

From: [Peter L. Britz](#)
To: [Kimberli Kienia](#); [Peter M. Stith](#)
Subject: Fwd: 581 Lafayette Road
Date: Tuesday, March 5, 2024 11:15:15 AM
Attachments: [image001.png](#)

If it's not too late for public comment please include.
Thanks

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From: todd bakerprop.com <todd@bakerprop.com>
Sent: Tuesday, March 5, 2024 8:11:16 AM
To: Peter L. Britz <plbritz@cityofportsmouth.com>
Subject: RE: 581 Lafayette Road

Hello Peter:

I hope you are well.

I got a notice that 581 Lafayette is coming to TAC with a new plan today. I have a conflict and won't be able to attend. As you may know, my company, 599 Lafayette, LLC, owns the adjacent property AKA Bowl o Rama Plaza.

I'm glad to see additional housing proposed for our community, but want to make sure that the proposed development does no harm and is a good fit for the neighborhood.

When thinking about this plan, it is important that 599 Lafayette tenants and their guests have uninterrupted access to our drive lanes to Ledgewood Drive and our parking and businesses. Also, the plan I saw looked very tall – should be max height of 50' and maintain setbacks so we have access to air, light and safety services. And, please ensure that the proposed plan has 100% of parking needs satisfied on their own land.

If you have any questions, please let me know.

For 599 Lafayette, LLC
Todd Baker, Manager

From: Peter L. Britz <plbritz@cityofportsmouth.com>
Sent: Tuesday, September 12, 2023 2:00 PM
To: todd [bakerprop.com](#) <todd@bakerprop.com>
Subject: Re: 581 Lafayette Road

Hi Todd

I am just seeing your email but wanted to let you know they are coming before the Technical Advisory Committee at 2pm today for a work session.

Best,
Peter

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From: todd [bakerprop.com](mailto:todd@bakerprop.com) <todd@bakerprop.com>

Sent: Tuesday, September 12, 2023 12:03:07 PM

To: Peter L. Britz <plbritz@cityofportsmouth.com>

Subject: RE: 581 Lafayette Road

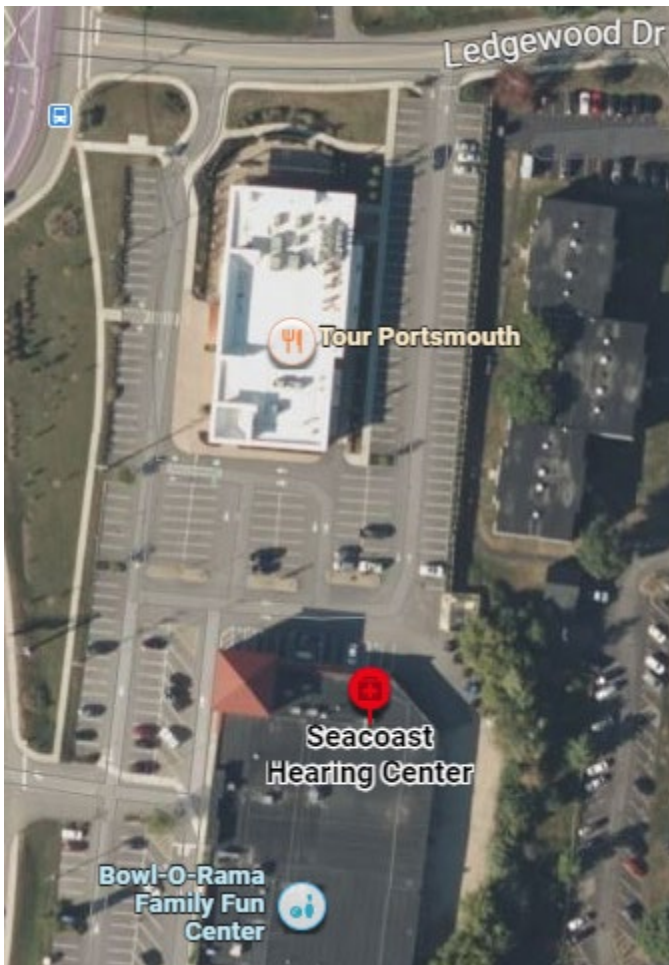
Hi Peter:

We appreciate and understand that additional residential housing is needed in our community. That said, if the 581 Lafayette plan is proceeding, it is important to note the following:

1. Attached is an easement plan that shows rights between the adjacent properties.
2. The tenants and guests of our property, 599 Lafayette (aka Bowl o Rama Plaza) will need uninterrupted access to and from Ledgewood drive and to and from drive lanes around our building to the rear of the property.
3. The head-in parking spaces to Convenient Md and Seacoast Hearing Center (near a circled 13 on the attached plan) will need uninterrupted access and a reasonable drive lane.
4. Visibility and access to air, light and emergency vehicles is critical to Convenient MD and Seacoast Hearing Center (both facing Ledgewood Drive per the snip below)
5. While there is cross parking and driving access is allowed between the properties, please do not allocate any of our property's parking to others – we have redevelopment plans in the future and expect that we will need all of our land and improvements.

Please keep me posted on any action regarding this property and its development.

For 599 Lafayette, LLC
Todd Baker, Manager



From: Peter L. Britz <plbritz@cityofportsmouth.com>

Sent: Wednesday, August 30, 2023 2:02 PM

To: todd [bakerprop.com](mailto:todd@bakerprop.com) <todd@bakerprop.com>

Subject: RE: 581 Lafayette Road

Hi Todd:

The developer has submitted an application for preliminary conceptual review with the Planning Board. You can find the plans here:

https://files.cityofportsmouth.com/files/planning/apps/LafayetteRd_581/LafayetteRd_581_pb_07202023_PrelimConcept.pdf

The agenda can be found here:

https://files.cityofportsmouth.com/agendas/2023/Planning+Board/07-20-2023+Meeting/7-20-2023+PB+AG_rev.pdf

That is the first step they have taken at the City towards development of the property. You can also find a recording of that meeting if you want to watch it here:

<https://www.youtube.com/watch?v=P6xh3yKC7AM>

Let me know if you have questions.

Best,

Peter

From: todd [bakerprop.com](mailto:todd@bakerprop.com) <todd@bakerprop.com>

Sent: Monday, August 28, 2023 4:59 PM

To: Peter L. Britz <plbritz@cityofportsmouth.com>

Subject: 581 Lafayette Road

Hello Peter:

My company owns 599 Lafayette Road (AKA Bowl o Rama Plaza) and we are abutters to 581 Lafayette Road.

We have read about development plans for 581 Lafayette but don't know the current status. Can you please fill me in?

Thanks!

Todd Baker

Baker Properties

953 Islington Street Suite 23

Portsmouth, NH 03854

603 425-8598 mobile

todd@bakerprop.com

From: [JAH](#)
To: [Peter L. Britz](#); [Peter M. Stith](#); [Dave J. Desfosses](#); [Zachary M. Cronin](#); [Shanti R. Wolph](#); [Eric B. Eby](#); [Patrick R. Howe](#); [Kimberli Kienia](#); [Kate E. Homet](#); [GOV Mike Maloney](#)
Cc: [Trevor McCourt](#)
Subject: 581 Lafayette Road
Date: Thursday, January 4, 2024 9:48:50 PM
Attachments: [581 Lafayette Rd Parking.pdf](#)
[LU22-07 Parking Needs Analysis 2022-05-19 \(7\).pdf](#)

Dear Site Plan Review Technical Advisory Committee:

I noted at the January 2, 2024 TAC meeting that the applicant of the subject site had not addressed the encroachments noted in paragraph 1 below. I understand there are two ways to address these encroachments, as follows:

A) Remove all the applicant's proposed and existing improvements from the abutting property to be in compliance with Portsmouth Site Plan regulations

B) The applicant and the abutting landowner agree to formalize these encroachments with legal agreement that is recorded at the Rockingham County Registry of Deeds. Since there is no assurance an agreement will be reached, this encroachment agreement needs to be produced prior to TAC approval.

City legal staff may be able to provide additional assistance on the options to legally resolve this encroachment issue.

There are 29 parking spaces that do not meet Portsmouth's parking space dimensional requirements because a portion of the parking space is located off the applicant's property. Therefore, at a minimum, these spaces cannot be used in the overall parking supply total.

I also noted the City was not provided any information that demonstrates the site will have adequate parking. As explained in the attached May 19, 2022 report for West End Yards, Portsmouth current multi-family parking requirements woefully underestimate actual parking demand. As some of you may recall, for the 250 apartment complex at West End Yards, Portsmouth regulations required 287 spaces and the report concluded the project needed 409 spaces. Luckily, West End Yards had room to construct an additional 122 spaces.

I suggest TAC require the applicant to produce parking demand data for a similar size apartment complex that indicates 65 parking spaces for 72 apartments / 116 bedroom will be adequate. If not, then the site plans should show where additional parking (50 +/- spaces) can be constructed should the 65 spaces not be enough.

Regards,

Jim Hewitt

----- Forwarded Message -----

From: JAH <samjakemax@aol.com>

To: Peter L. Britz <plbritz@cityofportsmouth.com>; Peter M. Stith <pmstith@cityofportsmouth.com>; Dave Desfosses <djdesfosses@cityofportsmouth.com>; Zachary M. Cronin <zmcronin@cityofportsmouth.com>; srwolph@cityofportsmouth.com <srwolph@cityofportsmouth.com>; Eric B. Eby <ebeby@cityofportsmouth.com>; prhowe@cityofportsmouth.com <prhowe@cityofportsmouth.com>

Sent: Wednesday, December 27, 2023 at 09:37:43 PM EST

Subject: 581 Lafayette Road

Dear Site Plan Review Technical Advisory Committee:

I wish to make you aware of some concerns I have regarding the subject site, as follows:

1) I note the applicant has pavement, curb, light poles and irrigation equipment on his abutter's property to the west. See sheet C1. Typically, all existing and proposed site improvements need to be on the applicant's property. Note #10 says these encroachments are identified on the 2011 NHDOT project plans. Links to these plans are below.

[Repro Desk. \(nh.gov\)](https://gis.dot.nh.gov/plan/13455A.POP.pdf)

<https://gis.dot.nh.gov/plan/13455A.POP.pdf>

The noted encroachments are not identified on these plans. I suggest TAC require the applicant to produce recorded easement documents that make these off-site encroachments legal.

2) The proposed project will have 72 apartments and 116 bedrooms. See attached. The applicant has stated publicly this apartment complex is designed for working adults in the restaurant / hospitality industry. Therefore, it is reasonable to assume there will be a minimum of one adult per bedroom. Portsmouth multi-family parking requirements will require this project to have 65 parking spaces. In order for 65 parking spaces to meet actual demand, it assumes 45% of the residents will not own cars (51 residents).

For comparison, the May, 2022 West End Yards Parking Study, (based on actual demand), concluded at their 250-apartment complex, a 2-bedroom apartment needed 2 parking spaces per unit and 1 bedroom / studio required 1.25 space per unit. Using these standards, the 581 Lafayette project would need 110 spaces to meet demand. In Dover, the same project in its downtown would require 119 spaces. See link below.

<https://ecode360.com/33400535>

I suggest TAC require the applicant to produce parking demand data for a similar size apartment complex that indicates 65 parking spaces for 72 apartments / 116 bedroom will be adequate.

Regards,

Jim Hewitt

ARTICLE IV
 § 153-14-D(1)(C)

DOVER, NH REGS

CENTRAL BUSINESS DISTRICT (REDUCED PARKING ZONE)

1.25 SPACES / UNIT + 0.4 / UNIT

$$72(1.25) + 0.4(72) = 90 + 29 = 119 \text{ SPACES}$$

Apartment Types - Unit Mix & Locations

level	number of bedrooms per apartment				Total
	0	1	2	3	
5	5	5	2 4BR	3 9BR	15
4	3	9	3 6BR	4 12BR	19
3	3	10	3 6BR	4 12BR	20
2	5	5	2 4BR	6 18BR	18
total	16 1BR	29 1-BR	10 2BR	27 3BR	72

TOTAL APARTMENTS

116 BR

TOTAL BEDROOMS

Level	A	B	TOTAL
5	8	7	15
4	8	11	19
3	9	11	20
2	11	7	18
total	36	36	72

?

65 APARTMENT PARKING SPACES REQUIRED

≈ 11 PARKING SPACES PER 20 BEDROOMS

WEST YARDS DEMAND STANDARD: 1 BR = 1.25 SPACES
 (16 + 29) × 1.25 + 27(2.0) = 110 SPACES
 2 BR+ = 2.0 SPACES

SHEET C4
 12-19-23



FUSS & O'NEILL

May 19, 2022

Beverly Mesa-Zendt
Planning Director
City of Portsmouth
1 Junkins Ave, 3rd Floor
Portsmouth, NH 03801

RE: LU 22-7; Cate Street Development, LLC
Residential Parking Need Analysis;
West End Yards Development Site
Site Plan Review Application and Boundary Line Adjustment
Fuss & O'Neill Reference No. 20180317.B10

Dear Ms. Mesa Zendt:

As requested at the March 17, 2022 Planning Board Meeting, the following is a brief analysis of parking need being witnessed by Torrington Properties at the West End Yards Apartment site.

The leasing office of Torrington Properties for West End Yards is seeing the following trends from tenants signing leases:

- Studio Leases; Units <500 sq.ft.
 - These would be most in line with Units<500-sq.ft. on the Parking Tables per 10.1112.30
 - Tenants want 1 parking space.
 - There are some exceptions but the vast majority want 1 space
 - 10.1112.30 requires 0.5 spaces per unit
 - The Required Parking by 10.1112.30 is deficient when compared to what the actual market is demanding.
- One Bedroom Units; Units 500-750 sq.ft.
 - The tenants leasing these units are requiring at least 1 space.
 - In some cases, the tenants are requesting 2 spaces, particularly in the case of couples.
 - 10.1112.30 requires 1 spaces per unit
 - The Required Parking by 10.1112.30 is deficient when compared to what the actual market is demanding.
- Two bedroom Units; Units >750 sq.ft.
 - The tenants leasing these units are requiring 1 to 2 spaces.

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www.fando.com

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- o 10.1112.30 requires 1.3 spaces per unit
- o The Required Parking by 10.1112.30 seems to be closer to need when compared to what the actual market is demanding.

The following table represents what Torrington Properties is experiencing on a per unit basis in Apartment Building A and B. The comparison is based upon the final approved parking lot make up. In this case the parking lot allocates 359 spaces to Apartment Buildings A & B.

Table 1; Actual Per Unit Parking Demand

Building	# of Units	# of Designated Spaces	Ratio (spaces / unit)
A	132	190	1.44
B	118	169	1.43

Another useful comparison is parking versus bedrooms. This comparison speaks to what Torrington Properties is experiencing with the smaller studio and one bedroom units; they are indeed requiring 1 space each or more. This also helps to illustrate that the 1 bedroom units are experiencing a demand by tenants for more than 1 space in some cases. Refer to Table 2 below.

Table 2; Actual Per Bedroom Parking Demand

Building	# of Bedrooms	# of Designated Spaces	Ratio (spaces / unit)
A	172	189	1.10
B	139	169	1.22

We hope that the above analysis of parking need is helpful to The City Staff and Planning Board for use in understanding the need for parking at West End Yards' Apartment Buildings and in reviewing other multi-family housing projects in the future.

If you have any questions or concerns, please do not hesitate to contact me at (207) 363-0669 x2314 or by email (rlundborn@fando.com).

Sincerely,



Rick Lundborn, PE
Senior Project Manager

/BH

c: Cate Street Development, LLC
August Consulting, PLLC
Bosen & Associates

From: [Cheryl Coviello](#)
To: [Planning Info](#)
Cc: footkip@yahoo.com
Subject: TAC 5 March 2024 Meeting: 822 US Rt 1 Bypass Application - comments and questions
Date: Tuesday, March 5, 2024 9:13:08 AM
Attachments: [image001.png](#)
[image004.png](#)

Hi Kim.

Thank you for explaining how to submit comments and questions to TAC. If I did not have a work meeting, I would attend in-person. As I mentioned to you, I learned of the above referenced application through the City of Portsmouth Newsletter issued yesterday. Our residence is very nearby the parcel (we can see the existing structure and lighting from our home) but not a direct abutter. Therefore, we did not receive an abutter notice. My comments and questions are below.

Please note that I am using my work email to submit these comments and questions as my personal email account is not allowing me to include the snippets and with the timing I do not have time to create a memorandum. Please send any correspondence to my personal email (cc'd above): footkip@yahoo.com.

822 US Rt 1A By-Pass TAC Application Comments and Questions

Submitted by: Cheryl Coviello, 341 Dennett Street, Portsmouth.

Please see below for comments and question on the proposed, lighting, fence, landscaping, and signage.

Proposed Lighting Comments and Questions

I color coded the lighting plan to the lighting schedule. Snippets below.

- The catalog numbers provided for the lights on the poles (20') come preset to 5000K with ability to switch to 3000 K or 4000K. The fixture appears to be dimmable.
- The catalog number for the wall packs (15') has letters where it should have numbers to indicate the light color. I assume these would also be 5000K. The cut sheet shows 4000k or 5000k. The fixture is dimmable.
- The catalog number for the down lights (6" diameter at 8') has a letter where it should have the number to indicate the light color. I assume these would also be 4000K. (Options are 3000K, 3500K and 4000K.) The fixtures are dimmable.
- The rendering of the lighting shows light mostly on the property.

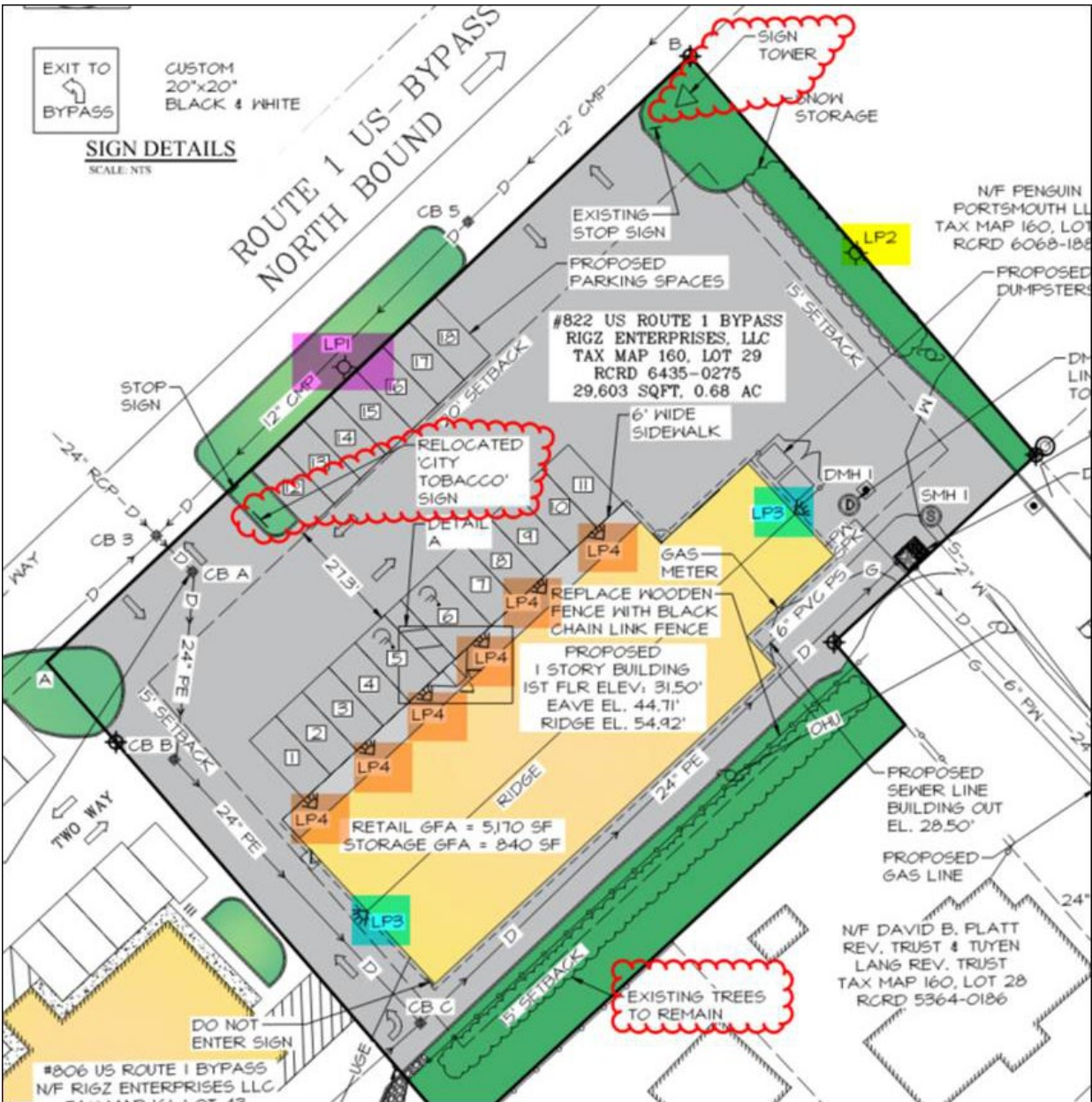
Questions:

1. Can the lighting be required to be set at 3000K? If not 3000K, can they be 4000K? 5000k is bright and harsh.
2. The lighting spec sheets indicate that they are dimmable.
 - a. Can the lighting on one of the poles be turned off at night?
 - b. Can the wall lights, downlights and other pole be dimmed to 50% or less at night?
 - c. While the lighting is indicated to be dark sky friendly (except for the downlights), the parcel is at a higher elevation than the abutting neighborhood and light can be seen from a distance and impact the residences. We know this based on the lighting from other businesses along the By-pass: Penguin (former O'Brien's and closer to us than the subject application), Shell (on the west side of the overpass to New Franklin School and farther from us than the subject application), and the adult store on the south side of the By-pass.
 - d. The previous gas station used to turn off most if not all of the lights at night.
3. Can the wall lights be motion sensed?
4. Can the lighting rendering be revised to include the effects of the lighting of adjacent properties? As visible in the site photographs, there is lighting on both the east and west corners along the By-pass. Note that these existing lights are not shown in the submitted drawings.

Proposed Fence, Landscaping and Signage Comments and Questions

1. The application calls for replacing the wood fence with a black chain link fence along the back property line.
 - a. The replacement fence should be solid as it is along the residential neighborhood. Trash, debris, etc. could pass through the chain link fence. Vehicle headlights will pass through a chain link fence.
 - b. Can a solid, non-reflective fence material be required? With the vehicle use between Dennett St and the By-pass and vehicle flow on the property, reflections of headlights off of a solid fence material that is not non-reflective will add to light pollution effects to the neighborhood.
2. The existing trees identified to remain along the back property line (along the fence) are deciduous. They do not provide shielding when not leafed out (~ 7 months from October to May). Combined with the proposed chain link fence, there will be more light infiltration and noise.
 - a. All of the proposed landscaping is along the By-pass and the east property line. Additional landscaping with conifers or evergreens along the back property line to provide additional shielding between the commercial and residential neighborhood is requested.
3. There is a very tall, exiting sign tower on the east corner of the parcel along the By-pass. It is partially visible in Photo 5.
 - a. The application proposes to relocate the “City Tobacco” sign from the adjacent parcel to the subject parcel. I request that internal lighting of the sign not be permitted. If exterior lighting is permitted, I request that it be down lighting from the top of the sign.
 - b. The application does not appear to comment on the sign tower. Therefore, I assume it is not part of the application and that it will not be used. Can removal of the sign tower be required?

PROPOSED LIGHTING			
	DESCRIPTION	CATALOG NUMBER	QUANTITY
2 lamps, 20'	LIGHT POLE (LP1)	KT-ALED210-L2-OSA-NM-850-VDIM_I	1
1 lamp, 20'	LIGHT POLE (LP2)	KT-ALED210-L2-OSA-NM-850-VDIM	1
15'	WALL PACK (LP3)	KT-WPLED55PS-M4-8CSB-VDIM	2
8'	DOWNLIGHT (LP4)	KT-RDLED18PS-6A-9CSE-VDIM (I)	6



Thank you for your consideration.
Cheryl

Cheryl Coviello, P.E., D.PE, M.ASCE

Associate Principal | Marine and Waterfront Engineering

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