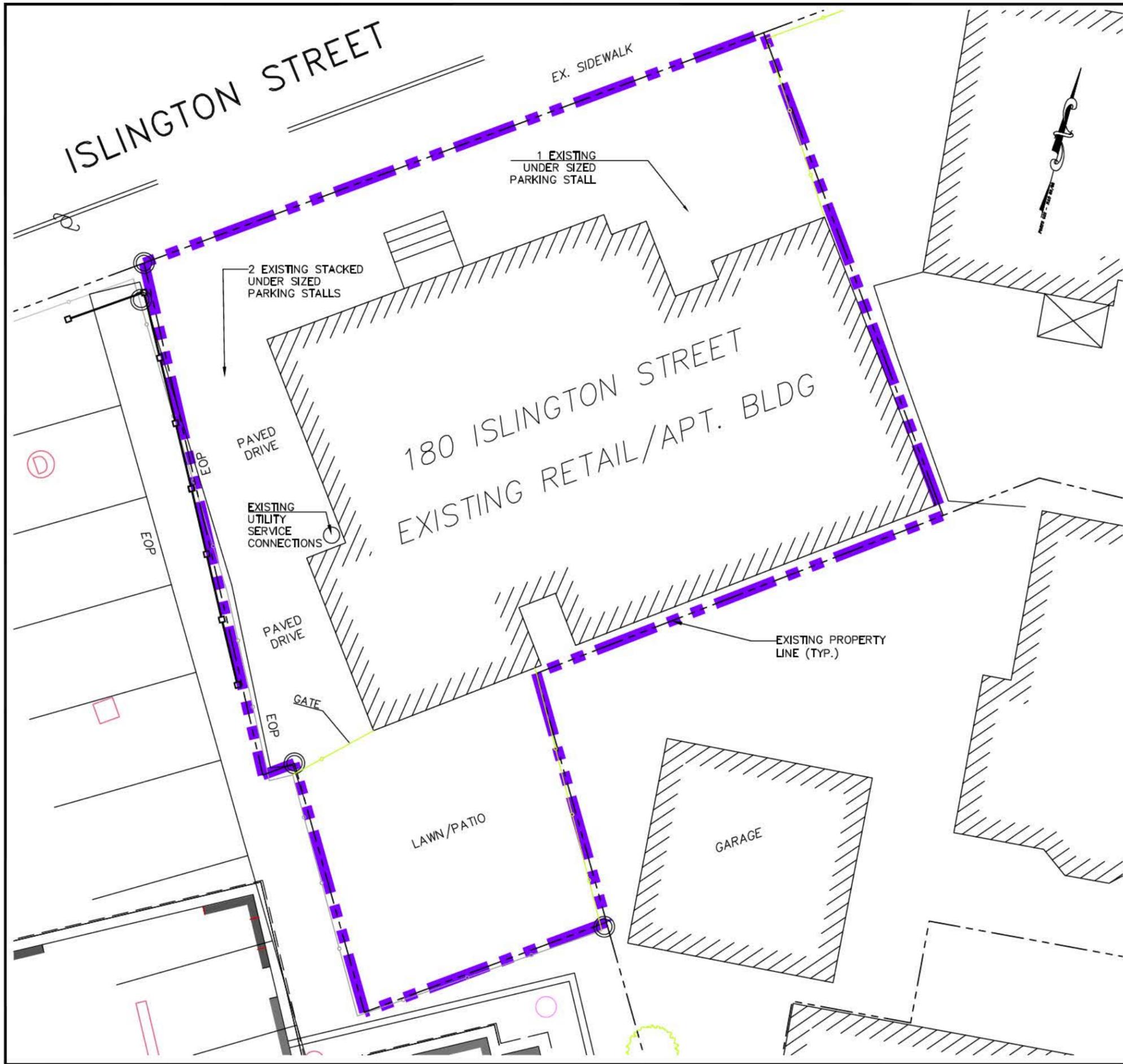


**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 08/24/2023
 Data updated 3/9/2022

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



SITE NOTES

1. DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT THE EXISTING PARKING SPACES AS DESCRIBED IN THE PARKING DEMAND ANALYSIS OF THE SITE.
2. APPROXIMATE LOT AREA: 0.09 AC.± (PER CITY GIS)
3. ZONE: BUSINESS & SINGLE RESIDENCE
4. PARKING REQUIREMENTS:
 1 APARTMENT - 750 SF GROSS FLOOR AREA
 BUSINESSES - 1,900 SF GROSS FLOOR AREA (2 UNITS)
 APARTMENT GREATER THAN 750 SF = 1.3 SPACES PER UNIT
 PERSONAL SERVICES = 1 SPACE PER 400 SF GFA
 RETAIL TRADE = 1 SPACE PER 300 SF GFA
5. PARKING STALLS REQUIRED: -
 APARTMENT = 1.3 SPACES
 1,916 SF RETAIL TRADE = 6.4 SPACES
 TOTAL PARKING REQUIRED = 9 SPACES REQUIRED ¹
- 1 SEE SECTION 10.1112.22: "WHERE THE COMPUTATION OF REQUIRED OFF-STREET PARKING SPACES RESULTS IN A FRACTIONAL NUMBER, THE COMPUTATION SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER."
 ALTHOUGH THE COMPUTATION OF SPACES FOR THE PROJECT AS A WHOLE WOULD BE ROUNDED UP TO 8 SPACES, WE HAVE ROUNDED UP THE COMPUTATION FOR EACH INDIVIDUAL USE OUT OF AN ABUNDANCE OF CAUTION.
6. OVERALL AREA OF DISTURBANCE UNDER 100,000 S.F., NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
7. AREA OF DISTURBANCE OVER 43,560 SF. COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT REQUIRED (NOI TO BE PREPARED AND SUBMITTED BY CONTRACTOR, SWPPP AND INSPECTIONS TO BE PREPARED AND PERFORMED BY CONTRACTOR). NOT REQUIRED FOR THIS PROPERTY.
8. PARKING DEMAND ANALYSIS RECOMMENDS INSTALLING A 4-BICYCLE RACK & STRIPING 3-SPACES FOR MOPEDS OR SIMILAR VEHICLES. LOCATION TO BE DETERMINED BY OWNER SHALL BE ENTIRELY ON THE PROPERTY.

ALTUS
ENGINEERING

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

NOT FOR CONSTRUCTION

ISSUED FOR: PARKING DEMAND ANALYSIS

ISSUE DATE: FEBRUARY 27, 2024

REVISIONS		
NO.	DESCRIPTION	BY DATE
0	INITIAL SUBMISSION	EDW 02/27/24

DRAWN BY: SAM

APPROVED BY: EDW

DRAWING FILE: 5554-180 Islington.dwg

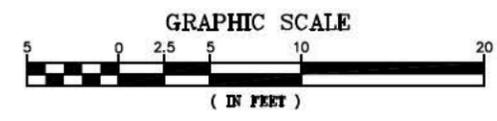
SCALE:
 1" = 5' (22" X 34")
 1" = 10' (11" X 17")

OWNER:
 ZJBV PROPERTIES, LLC
 300 GAY STREET
 MANCHESTER, NH 03103

APPLICANT:
 ZJBV PROPERTIES, LLC
 300 GAY STREET
 MANCHESTER, NH 03103

PROJECT:
PARKING DEMAND ANALYSIS
 180 ISLINGTON STREET
 TAX MAP 137, LOT 19

TITLE:
SITE PLAN
 SHEET NUMBER:
S-1





**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

**PARKING DEMAND ANALYSIS
180 ISLINGTON STREET
PORTSMOUTH, NH**

March 6, 2024

ZJBV Properties, LLC owns the property located at 180 Islington Street. The 0.09-acre (per City GIS) has two retail store front businesses on the first floor and an apartment on the second floor. The owner is not proposing any changes to the site nor the use of the property. Altus prepared this Parking Demand Analysis based on the following:

1 apartment in excess of 750 SF Gross Floor Area
1,900 SF gross floor area (2 units)

Parking spaces required for the City of Portsmouth Zoning Ordinance Section 10.1110 Off Street Parking

Apartment greater than 750 SF	1.3 spaces per unit
Personal Services	1 space per 400 SF GFA
Retail Trade	1 space per 300 SF GFA

Altus recognizes that the spaces could be rented to either a personal services or as a retail concern. Since retail has a greater demand for parking, Altus chose to use Retail Trade.

Parking Stalls required	
Apartment	1.3 spaces
1,916 SF retail trade	<u>6.4 spaces</u>
	9 spaces required ¹

The area between Islington Street right-of-way and the building is paved. However, it does not provide adequate space for a zoning compliant parking stall. Facing the building, the area on the left side has been historically used as a parking stall.

¹ See Section 10.1112.22: “Where the computation of required off-street parking spaces results in a fractional number, the computation shall be rounded up to the next whole number.”

Although the computation of spaces for the project as a whole would be rounded up to 8 spaces, we have rounded up the computation for each individual use out of an abundance of caution.

Facing the building, the area to the right of the building is fully paved and is undersized by the Zoning Ordinance. However, the area is used as 2 stacked parking stalls.

Thus, there are three on-site functional, but non-compliant parking stalls.

The COAST Route runs on Islington Street with stops both inbound and outbound within 100 feet of the front door of the building.

Under Section 10.1116.10, providing bicycle parking spaces can help meet the requirements of the parking requirements. Altus recommends that a 4- rack bicycle stand be provided.

In the Zoning Ordinance, motorcycle/moped/scooter parking spaces do not count towards the required parking. Altus recommends that 3 spaces in front of the building be striped to accommodate two wheeled vehicles.

The Foundry Garage is less than 1,000 feet from the property. It is much closer to the site than many of the downtown businesses whose employees currently use it.

There is on-street parking on the north side of Islington Street and on Brewster Street which is opposite the site.

It is reasonable for two small retail/professional service businesses to continue to operate at 180-Islington Street with an apartment on the second floor without creating an undue hardship on the City streets or on the abutting properties.

Providing a friendly environment that promotes pedestrian and alternative transportation will reduce the traffic demand for traditional parking.

Thus, it is Altus' opinion that 3 on-site non-compliant parking stalls will be more than adequate for the expected demand.

Wde/5554 parking demand analysis - 3-6-24.docx



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

**PARKING DEMAND ANALYSIS
180 ISLINGTON STREET
PORTSMOUTH, NH**

Revised April 2024

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Altus recognizes that the spaces could be rented to either a personal services or as a retail concern. Since retail has a greater demand for parking, Altus chose to use Retail Trade.

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Although the computation of spaces for the project as a whole would be rounded up to 8 spaces, we have rounded up the computation for each individual use out of an abundance of caution.

Facing the building, the area to the right of the building is fully paved and is undersized by the Zoning Ordinance. However, the area is used as 2 stacked parking stalls.

Thus, there are three on-site functional, but non-compliant parking stalls.

The COAST Route runs on Islington Street with stops both inbound and outbound within 100 feet of the front door of the building.

Under Section 10.1116.10, providing bicycle parking spaces can help meet the requirements of the parking requirements. Altus recommends that a bicycle rack be provided.

In the Zoning Ordinance, motorcycle/moped/scooter parking spaces do not count towards the required parking. Additionally, we recommend a building mounted sign allowing moped parking. We do not believe striping is necessary as mopeds do not take a lot of space and it is unlikely that the striping will be maintained or respected.

The Foundry Garage is less than 1,000 feet from the property. It is much closer to the site than many of the downtown businesses whose employees currently use it.

There is on-street parking on the north side of Islington Street and on Brewster Street which is opposite the site.

To determine the expected parking that will be generated by the existing/proposed uses, Altus normally utilizes the ITE Parking Generation Manual, 5th Edition. It is our opinion that the setting/location falls under the Dense Multi-Use Urban category. However, the manual has limitations when it comes to small traffic generators and unique end users like antique shops and tattoo studios as well as a single apartment. Additionally, ITE states that "it contains information that can also easily be misinterpreted without sound professional judgement..."

As such, a common sense approach to developing the parking needs to be utilized.

A small urban apartment in downtown Portsmouth at the most will have two residents with a maximum of two vehicles. The residence will have designated stacked parking on the west side of the building. Thus, the demand for the residential unit is met with the stacked parking stalls.

There are two small commercial/retail/professional office spaces on the first floor of the building. Each unit will most likely have a maximum of two employees per shift or at shift change over. It is reasonable to believe that the employees will either walk to work, use bicycles or mopeds parking in front. Otherwise, the staff will park in the Foundry parking garage. Thus, the staff will have no impact on parking in the general area of the site. Thus, it can be expected at peak demand, the first-floor staff aspect of the building will have a peak demand of 4 parking spaces.

On the consumer side, two small businesses in an urban area will attract customers on foot, bicycle and moped. However, during inclement weather, it is expected that the majority of the customers will utilize automobiles. Conservatively, it is highly unlikely that each business will

have more than 2 individual unrelated customers at a time. Thus, conservatively, it can be assumed that the first-floor occupants will have a demand for 4 parking spaces.

In summary, the parking demand for the property conservatively is:

2 residential spaces
4 employee spaces
4 customer spaces
10 spaces total

It is reasonable for two small retail/professional service businesses to continue to operate at 180-Islington Street with an apartment on the second floor without creating an undue hardship on the City streets or on the abutting properties.

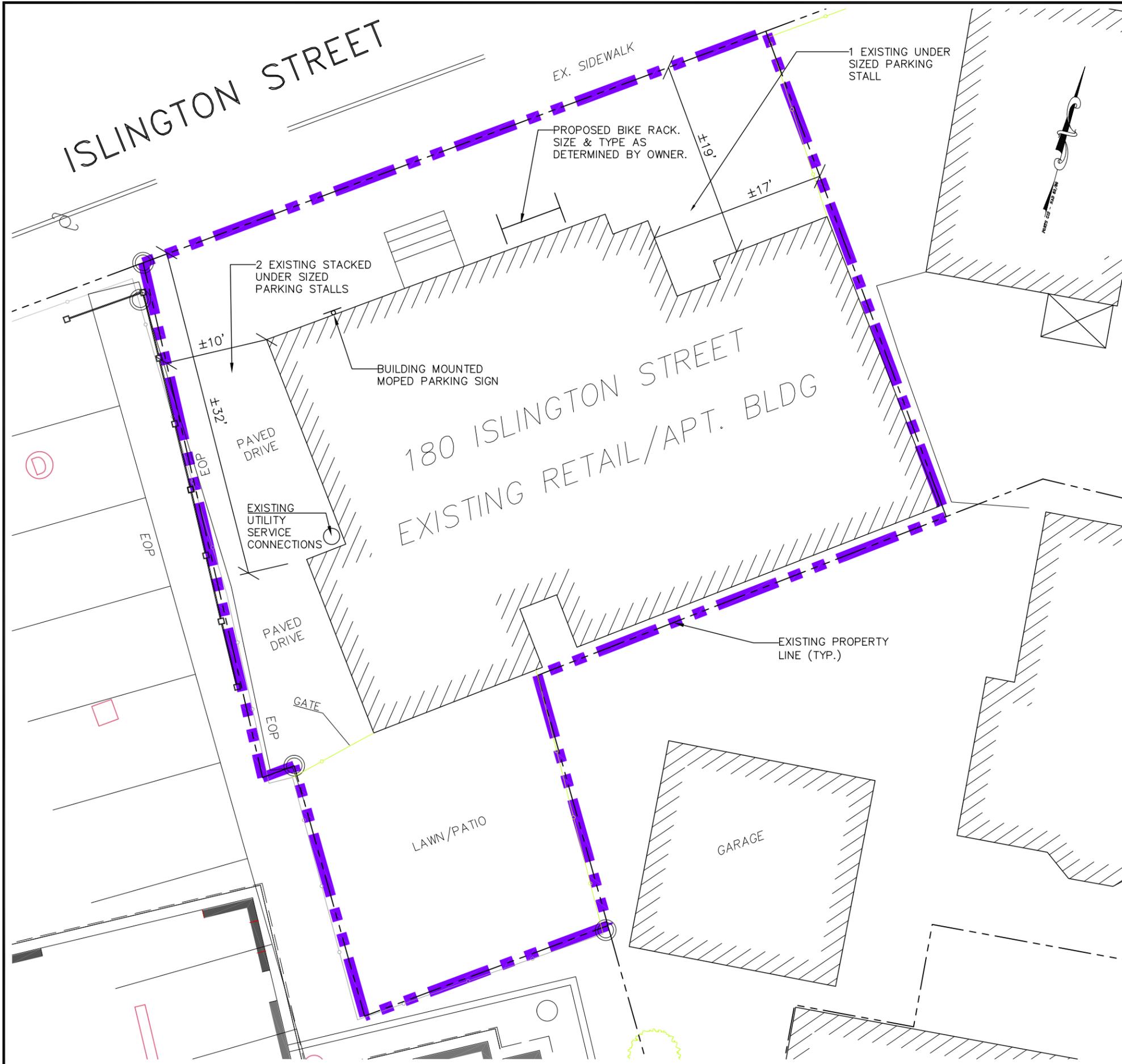
Providing a friendly environment that promotes pedestrian and alternative transportation will reduce the traffic demand for traditional parking.

Thus, it is Altus' opinion that the existing building can operate with two commercial units on the first floor and a residential unit on the second floor without an undue impact on the City's parking supply.

Wde/5554 parking demand analysis - rev 1.docx

ISLINGTON STREET

180 ISLINGTON STREET EXISTING RETAIL/APT. BLDG



SITE NOTES

- DESIGN INTENT – THIS PLAN IS INTENDED TO DEPICT THE EXISTING PARKING SPACES AS DESCRIBED IN THE PARKING DEMAND ANALYSIS OF THE SITE.
- APPROXIMATE LOT AREA: 0.09 AC.± (PER CITY GIS)
- ZONE: BUSINESS & SINGLE RESIDENCE
- PARKING REQUIREMENTS:**
 1 APARTMENT – 750 SF GROSS FLOOR AREA
 BUSINESSES – 1,900 SF GROSS FLOOR AREA (2 UNITS)

 APARTMENT GREATER THAN 750 SF = 1.3 SPACES PER UNIT
 PERSONAL SERVICES = 1 SPACE PER 400 SF GFA
 RETAIL TRADE = 1 SPACE PER 300 SF GFA
- PARKING STALLS REQUIRED:** –
 APARTMENT = 1.3 SPACES
 1,916 SF RETAIL TRADE = 6.4 SPACES
 TOTAL PARKING REQUIRED = 9 SPACES REQUIRED ¹
- SEE SECTION 10.1112.22: "WHERE THE COMPUTATION OF REQUIRED OFF-STREET PARKING SPACES RESULTS IN A FRACTIONAL NUMBER, THE COMPUTATION SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER."

 ALTHOUGH THE COMPUTATION OF SPACES FOR THE PROJECT AS A WHOLE WOULD BE ROUNDED UP TO 8 SPACES, WE HAVE ROUNDED UP THE COMPUTATION FOR EACH INDIVIDUAL USE OUT OF AN ABUNDANCE OF CAUTION.
- OVERALL AREA OF DISTURBANCE UNDER 100,000 S.F., NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
- AREA OF DISTURBANCE OVER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT REQUIRED (NOI TO BE PREPARED AND SUBMITTED BY CONTRACTOR, SWPPP AND INSPECTIONS TO BE PREPARED AND PERFORMED BY CONTRACTOR). NOT REQUIRED FOR THIS PROPERTY.
- PARKING DEMAND ANALYSIS RECOMMENDS INSTALLING A BICYCLE RACK & UNSTRIPED 3-SPACES FOR MOPEDS OR SIMILAR VEHICLES. LOCATION TO BE DETERMINED BY OWNER SHALL BE ENTIRELY ON THE PROPERTY.



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

NOT FOR CONSTRUCTION

ISSUED FOR: PARKING DEMAND ANALYSIS

ISSUE DATE: APRIL 5, 2024

REVISIONS		
NO.	DESCRIPTION	BY DATE
0	INITIAL SUBMISSION	EDW 02/27/24
1	PER TAC COMMENTS	EDW 04/05/24

DRAWN BY: SAM
 APPROVED BY: EDW
 DRAWING FILE: 5554-180 Islington.dwg

SCALE:
 1" = 5' (22" X 34")
 1" = 10' (11" X 17")

OWNER:

 ZJBV PROPERTIES, LLC
 300 GAY STREET
 MANCHESTER, NH 03103

APPLICANT:

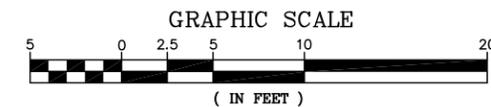
 ZJBV PROPERTIES, LLC
 300 GAY STREET
 MANCHESTER, NH 03103

PROJECT:
PARKING DEMAND ANALYSIS
 180 ISLINGTON STREET
 TAX MAP 137, LOT 19

TITLE:

SITE PLAN

SHEET NUMBER:
S-1



From: [Peter M. Stith](#)
To: [Kimberli Kienia](#)
Subject: 581 Lafayette
Date: Thursday, April 18, 2024 10:41:22 AM

Kim,

581 Lafayette has requested to postpone until the May meeting in order to include a parking CUP with their application.

Peter Stith, AICP
Planning Manager
Planning & Sustainability Department
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801
603.610.4188
www.cityofportsmouth.com

Findings of Fact | Detached Accessory Dwelling Unit

City of Portsmouth Planning Board

Date: April 18, 2024

Property Address: 110 Aldrich Rd.

Application #: LU-23-174

Decision: Approve Deny Approve with Conditions

Findings of Fact:

Per RSA 676:3, I: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Zoning Ordinance -10.814.60: Before granting a conditional use permit for a detached ADU, the Planning Board shall make the following findings:

	Section 10.814.62	Finding (Meets Requirement/ Criteria)	Supporting Information
1	10.814.621 The ADU complies with all applicable standards of this Section 10.814 or as may be modified by the conditional use permit.	Meets Does Not Meet	The applicant is seeking 2 modifications, for garage door width and dormer coverage on a roof plane, otherwise the proposed ADU complies with 10.814.
2	10.814.622 The exterior design of the ADU is architecturally consistent with or similar in appearance to the existing principal dwelling on a lot.	Meets Does Not Meet	The design of the ADU matches the existing dwelling. The proposed dormer matches the dormer on the house, which is the reason for the size of the proposed dormer.
3	10.814.623 The site plan provides adequate and appropriate open space and landscaping for both the ADU and the principal dwelling unit and complies with the off-street parking requirements of 10.814.26.	Meets Does Not Meet	The parking exceeds the required number of spaces and the site complies with open space and building coverage.
4	10.814.624 The ADU will maintain a compatible relationship with the character of adjacent and neighborhood properties in terms of location, design, and off-street parking layout, and will not significantly reduce the privacy of adjacent properties.	Meets Does Not Meet	The proposed ADU will be architecturally consistent with the existing dwelling and the location and site layout is compatible with the character of the neighborhood.
5	Other Board Findings:		

Edward R. (Ned) Raynolds
110 Aldrich Rd.
Portsmouth, NH 03801
NedR64@gmail.com
603-365-1725

March 28, 2024

Mr. Rick Chellman
Chair, Planning Board
City of Portsmouth
1 Junkins Ave.
Portsmouth, NH 03801

Dear Chairman Chellman,

I'm a 23 year resident of Portsmouth. My three children (two college graduates and a PHS senior) and I live in an 1,880 s.f. four bedroom home built in 1900 on Aldrich Rd. I am seeking to add to the supply of workforce housing in the city while increasing the utility and value of our home by constructing a detached 2 car garage with an ADU above.

At 0.4 acres (17,424 s.f.) with 100' of street frontage, I have plenty of lot area and street frontage and more than sufficient setbacks for the project to comply with all such requirements for ADUs. Because a substantial portion of my lot falls within the 100' buffer of a wetland created by home construction and expansion over the course of the 20th century on Boss Ave, Lawrence St. and Middle St., my project required Conservation Commission review. I received approval from the Conservation Commission subject to stipulations outlined in their letter of March 20, 2024. I have submitted documents satisfying stipulations 1 through 4 as part of the package for the April 18 Planning Board meeting, and I agree to comply with stipulations 5 and 6 prior to the issuance of the Building Permit.

Here is my detailed statement explaining how my proposed project will support the findings stipulated in the ADU Zoning Ordinance Section 10.814:

- I intend to keep my principal and the accessory dwelling unit on my lot at 110 Aldrich Rd. under common ownership, my ownership. Once completed I expect that the City will reassess and levy property taxes on both buildings and the lot as one property, and should I ever decide to sell, it would be marketed and sold as one property.
- I intend to occupy the ADU along with my partner as my principal place of residence, while the existing house will serve as a residence and resting place for our children who range in age from 18 – 25. The City has ample documentation in its voter, vehicle, and animal registration records, along with water & sewer billing and the school registration records of my children, that 110 Aldrich Rd. has served as my principal place of residence for the past 10+ years.
- There will be no business operated out of the property, no signage or customers visiting.

- Since the ADU will be occupied by only myself and my girlfriend as a residence, and since the garage underneath the ADU and the driveway leading to it will provide twice as many parking spaces (4) as the occupancy of the ADU requires, there will not be excessive noise, traffic, or parking congestion – in fact, there will be relief to the present on-street parking burden (which nonetheless is well-served by the City’s curb-cutout spaces provided).

Finally, I request relief from two stipulations of the DADU regs:

1) The stipulation in Section 10.814.436 that roof dormers, if provided, may occupy no more than 33% of any roof plane. As illustrated by the pictures of my existing house, and as directed by the Architectural Design Standards in Section 10.814.50, I am aiming to complement (and not mimic) my existing house with the ADU by “reflecting” the dormer design of the *side* of my existing house on the *front* of the DADU/garage. I think this is more aesthetically appealing than mimicry, and it allows for the DADU to have a long saltbox-style rear roof surface (flat and gently sloped) that is perfect for hosting a solar array, as the long axis of the building is aligned at almost exactly 180 degrees south. Dormers on the front also are well suited to the purposes of the interior floor plan. While the combined “doghouse”-”shed” dormer structure would account for 57% of the roof plane, its massing, character, details, and finishes will be entirely consistent with the existing house per the elements of 10.814.51. In short, I think it will look nice, quite complementary to my existing house.

2) The stipulation in Section 10.814.53 that if provided, all street-facing garage doors shall be limited to 9 feet. This seems a curious and arbitrary restriction for an ordinance that applies City-wide (perhaps there would be rationale in the designated Historic District). The primary reason I want a single 16’ wide garage door rather than two 9’ wide garage doors is for functionality, but related to my decision/goal of retaining a single width driveway and the existing front yard screening hedge. Doing so will require vehicles entering and leaving the garage to make a fairly sharp/tight ‘S’ turn. I would like to be able to back trailers into this garage occasionally, negotiating the same tight ‘S’ turn. I don’t want to have to deal (nor would any future owner or tenant) with a cosmetic structural obstacle such as the narrow divider between two single garage doors.

In addition, as illustrated in the following pictures, there are three ‘double-wide’ garage doors on Aldrich Rd. alone, let alone throughout the adjacent neighborhoods. Finally, one of the first detached ADUs to be constructed in the City, in 2019 at 4 Sylvester St., has a ‘double-wide’ garage door facing the street.



4 Sylvester St.



224 Aldrich Rd.



260 Aldrich Rd.



313 Aldrich Rd.

It is my intent to select a 16' wide garage door design that mimics two single width doors as in a tasteful manner, something along the lines of that pictured below:



Thank you and I look forward to the opportunity to discuss my project with you and the Planning Board at your April 18 meeting.

Ned Raynolds

GENERAL PLAN NOTES

1) ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.

110 Aldrich Rd

Portsmouth, NH

SCHEMATIC DESIGN

Ned Reynolds

WINTER HOLBEN
architecture + design

7 WALLINGFORD SQ
UNIT 2099
KITTERY, MAINE 03904
207.994.3104

Drawn By: PG

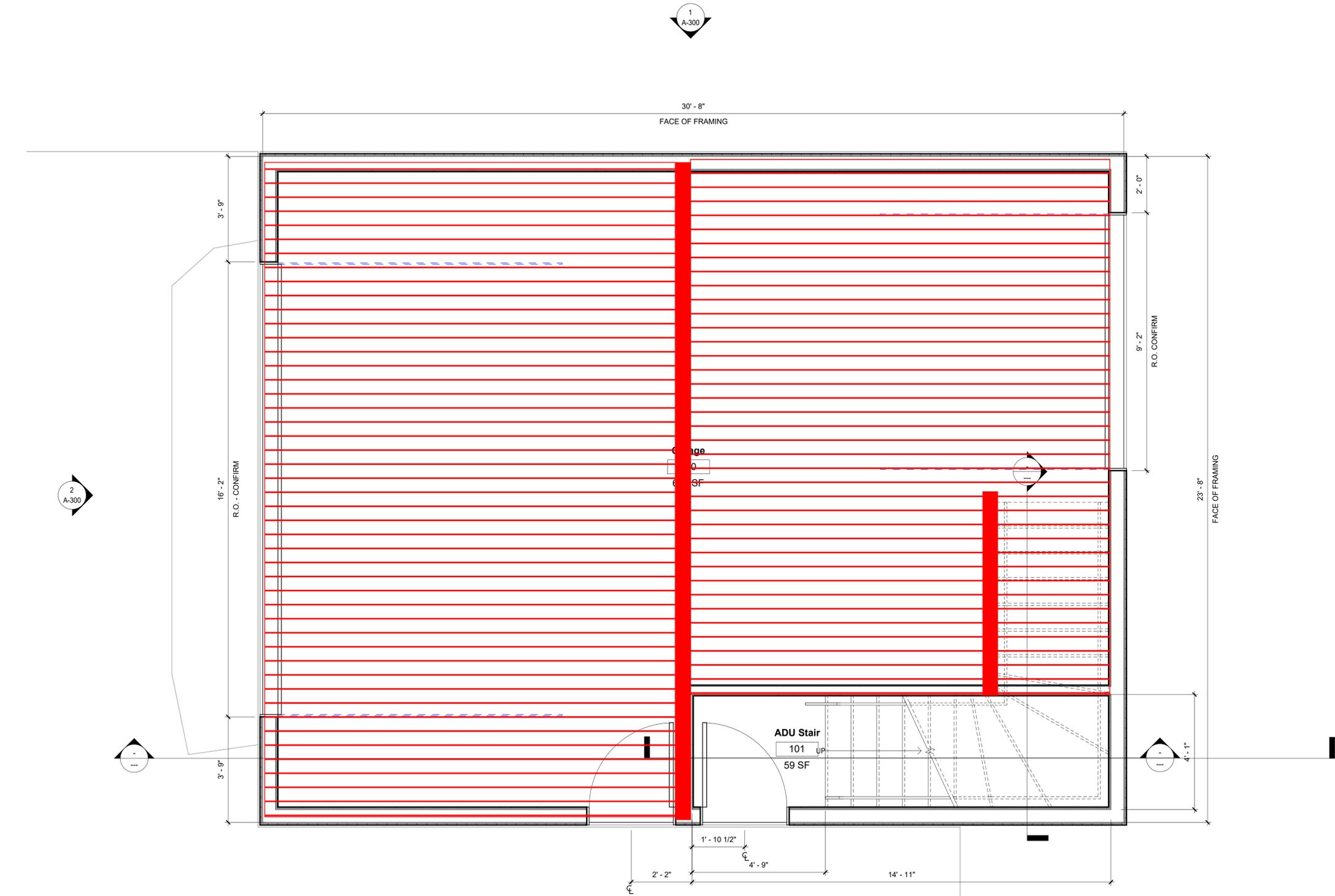
Drawing Checked By: BMH

Drawing Scale: As indicated

Drawing Date: 02/02/24

Project Number: 23123

drawing revisions:		
No.	Description	Date



1 01 - 1st Floor
1/2" = 1'-0"

LEGEND

- EXISTING WALL
- NEW WALL
- WINDOW TAG



1st Floor

A-111

SCHEMATIC DESIGN

Ned Reynolds



7 WALLINGFORD SQ
UNIT 2099
KITTERY, MAINE 03904
207.994.3104

Drawn By:	PG
Drawing Checked By:	RW
Drawing Scale:	As indicated
Drawing Date:	02/02/24
Project Number:	23123

drawing revisions:		
No.	Description	Date

2nd Floor

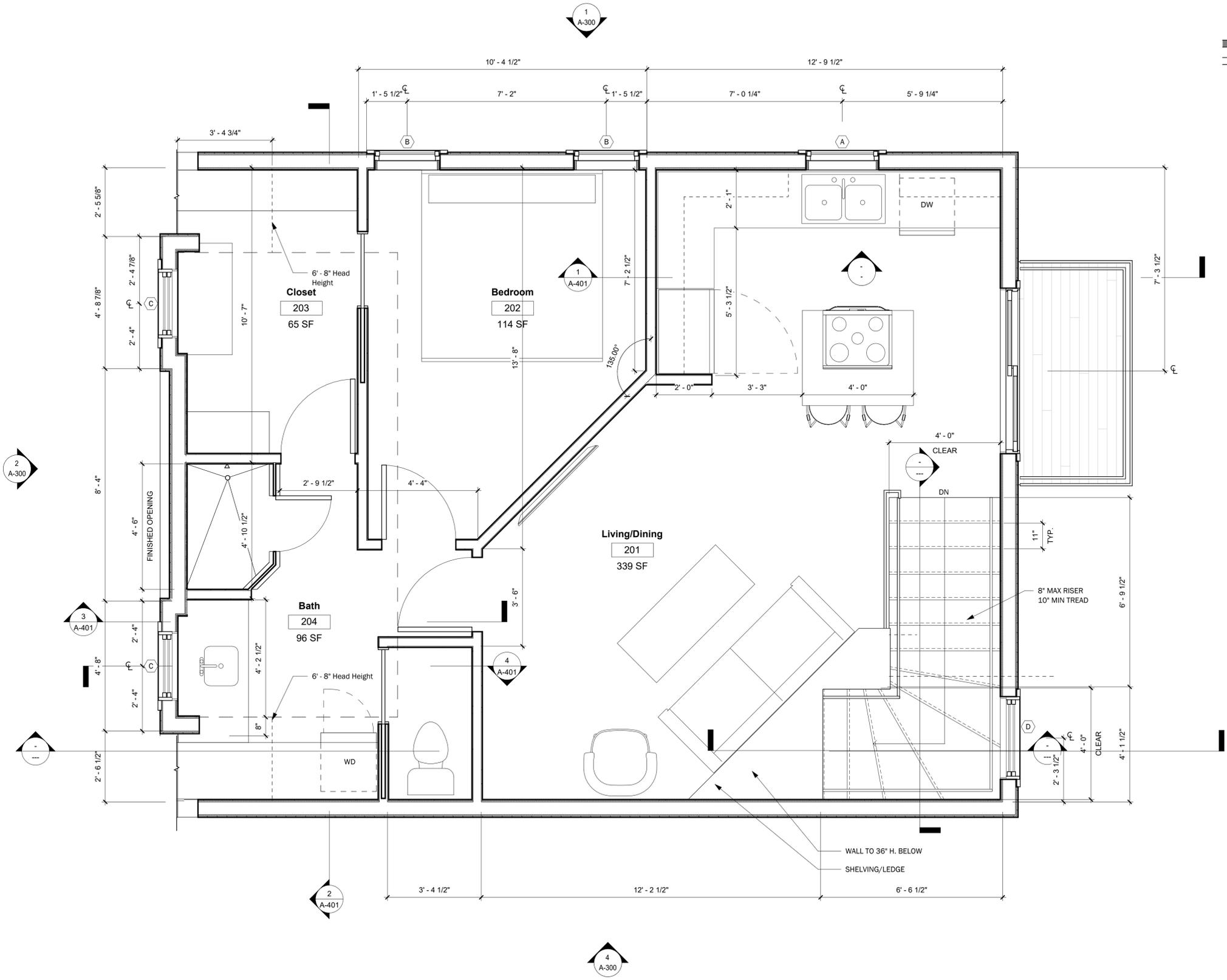
A-112

GENERAL PLAN NOTES

1) ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.

LEGEND

- EXISTING WALL
- NEW WALL
- WINDOW TAG



1 02 - 2nd Floor
1/2" = 1'-0"

SCHEMATIC DESIGN

Ned Reynolds

WINTER HOLBEN
architecture + design

7 WALLINGFORD SQ
UNIT 2099
KITTERY, MAINE 03904
207.994.3104

Drawn By: JH

Drawing Checked By: BMH

Drawing Scale: As indicated

Drawing Date: 02/02/24

Project Number: 23123

drawing revisions:		
No.	Description	Date

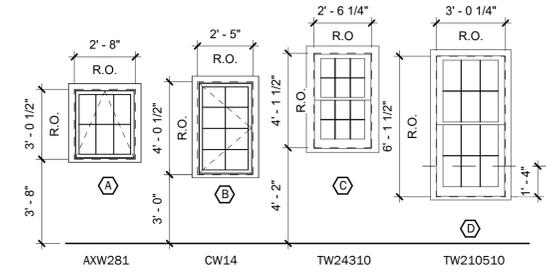
Elevations

A-300



1 East Elevation
3/16" = 1'-0"

2 North Elevation
3/16" = 1'-0"



Window types
1/4" = 1'-0"



3 South Elevation
3/16" = 1'-0"



4 West Elevation
3/16" = 1'-0"

Street View - 110 Aldrich Rd.



Side view of existing house (taken from where DADU/garage would be sited)



Areas of wetland and wetland buffer re: 110 Aldrich Rd.



Property Information

Property ID 0153-0003-0000
Location 110 ALDRICH RD
Owner RAYNOLDS EDWARD R



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 08/24/2023
Data updated 3/9/2022

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Map Theme Legends

Wetlands

-  Wetlands
-  100ft Wetlands Buffer

City of Portsmouth

SCHEMATIC DESIGN

Ned Raynolds

WINTER HOLBEN
architecture + design

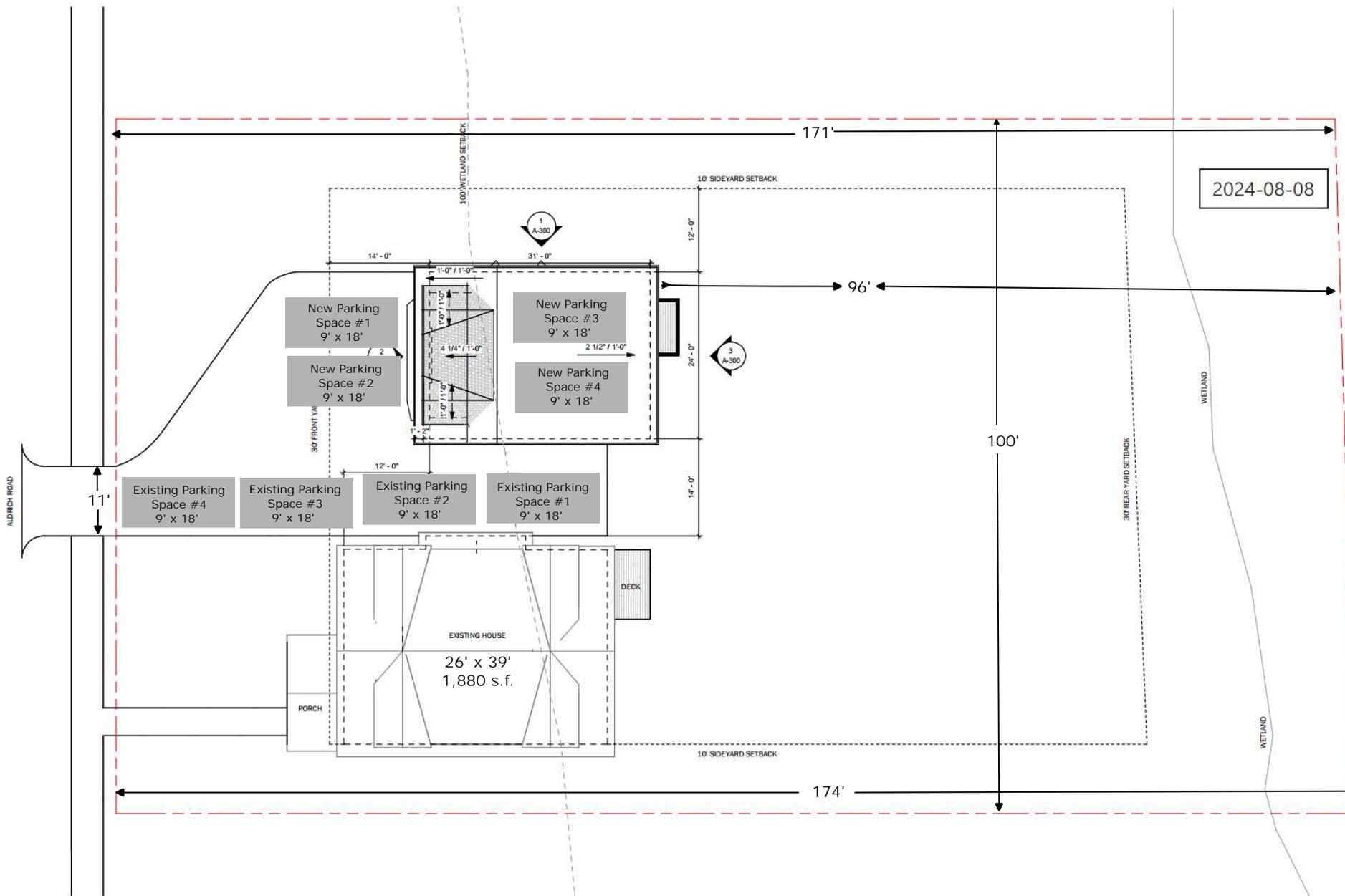
7 WALLINGFORD SQ
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207.994.3104

Drawn By:	PG
Drawing Checked By:	BMH
Drawing Scale:	As Indicated
Drawing Date:	02/02/24
Project Number:	23123

drawing revisions:		
No.	Description	Date

Site Development Plan

A-100



1 Site Development Plan
1/8" = 1'-0"

LEGEND

	EXISTING WALL
	NEW WALL
	WINDOW TAG

View from Aldrich Rd. of site of planned detached 2 car garage with ADU over at 110 Aldrich Rd.

Single width driveway entrance from street to be maintained, as is front yard screening hedge

Neighbor's house at 90 Aldrich Rd is at left

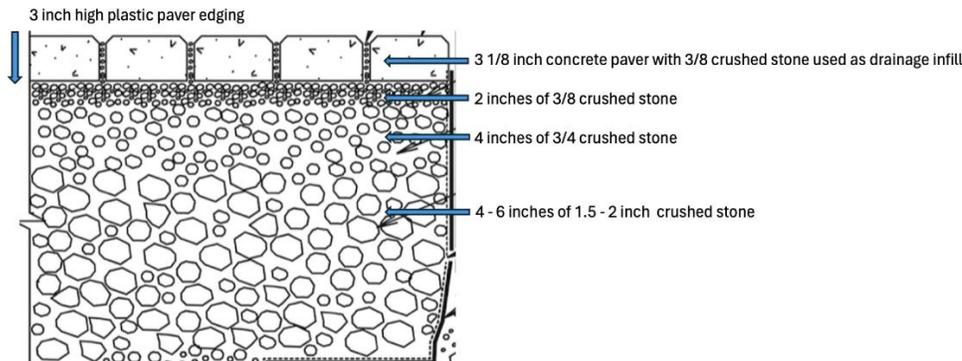
Portable basketball hoop to be removed.

Full View of existing house:



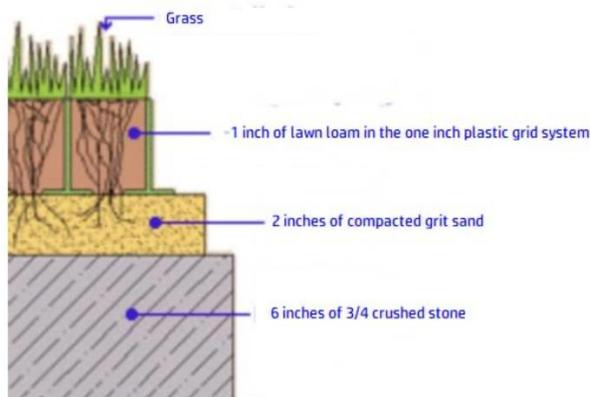
MAINTENANCE PLAN – NEW DRIVEWAYS for GARAGE/ADU PROJECT at 110 ALDRICH RD.

1) Main Driveway – asphalt to be replaced by permeable pavers

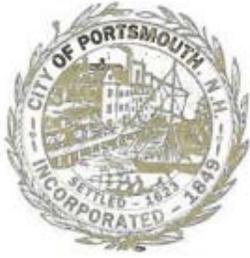


- No use of sand or salt in winter (I've never used any of that on my asphalt driveway, I'm not going to start now!)
- No snowplow – clear snow by hand shovel or electric snowblower
- Weed control with periodic (1 or 2 x/season) application of water/vinegar solution with garden sprayer. Weed by hand as necessary.
- Annual (springtime) cleaning with a stiff brush
- Regular (1x/month and after major rainstorms) clear debris & leaves with blower
- Annually replenish 3/8" crushed stone infill between pavers as necessary
- Annually maintain looseness of infill by use of spiked handwheel

2) New Driveway for 2 car garage – TrueGrid® plastic pavers with lawn loam & grass infill



- Maintain just like a grass lawn – seed, water, mow (in this case) to 1" height
- Monthly gentle raking to clear leaves, twigs, debris from grass
- Annually replenish loam by spreading a fine layer with lawn spreader
- No use of sand or salt in winter
- No snowplow – clear snow by hand shovel or electric snowblower
- Annual inspection of grid connections and structure for integrity, replace any broken sections as necessary



CITY OF PORTSMOUTH

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

CONSERVATION COMMISSION

March 20, 2024

Edward R. Raynolds

110 Aldrich Road
Portsmouth, New Hampshire 03801

RE: Wetland CUP request for property located at 110 Aldrich Road (LU-23-174)

Dear Mr. Raynolds:

The Conservation Commission, at its regularly scheduled meeting of **Wednesday, March 13, 2024**, considered your application for the construction of a 768 s.f. detached, two car garage with an accessory dwelling unit on the second floor. Approximately 522 s.f. will be impacting the 100 ft wetland buffer as a permanent impervious impact, with the edge of the proposed garage located approximately 76 ft from the wetland resource. To mitigate the impacts to the wetland buffer, the applicant is proposing to remove 144 s.f. of impervious asphalt from the buffer, and an additional 590 s.f. of asphalt from outside the buffer, to be converted to pervious pavers for the driveway. The applicant is also proposing the addition of plastic reinforced grass area to lead from the proposed garage bays to the existing driveway area.. Said property is shown on Assessor Map 153, Lot 3 and lies within the Single Residence B (SRB) District. As a result of said consideration, the Commission voted to recommend approval of the application to the Planning Board with the following stipulations:.

1. Applicant shall provide a clear delineation of the proposed driveways and their surfaces; including the proposed permeable paver driveway and the plastic-reinforced driveway. Specifications on the driveways should include any edging and/or plantings, and a cross-section of each driveway surface type shall be provided which should include the substrate material and its proposed depth.
2. Applicant shall provide a maintenance plan for the proposed driveway material and a maintenance plan for the plastic-reinforced driveway material.
3. Applicant shall include information in the final site plan for any drainage swales and/or drip edges proposed for drainage off the new garage roof. For the proposed drip edges,, please include a cross-section of the proposed drip edge construction, along with the substrate material and its proposed area and depth.
4. Applicant shall provide a planting plan that includes the location, size and species of the proposed plantings within the 25' vegetative buffer. This should include at least 10 shrubs of a native species.
5. In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall install permanent wetland boundary markers. We suggest that these markers are placed along the 25' vegetative buffer at intervals of every 50 feet. These must be installed prior to the start of

any construction. These can be purchased through the City of Portsmouth Planning and Sustainability Department.

6. Applicant shall remove all debris/trash from the wetland and 25' vegetative buffer, including the wood decking/pallet structure.

This matter will be placed on the agenda for the Planning Board meeting scheduled for **Thursday, April 18, 2024**. One (1) hard copy of any revised plans and/or exhibits as well as an updated electronic file (in a PDF format) must be filed in the Planning & Sustainability Department and uploaded to the online permit system no later than Wednesday, March 27, 2024.

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

Very truly yours,

A handwritten signature in black ink, appearing to read 'S. Collins', written in a cursive style.

Samantha Collins, Chair
Conservation Commission

cc:

10.633.20 Exemptions from Certificate of Approval

The following activities shall not require a Certificate from the Commission but require review and certification by the Code Official:

- (1) Ordinary maintenance and repair of any exterior architectural feature, which does not involve a change in design, materials or outer appearance thereof;
- (2) Painting or repainting structures without regard to color;
- (3) Maintenance and repair of exterior walls, chimney repairs, entryway repairs, or deck repairs provided these are of the same design and material (including the use of lime-based mortar for repointing historic brick);
- (4) Placement or replacement of shutters that are (1) constructed of wooden material, (2) one-half the width of the sash they are covering, (3) installed with hinges and dogs, and (4) louvered, paneled or constructed of boards as appropriate to the style of the building;
- (5) Replacement roofing on existing structures provided that (1) the roof plane and remains the same and the material remains the same regardless of color, or (2) asphalt roofing is replaced with slate, composite-slate, or wood shingles;
- (6) Replacement of an exterior door, window or storm window, provided that (1) the same design and materials are used, or (2) materials are used that restore the original architectural features, including but not limited to the number and arrangement of window lights; using true and non-removable divided lights; and ensuring that the size of the opening does not change;
- (7) **Placement or replacement of roof-mounted mechanical or electrical equipment and ventilation terminators and roof mounted solar energy systems where the equipment (1) is not located on a roof surface that faces or is visible from a public way, and (2) does not extend more than 3 feet above the roof plane, or (3) Are installed on a flat or low sloped roof with a parapet;**
- (8) Placement or replacement of wall-mounted mechanical or electrical equipment and ventilation terminators where the equipment (1) is painted a similar color to match or blend with the wall color, (2) does not extend more than six inches out from the wall plane, and (3) does not vent directly into a public way; and where (4) all duct work or equipment feeds enter the building's interior at ground level so as not to be visible;
- (9) Placement or replacement of ground-mounted mechanical or electrical equipment (including a generator) where (1) the equipment is located behind the structure and is not in public view, and (2) all duct work or equipment feeds are located in the building's interior or immediately adjacent to the equipment;
- (10) Placement or replacement of storm windows, storm doors, screen windows and screen doors, provided they are constructed with wood frames, with any metal or vinyl tracks concealed by the wood frames. Window guards provided they are constructed with bars or rods of wrought iron, or metal formed and painted to resemble wrought iron. Mesh guards are not exempt;

- (11) Placement or replacement of chimney caps or bishop pots that are constructed of masonry or bluestone, or of other material with a black, dark brown or copper finish;
- (12) Placement or replacement of gas and electric meters if mounted on an exterior wall, not facing or visible from a public way. Landscaping or fencing may be used as a visual screen;
- (13) Construction, alteration or demolition of any structure or element of a structure that the Code Official documents as being necessary to avoid an immediate health or safety emergency prior to the Commission convening a meeting to consider the matter. In such instance, the Code Official shall immediately provide written notification to the Commission of such action;
- (14) New signs and refacing of existing signs, except that new freestanding signs and signs requiring review and approval by the Board of Adjustment shall not be exempt;
- (15) Awning replacement if a canvas fabric is used and no alterations (including but not limited to the wall fittings and fastenings) are made to the structure;
- (16) Placement of a temporary toilet, trailer, tent or tensile structure;
- (17) Accessible ramp systems on single-family or two-family dwellings provided the ramp and rail system consists of black metal modular components;
- (18) The placement, removal or replacement of wood or metal fence (except for chain-link which may only be removed) provided the replacement fence is in substantially the same location with substantially the same height, material, and design;
- (19) The replacement of exterior lighting provided the replacement lighting is substantially in the same in location with substantially the same height, material, and design;
- (20) The replacement or restoration of wood siding (including removal of non-wood materials) provided the replacement siding is the same exposure, material, and design;
- (21) Placement or replacement of terraces, walks, driveways, and sidewalks and in-ground swimming pools provided that any such element is substantially at the existing grade plane of the property;
- (22) Placement or replacement of building accessories and décor, such as window-mounted portable air conditioning units, play equipment, residential trash enclosures, snow guards, benches, trellises, non-commercial boat rack storage structures, window boxes, raised planters, mailboxes less than 18" in all dimensions, flags, hose reels, door bells and knockers, weathervanes, bells, wind chimes, birdfeeders, artwork, sculpture, and other similar exterior décor;

- (23) New or replacement piers, floats, docks or gangways for single-family and two-family dwellings provided any vertical handrail support systems are constructed with metal, wire, rope or wood;
- (24) Placement or replacement of wood, brick or granite steps or landings;
- (25) Placement or replacement of a commercial solid waste enclosure provided the enclosure: (1) is fully enclosed with the use of gates; (2) is constructed of wood or stone material; and (3) is no greater than 60” in height or 100 sq. ft. in area;
- (26) Placement or replacement of wood or copper gutters and downspouts.
- (27) Parking ticket kiosks, freestanding signs and other site elements related to public parking in private parking lots when authorized under a permit from the Department of Public Works.

10.633.30 Administrative Approval

10.633.31 The Code Official may grant administrative approval for minor modifications to an existing structure on work for which a Certificate of Approval has previously been issued, provided that the Code Official determines that the modifications do not alter the overall quality or character of the structure and the determination is certified as appropriate by the Commission. and indicates this determination as a written addendum to an existing Certificate of Approval. Such approval shall be subject to Historic District Commission approval at the next meeting of the Historic District Commission. A list of the administrative approvals shall be submitted to the Historic District Commission prior to the meeting and the administrative approvals shall be automatically ratified unless rejected specifically by the Historic District Commission at that meeting.

10.633.32 Administrative Approval for Roof Mounted Solar Energy Systems

A property owner or authorized representative may submit for administrative approval for the installation of **roof mounted solar energy systems**, associated support structures and conduit lines provided that the application meets or exceeds the following requirements:

- (1) The placement of **roof-mounted solar energy**

systems shall be minimally visible from a public way (including side facing streets) and the manner of placement shall be regular with no disjointed arrays (example: symmetrically placed or evenly spaced rectilinear arrays);

- (2) The placement of solar panels, associated support structures and conduit lines shall not cause damage to or alteration of **character defining architectural features** of the structure (such as installation through slate or wood shingled roofs, and the removal of chimneys, dormers or altering existing roof lines);
- (3) **Roof-mounted solar energy systems** shall be flush mounted to the roof and remain within the plane of the roof;
- (4) **Roof-mounted solar energy systems mounted on flat roofs** shall be set back from the edge of the roof to minimize visibility.

Definitions-

Minimally Visible: Barely or partially visible or does not call attention to itself or detract from any Significant Architectural Features. Visibility is assessed through a commonly accessible public way. To determine visibility, one may consider the distance and angle at which the roof-mounted solar energy system becomes visible.

Character Defining Architectural Features: The overall shape of the building, its materials, craftsmanship, decorative details, as well as aspects of its site and environment.

Not Visible From a Public Way: Any portion of a historic resource that is not visible from the public street, sidewalk immediately adjacent to the property, or a place to which the public has a right of access.