



October 30, 2025

Portsmouth Conservation Commission

City of Portsmouth

Request for Work Session Review – 105 Bartlett St Portsmouth, NH

Dear Members of the Portsmouth Conservation Commission,

On behalf of Chinburg Development and Iron Horse Properties. I am submitting this request for a Work Session Review for the property located at 105 Bartlett Street. This is an existing 2.75± acre parcel of vacant land that runs along North Mill Pond and the railroad tracks. A preliminary conceptual layout design for the proposed development of the site is attached with this letter. The vision for this land is to create a trail system within the 50' buffer of North Mill Pond offering connectivity to the existing trail network, to create a pocket park on a portion of the land and to develop rowhomes on a portion of the land as shown conceptually attached.

We wanted to meet with the Conservation Commission to share the preliminary concept and receive initial feedback and guidance before proceeding with detailed design and engineering. We appreciate the opportunity to discuss this concept with the Board and look forward to incorporating your input as we refine the plans.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Shawna Sammis", with a long horizontal flourish extending to the right.

Shawna Sammis

Senior Land Acquisition and Development Manager

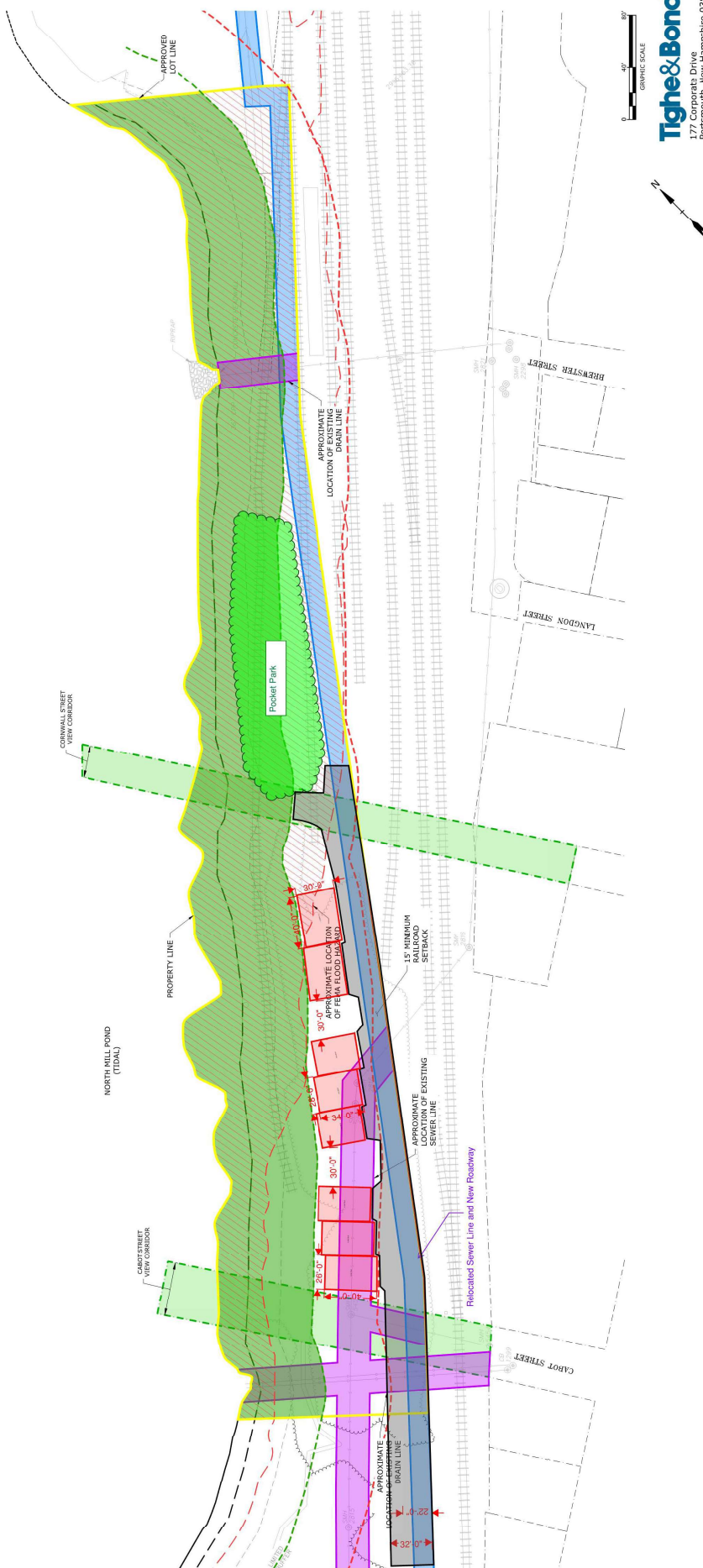
Office Phone: (603) 868-5995 x31

Cell: (603) 777-6217

Email: ssammis@chinburg.com

A map of the building site showing various constraints. The constraints are represented by colored and patterned areas with corresponding labels:

- BUILDING CONSTRAINTS** (Title)
- PROPOSED DEVELOPMENT LOT** (Yellow solid area)
- APPROXIMATE LOCATION OF CITY UTILITIES** (Pink solid area)
- NORTH MILL POND 50' NO BUILD AREA** (Green solid area)
- VIEW CORRIDOR** (Light green dashed area)
- 15' MINIMUM RAILROAD SETBACK** (Blue solid area)
- FEMAS NATIONAL FLOOD HAZARD** (Black and white hatched area)



Tighe & Bond
177 Corporate Drive
Portsmouth, New Hampshire 03801
(603) 433-8818
December 22, 2023

December 22, 2023