

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM Public Hearings begin

March 20, 2025

AGENDA

REGULAR MEETING 7:00pm

I. APPROVAL OF MINUTES

- A. Approval of the February 20, 2025 meeting minutes.
- B. Approval of the February 27, 2025 Work Session minutes.

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 **96 State Street LLC (Owner)**, for property located at **96 State Street** requesting a parking Conditional Use Permit from Section 10.1112.14 to allow zero (0) parking spaces where thirty (30) are required. Said property is located on Assessor Map 107 Lot 52 and lies within the Character District 4 (CD-4) and Historic District. (LU-25-28)
- B. The request of **HCA Health Services of NH INC, dba Ducharme McMillen and Associates (Owner)**, for property located at **333 Borthwick Avenue** requesting a Wetland Conditional Use Permit in accordance with Section 10.1017.50 for the removal of 3 existing 24" culverts and replacement with a Box Culvert. Said property is located on Assessor Map 240 Lot 2-1 and lies within the Office Research (OR) District. (LU-24-224)

III. PRELIMINARY CONCEPTUAL CONSULTATION

- A. The request of **Brora LLC (Owner)**, for property located at **0 Dunlin Way** requesting Site Plan Review approval to construct three (3), six (6) story multifamily residential buildings consisting of approximately 270 dwelling units with associate site improvements. Said property is located on Assessor Map 213 Lot 12 and lies within the Office Research (OR) District and Gateway Neighborhood Overlay District (GNOD). (LUPD-25-3)

IV. DESIGN REVIEW APPLICATION ACCEPTANCE

- A. 361 Hanover Steam Factory, LLC (Owner)**, for property located at **361 Hanover Street**, requesting Design Review application acceptance for the construction of new residential buildings along Hanover Street and the renovation of the existing building with associated site improvements. Said property is located on Assessor Map 138 Lot 63 and lies within the Character District 5 (CD5), Downtown Overlay District (DOD), and North End Incentive Overlay District (NEIOD). (LUPD-25-2)

V. CITY COUNCIL REFERRALS

- A. 25 Simms Avenue** – Involuntary Merger Reversal (RIML-25-1)

VI. OTHER BUSINESS

- A.** Coliving Amendments
- B. 581 Lafayette Road-** Requesting a 1-Year extension to the May 16, 2024 Conditional Use Permit and Site Plan approvals. (LU-23-189)
- C. 60 Pleasant Point Drive** – Requesting a 1-year extension to the December 21, 2023 Wetland Conditional Use Permit approval. (LU-23-180)
- D.** Chairman updates and discussion items
- E.** Board discussion of Regulatory Amendments & other matters

VII. 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_hOuHiBUWShSs0Vypw2Us8Q



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: March 14, 2025

Re: Recommendations for the March 20, 2025 Planning Board Meeting

I. APPROVAL OF MINUTES

A. Approval of the February 20, 2025 and February 27, 2025 meeting minutes.

Planning Department Recommendation

1) Board members should determine if the draft minutes include all relevant details for the decision-making process that occurred at the February 20, 2025 and February 27, 2025 meetings and vote to approve meeting minutes with edits if needed.

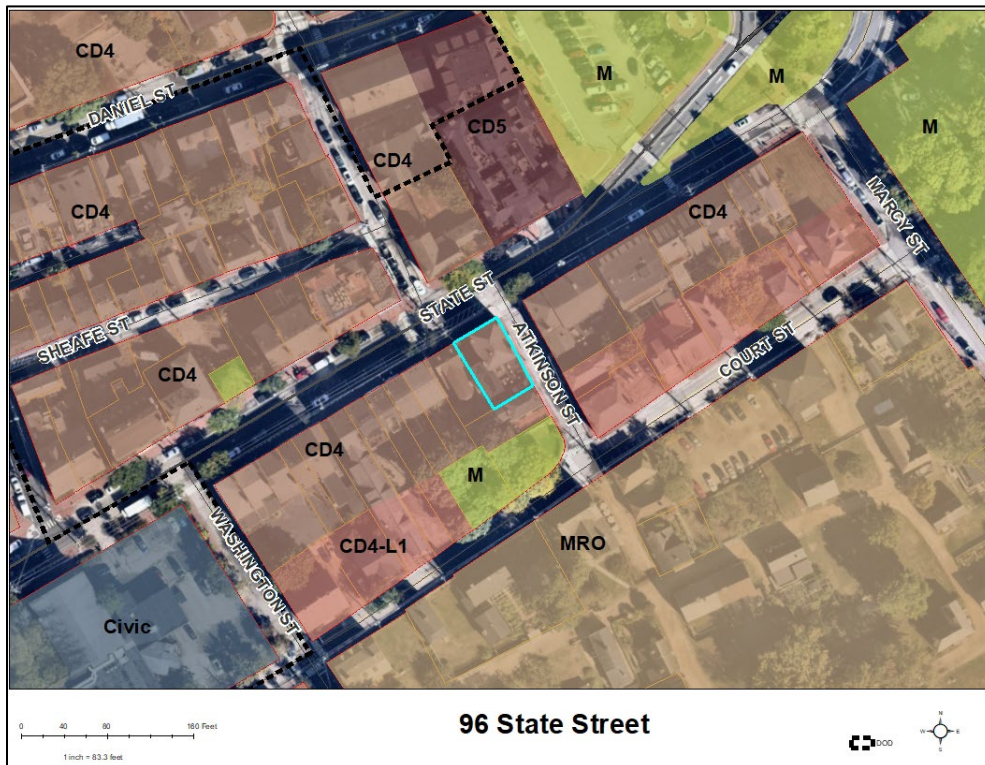
II. PUBLIC HEARINGS – NEW BUSINESS

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 **96 Sate Street LLC (Owner)**, for property located at **96 State Street** requesting a parking Conditional Use Permit from Section 10.1112.14 to allow zero (0) parking spaces where thirty (30) are required. Said property is located on Assessor Map 107 Lot 52 and lies within the Character District 4 (CD-4) and Historic District.

Project Background

The applicant is seeking a Conditional Use Permit as a result of a change of use to convert part of the restaurant and a prior commercial space into a second apartment. An addition is proposed to the second and third floors which will result in a reduction in space for the existing restaurant and will allow for the second apartment. The lot does not have space to provide any off-street parking. The parking demand will decrease with the change of use from commercial and restaurant space to residential. The property is outside of the Downtown Overlay District (DOD); therefore, parking is required for all uses and parking must come into conformance with the Ordinance when there is a change of use on the property.



Project Review, Discussion, and Recommendations

The project was before the Technical Advisory Committee and Historic District Commission. See below for details.

Historic District Commission

The Historic District Commission granted a certificate of approval for the addition at their regular meeting of Wednesday, September 4, 2024.

Technical Advisory Committee

The applicant began the site plan review process with TAC at their February 11, 2025 meeting to review the parking demand analysis as required under Section 10.1112.141. There were questions about the square footage and with the proposed additions to the second and third floor. The applicant was instructed to review and confirm the actual square footage allocation per use and submit to the DPW prior to submitting to Planning Board. The applicant revised the parking demand analysis based on comments from TAC and confirmed the square footage in the updated materials for the Planning Board.

Planning Department Recommendation

Parking 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 as presented.*

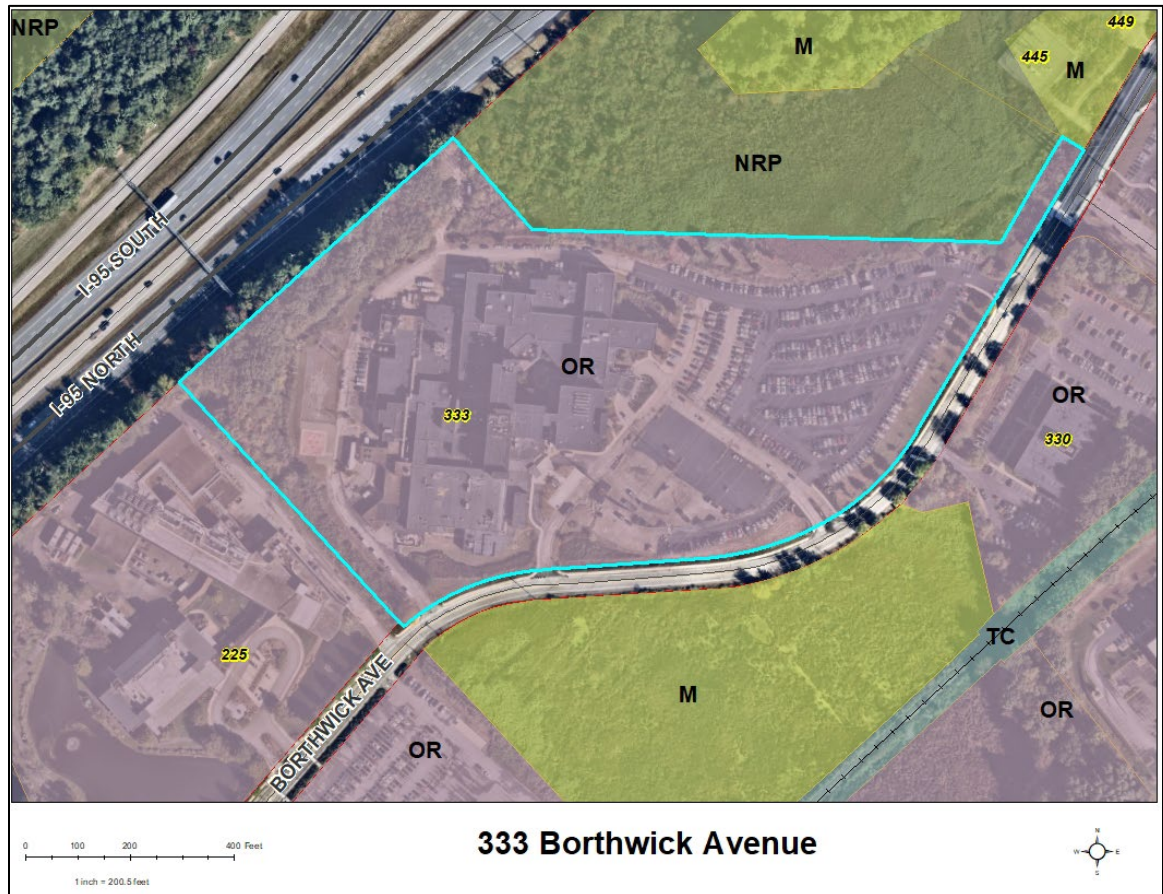
II. PUBLIC HEARINGS – NEW BUSINESS

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 **HCA Health Services of NH INC, dba Ducharme McMillen and Associates (Owner)**, for property located at **333 Borthwick Avenue** requesting a Wetland Conditional Use Permit in accordance with Section 10.1017.50 for the removal of 3 existing 24" culverts and replacement with a Box Culvert. Said property is located on Assessor Map 240 Lot 2-1 and lies within the Office Research (OR) District.

Project Background

The applicant is proposing to replace three existing culvert pipes with a concrete box culvert structure to enhance flow in the drainage channel behind the hospital.



Staff Analysis – Wetland CUP

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

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

The majority of the work area is already disturbed wetland with an existing culvert and roadway crossing. The replacement of this culvert and associated repair work proposes to improve the flow of water through this stream.

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

The proposed location is where an existing culvert system and roadway are located today. While the proposal is a direct wetland impact, the post-construction culvert system is proposed to fix current sedimentation and flow issues that exist today.

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

This replacement project will have direct wetland impacts but construction activities are proposed to minimize direct impacts to the stream during the replacement project.

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

This proposal shows work involving the stream bank and utilizing erosion control blankets. The applicant proposes seeding the banks for stabilization with a conservation mix. The applicant should provide a maintenance plan to ensure the establishment of the seed mix and for long-term vegetation maintenance that would consider aspects such as sustaining wildlife habitat and maintaining sediment trapping.

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

This proposal appears to be the least adverse impact to the wetland as the alternative to increasing flow would be to dredge most of the length of the stream. This proposal limits the permanent impacts as well as the temporary impacts compared to dredging and will hopefully solve the flow issues within this wetland.

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

to the extent feasible.

The applicant is proposing temporary disturbance of the streambank for construction activities. The applicant has indicated areas on plan that will receive conservation seed mix/New England wet mix.

Conservation Commission

The applicant was before the Conservation Commission at its regularly scheduled meeting of Wednesday, January 8, 2025 and the Commission voted unanimously to recommend approval with the following conditions:

- 1. Applicant shall include a plan for invasive species management in the proposed disturbance area. Included in this plan should be best management practices for monitoring, removal and disposal.*
- 2. Applicant shall ensure wildlife notes are consistent: Sheet C2-00 Wildlife Note #6 shall be included in Sheet C3-01 Erosion Control Blanket Notes and in Sheet C3-00 Erosion Control Notes and Erosion Control Legend.*
- 3. The use of fertilizer is prohibited within this jurisdictional wetland and wetland buffer per section 10.1018.24 of the City of Portsmouth Zoning Ordinance. Please note this on plans.*
- 4. Applicant shall note on plans the location of wetland boundary markers. These shall be permanently installed prior to the start of construction between the edge of pavement and the top of the stream bank every 50' to deter foot traffic in the sensitive area.*
- 5. Applicant shall install two 'no snow storage' signs along the swale behind the hospital. Please indicate proposed locations on plans.*
- 6. Applicant shall monitor the success of proposed seeded areas and prepare a memo to be sent to the Portsmouth Planning & Sustainability Department annually for the first two years after planting/seeding. If after two years, the seeded areas show a survival rate of less than 80%, applicant will replant/reseed.*
- 7. Applicant shall confirm that the proposed box culvert will meet 50-year design storm requirements.*

The applicant has addressed the Conservation Commission's recommended conditions in the Planning Board application or they have been added to the conditions below.

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) *Applicant shall monitor the success of proposed seeded areas and prepare a memo to be sent to the Portsmouth Planning & Sustainability Department annually for the first two years after planting/seeding. If after two years, the seeded areas show a survival rate of less than 80%, applicant will replant/reseed.*

2.2) *In order to maintain the existing stormwater flow, an easement shall be provided to allow flowage rights and to allow the City to remove sediment, if necessary, from the stormwater channel. The applicant will work with the Legal Department to finalize the easement language.*

III. PRELIMINARY CONCEPTUAL CONSULTATION

- A. The request of **Brora LLC (Owner)**, for property located at **0 Dunlin Way** requesting Site Plan Review Approval to construct three (3), six (6) story multifamily residential buildings consisting of approximately 270 dwelling units with associate site improvements. Said property is located on Assessor Map 213 Lot 12 and lies within the Office Research (OR) District and Gateway Neighborhood Overlay District (GNOD). (LUPD-25-3)

The applicant has provided preliminary site plans located in the newly adopted Gateway Neighborhood Overlay District (GNOD). The applicant will be seeking incentives in the GNOD to build six-story buildings with up to 120 dwelling units, which will require one of three options for workforce housing; construction of units, payment in-lieu of or a land transfer to the City.

As authorized by NH [RSA 676:4,II](#), the Site Plan Regulations require preliminary conceptual consultation for certain proposals, including (1) the construction of 30,000 sq. ft. or more gross floor area, (2) the creation of 20 or more dwelling units, or (3) the construction of more than one principal structure on a lot. Preliminary conceptual consultation precedes review by the Technical Advisory Committee.

Preliminary conceptual consultation is described in the state statute as follows: *[Preliminary conceptual consultation] ... shall be directed at review of the basic concept of the proposal and suggestions which might be of assistance in resolving problems with meeting requirements during final consideration. Such consultation shall not bind either the applicant or the board and statements made by planning board members shall not be the basis for disqualifying said members or invalidating any action taken. The board and the applicant may discuss proposals in conceptual form only and in general terms such as desirability of types of development and proposals under the master plan.*

The preliminary conceptual consultation phase provides the Planning Board with an opportunity to review the outlines of a proposed project before it gets to detailed design (and before the applicant refines the plan as a result of review by the Technical Advisory Committee and public comment at TAC hearings). In order to maximize the value of this phase, Board members are encouraged to engage in dialogue with the proponent to offer suggestions and to raise any concerns so that they may be addressed in a formal application. Preliminary conceptual consultation does not involve a public hearing, and no vote is taken by the Board on the proposal at this stage. Unlike Design Review, completion of Preliminary Conceptual Consultation does not vest the project to the current zoning.

IV. DESIGN REVIEW APPLICATION ACCEPTANCE

- A. **361 Hanover Steam Factory, LLC (Owner)**, for property located at **361 Hanover Street**, requesting Design Review application acceptance for the construction of new residential buildings along Hanover Street and the renovation of the existing building with associated site improvements. Said property is located on Assessor Map 138 Lot 63 and lies within the Character District 5 (CD5), Downtown Overlay District (DOD), and North End Incentive Overlay District (NEIOD). (LUPD-25-2)

Description

This item is a request for Design Review under the Site Plan Review Regulations. Under the State statute (RSA 676:4,II), the Design Review phase is an opportunity for the Planning Board to discuss the approach to a project before it is fully designed and before a formal application for Site Plan Review is submitted. The Design Review phase is not mandatory and is nonbinding on both the applicant and the Planning Board.

The applicant was first before the Board in April of 2024 for Preliminary Conceptual and Design Review for a by-right proposal. Design Review was granted for the by-right proposal on May 16, 2024. The applicant returned to Planning Board for Preliminary Consultation on July 18, 2024 for an alternate plan that required several variances from the Board of Adjustment, which were recently granted on February 18, 2025. The applicant is now requesting Design Review for the alternate plan.

Although the State statute calls this pre-application phase “design review,” it does not encompass review of architectural design elements such as façade treatments, rooflines and window proportions. Rather, it refers to site planning and design issues such as the size and location of buildings, parking areas and open spaces on the lot; the interrelationships and functionality of these components, and the impact of the development on adjoining streets and surrounding properties.

The process as outlined in Section 2.4.3 of the Site Review regulations is that the Board first has to determine that the request for design review includes sufficient information to allow the Board to understand the project and identify potential issues and concerns, and, if so, vote to accept the request and schedule a public hearing. *Completion of the design review process also has the effect of vesting the project to the current zoning.*

Design review discussions must take place in a public hearing. At the conclusion of the public hearing process, the Board makes a determination that the design review process for the application has ended.

Planning Department Recommendation

1) Vote to accept the application for Design Review and schedule a public hearing at the April 17, 2025 Planning Board meeting.

V. CITY COUNCIL REFERRALS [NOTE: ANY REFERRALS REQUIRING PUBLIC HEARING SHOULD BE INCLUDED ABOVE]

A. 25 Sims Avenue – Involuntary Merger Reversal

Background

Applicant Michael Roylos has submitted an application/request to the City for Restoration of Involuntarily Merged Lots for the property located at 25 Sims Avenue, Portsmouth, New Hampshire; Map/Block/Lot number 0233-0071-0000, located in the Single Residence B (SRB) zoning district. The applicant has provided preliminary documentary support for his request. Additional research will be required to verify the documentary record.



RSA 674:39-aa requires the City Council to vote to restore “to their premerger status” any lots or parcels that were “involuntarily merged” by municipal action for zoning, assessing, or taxation purposes without the consent of the owner. Unlike all other lot divisions, there is no statutory role for the Planning Board in this process nor is there any requirement for the City to hold a public hearing. However, in Portsmouth the City Council has historically referred such requests to the Planning Board for a recommendation.

The statute defines “voluntary merger” and “voluntarily merged” to include “any overt action or conduct that indicates an owner regarded said lots as merged such as, but not limited to, abandoning a lot line” (RSA 674:39-aa, I). It is therefore the City Council’s responsibility to determine whether a merger was voluntary (i.e., requested by a lot owner) or involuntary (implemented by the City without the owner’s consent). If the merger was involuntary, the Council must vote to restore the lots to their premerger status. Following such a vote, the City GIS and Assessing staff will update zoning and tax maps accordingly. It will then be up to the owner to take any further action to confirm the restoration to premerger status, such as

recording a plan at the Registry of Deeds.

It is important to note that the granting of a request to restore lots to their premerger status does not mean that the resulting lots will be buildable or, if already developed, will conform to zoning. The statute states that “The restoration of the lots to their premerger status shall not be deemed to cure any non-conformity with existing land use ordinances” (RSA 674:39-aa, V).

For example, the restored lots may not comply with current zoning requirements for lot area, frontage and depth, and the re-establishment of a lot line between any two pre-merger lots may introduce a new nonconformity with respect to maximum allowed building coverage or a minimum required side yard where a building already exists on one of the premerger lots. In such cases, the owner(s) of the applicable lot(s) would have to apply to the Zoning Board of Adjustment for the necessary variances to restore zoning compliance or to allow future development.

The City Assessor reviewed the request and initially recommended denial based on the initial request to restore “the lots”, which included all three. The applicant indicated they only wanted to unmerge Lot 44, which is vacant, and provided and emailed an amended request. The Assessor supplemented her memo with a recommendation to unmerge Lot 44 only.

Planning Department Recommendation

Vote to recommend City Council restore Lot 44 only.

VI. OTHER BUSINESS

A. Coliving Amendments

After the February 27th work session, staff reviewed the draft coliving amendments with the Fire Department, Inspections Department and Legal Department and have incorporated their input into the latest version.

Planning Department Recommendation

1) Vote to recommend the City Council hold first reading on the proposed zoning amendments as presented.

Or

1) Vote to recommend the City Council hold first reading on the proposed zoning amendments as amended. (pending and Planning Board edits/revisions)

B. 581 Lafayette Road – Requesting a 1-Year extension to the Site Plan Review and Conditional Use Permit approvals granted on May 16, 2024.

Project Background

On May 16, 2024, the Planning Board granted approval for Site Plan and a Conditional Use Permit for the project referenced above. The applicant is working on post approval conditions in order to obtain a building permit. The applicant has yet to obtain a building permit and has requested the one-year extension per Section 2.14 of the Site Plan Regulations below.

Section 2.14 of the Site Plan regulations allows for an extension:

Section 2.14 Approval Expiration and Extension

1. Site plan approval by the Planning Board shall expire unless used (obtain a Building Permit) within a period of one (1) year from the date granted.
2. The Planning Board may, for good cause shown, extend such period by as much as one (1) year if requested and acted upon prior to the expiration date.

Conditional Use Permit approval may be extended for an additional one year as follows:

10.246 Expiration and Abandonment of Approvals

- 10.246.10 A conditional use permit shall expire unless a **building permit** is obtained within a period of one year from the date granted, unless otherwise stated in the conditions of approval. The **Board** may, for good cause shown, extend such period by as much as one year if such extension is requested and acted upon prior to the expiration date. No other extensions may be requested.

Planning Department Recommendation

- 1) *Vote to grant a one-year extension to the Planning Board Approval of the Site Plan and Conditional Use Permit to May 16, 2025.*

- C. **60 Pleasant Point Drive** – Requesting a one-year extension to the Wetland Conditional Use Permit granted on December 21, 2023.

Background

The Planning Board granted a Wetland CUP on December 21, 2023. A letter requesting a one-year extension was uploaded to the online application on November 18, 2024, however the request was not placed on the December agenda. With any submission, a hard copy of the application or request is required and staff did not receive a hard copy of this request, thus the reason is that this request was overlooked and not put before the Board for consideration and the approval technically expired on December 21, 2024. The applicant expects to submit a building permit within the month. Without the extension, the applicant would have to seek a new CUP from the Planning Board and Conservation Commission. However, due to the fact the request was submitted prior to the expiration, the Board could consider granting the extension to December 21, 2025. In some cases, an extension request is received prior to the expiration but the next available meeting falls after the expiration date. The past practice for any Board has been to still consider the request, since it was submitted prior to the expiration.

10.246 Expiration and Abandonment of Approvals

10.246.10 A conditional use permit shall expire unless a **building permit** is obtained within a period of one year from the date granted, unless otherwise stated in the conditions of approval. The **Board** may, for good cause shown, extend such period by as much as one year if such extension is requested and acted upon prior to the expiration date. No other extensions may be requested.

Planning Department Recommendation

- 1) *Vote to grant a one-year extension to the Wetland Conditional Use Permit to December 21, 2025.*

D. Chairman's Updates and Discussion Items

E. Board Discussion of Regulatory Amendments and Other Matters

VII. ADJOURNMENT

**PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

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

7:00 PM Public Hearings begin

February 20, 2025

MEMBERS PRESENT: Rick Chellman, Chairman; Anthony Coviello, Vice Chair; Joseph Almeida, Facilities Manager; Beth Moreau, City Councilor; Members Paul Giuliano, Andrew Samonas, Ryann Wolf and Alternate Frank Perier.

ALSO PRESENT: Peter Stith, Planning Department Manager

MEMBERS ABSENT: Karen Conard, City Manager; William Bowen

Chair Chellman called the meeting to order at 7:00 p.m. He introduced the new members, Ryann Wolf and alternate Frank Perier. He noted that Mr. Coviello would be participating in the meeting via Zoom. Alternate Mr. Perier took a voting seat for the evening.

*Mr. Giuliano moved to allow Vice-Chair Coviello to participate via Zoom, seconded by Mr. Almeida. The motion **passed** unanimously, 7-0, with Vice-Chair Coviello abstaining.*

I. APPROVAL OF MINUTES

A. Approval of the **January 16, 2025** meeting minutes.

*Mr. Giuliano moved to **approve** the minutes as submitted, seconded by Mr. Almeida. The motion **passed** unanimously, 5-0, with Vice-Chair Coviello and new members Mr. Wolf and Mr. Perier abstaining.*

II. PUBLIC HEARINGS -- OLD BUSINESS

A. The request of **635 Sagamore Development LLC (Owner)**, for property located at **635 Sagamore Avenue** requesting Site Plan Review Approval for the demolition of the existing structures and construction of 4 single family dwellings with associated site improvements. Said property is located on Assessor Map 222 Lot 19 and lies within the Single Residence A (SRA) District. (LU-22-209)

SPEAKING TO THE PETITION

[Timestamp 11:20] Attorney Tim Phoenix was present on behalf of the applicant, with project consultant Mike Garrepy and project engineer Ian MacKinnon. Attorney Phoenix referenced that day's site walk with the Board members. He said the sight stopping distance was now less than it was before. He said there was a traffic engineering report that demonstrated the proposed traffic

for the four homes was slightly less than it had been with the existing mixed uses, and the only access and exit were the driveways for the units at the southerly end of the property. He said commercial uses were not permitted in the zones and that they proposed to remove the commercial buildings so that it would be full residential use. He noted that the Board of Adjustment previously granted the variances for the four units instead of the original six in 2023. He said they also had several meetings with the Technical Advisory Commission (TAC), who unanimously recommended approval. He said the project engineer reviewed the drainage issue and approved it. He said TAC approved the sight distance issue that was now 93.4 percent of the requirement. He said the new plan showed Jones & Beach's calculations of the stopping sight distances and a model provided by the City engineer that was the basis for the calculations and summarized the new proposed stopping distance. Attorney Phoenix said he also proposed a reduced speed limit of 25 mph. He said those changes would help the entry and exit to the property and address the primary issues that the Planning Board previously raised.

[Timestamp 21:36] Councilor Moreau asked how any visitors to the four homes would be accommodated as far as parking. Attorney Phoenix said the applicant met the City's parking requirement and that was all they were required to do. He said Sagamore Avenue was a tough road for parking and that all the residents on that street had the same issue. Mr. Garrepy said they proposed four parking spaces per unit and they had discussed identifying some area on the site that could provide visitor spaces. He said the snow storage area could be used to provide four spaces and then could be relocated to the edge of the pavement. It was further discussed.

[Timestamp 25:45] Mr. Samonas said meeting the parking requirement was a big threshold and was something that the Board could not dispute. He said he spoke to the project engineer that day during the site walk about emergency vehicle turnaround space and the driveway length. He said there was a deficiency in the design and a zero margin for error and further explained it. He said that zero margin was a concern and contributed to the safety of the entry and exit to and from the development. He said it was also a concern to him as a pedestrian and cyclist every day on Sagamore Avenue and that he did not want to create congestion or risk for people who were not driving a vehicle. Attorney Phoenix said they had four spaces per unit and only needed less than two, so they had a margin for parking, and they also had an area for overflow parking. Mr. Garrepy said the roadway was signed for no parking but they had four spaces per unit instead of the required 1.6 spaces per unit. He said they were willing to place 3-4 additional visitor spaces along the edge of the roadway. It was further discussed. Attorney Phoenix said the Sagamore Avenue residents would be careful about pedestrians and cyclists. He emphasized that the sight distance was almost 94 percent of what was required and met the AASHTO standards. Chair Chellman said the new standards had not yet been adopted.

[Timestamp 32:50] Mr. Giuliano asked if the property would have an association with covenants. Mr. Garrepy agreed. Mr. Giuliano said it could be written that there would be no RV or boat storage and that properties could be limited to no more than two vehicles per household, leaving two extra spaces in the driveway for guests or contractors. Mr. Garrepy said they had adequate space for parking but could include language in the covenant about not having RV or boat storage in yards or driveways and about not parking on the street. Mr. Giuliano said language

could also be added stating that once all the parking spaces for all the units were taken, the owners were required to find permitted off-site parking.

[Timestamp 35:55] Vice-Chair Coviello (via Zoom) asked the applicant to describe the drainage system and the reporting requirements for it. Mr. MacKinnon said the Operations and Maintenance (O&M) manual would address it and that they intended to make updates to some of the testing requirements that they did not feel were needed. He said City Staff recommended quarterly inspections and that there was also a requirement to do yearly inspections. He said they would change the intermediate inspection to quarterly. Vice-Chair Coviello asked if there was another design choice instead of the system that required periodic inspections. Mr. MacKinnon said the consistency was based off the storm size and triggered by the depth. He said they had a bioretention pond. Vice-Chair Coviello asked if every residential development that the Board had approved in the last few years had quarterly inspection requirements. Mr. Stith said they were typically annual. Mr. MacKinnon said the O&M Manual had a yearly requirement for inspections and that a third-party inspection had to be done and a report filed with the City. He said the quarterly inspection did not generate reports. Chair Chellman asked how the system worked and what happened if a large storm event occurred after a quarterly inspection. Mr. MacKinnon said there were catch basins for the stormwater and further explained it. He said they had reduced their outfalls from the site, so the bioretention was the primary feature that people would see. Vice-Chair Coviello asked what the trigger was for just doing quarterly inspections instead of doing them after a certain amount of storm events. Mr. Stith said the subject arose due to the sand absorption areas that had monthly inspections and that the Division of Public Works (DPW) thought it was too excessive and had said quarterly ones would be more appropriate for those particular areas. Vice-Chair Coviello asked if there was another way of doing it on that property. Mr. MacKinnon said it was a modified sand pattern that would encourage the higher rate of infiltration instead of having grass. He said it was chosen as a good alternative for storage for that active foundation drain. He said another system could be utilized based on the elevation, but it would become a more structural system that would require underdrains, another overflow, and so on and would be another item that would need to be inspected again by the Homeowners Association (HOA). Mr. Almeida said he thought monthly inspections were excessive. It was further discussed. Mr. Samonas said he thought it should be specified with the HOA that the O&M plan had to be strictly followed to avoid further issues or confrontation with abutters. He said there were self-governing issues to it as well. He said he wanted it explained in layman terms so that the abutters could understand it. Mr. MacKinnon said the document existed and would be the final version approved by City Staff.

[Timestamp 55:55] Chair Chellman said he had concerns about the driveway coming down without a landing at Sagamore Avenue and said it did not conform with the sight distance requirements, based on the existing regulations and AASHTO guidelines. He said the change from commercial to residential as far as time of day traffic as well as the existing traffic in the neighborhood had to be considered, noting that it was a public safety issue. He said the idea of warning signs leading up to the crest of the hill was good but was also an admission that there was a problem. He said the method that the applicant based their revised calculations on was a new method that might be adopted but wasn't adopted yet. Regarding parking, he said he knew the applicant satisfied the requirement, but if anyone did park on the road with the limited sight

distance, it would be horrible. Ms. Wolf said a stopped school bus could pose a danger. Chair Chellman said the site plan regulations specified AASHTO guidelines but it had to be based on objective criteria. It was further discussed.

[Timestamp 1:04:08] Mr. Samonas referred to the landscape plan and asked if there would be concerns about the suggested Norway spruces, pear trees, and giant arborvitae impeding on the driveways when they matured in ten years or so. Mr. MacKinnon said the trees would be outside the sight line and on private property inside the right of way. He said the pear trees had a narrower canopy and the arborvitae were vertical. Mr. Almeida said the arborvitae grew 60 feet tall and could get wider as well. Mr. MacKinnon said the trees would be sized appropriately and maintained. He said they could do less landscaping and provide for three more parking spaces. Mr. Almeida asked how the school bus stop could be controlled, and it was further discussed.

[Timestamp 1:10:23] Chair Chellman addressed the 93 percent conformance. He said a driver coming up over the hill would have to react and stop the vehicle if they saw something. He said there was a value of 2-1/2 seconds for that reaction period. He said another factor was the aging population. He said he had yet to see papers correlating the two and whether the stopping sight distance should be increased due to the aging population, which was a factor in New Hampshire and other states. He said there were other variables that happened with a stopping sight distance. He said the applicant stated that they met the AASHTO recommendation by 93 percent, but that meant that a car got hit, so there was a motor vehicle collision possibility event. Mr. MacKinnon said the 2-1/2 seconds measurement was a nighttime one and the 1-1/2 seconds measurement was a daytime one and that it came from an expert who worked in a crash lab. He said the numbers were going down due to the new safety features in vehicles. Mr. Almeida said the radar and blind drive speed limits signs would improve the situation, and it was further discussed. Councilor Moreau said she would like the Board to consider looking back in a year to make sure the proposed drainage system worked as designed, and it was further discussed.

[Timestamp 1:16:52] Attorney Phoenix said the owner of 635 Sagamore Avenue checked with the police department and was unable to find any crashes at that site for the past 25 years, so it seemed to be operating safely. He said the requirement for parking was 1.3 spaces, so they already had ten more spaces than the ordinance required and thought they could get at least three more. Attorney Phoenix reiterated that TAC approved it and that they were the experts. He said most of the issues raised could be included in the HOA documents. He said the trees would not be within the sight line but that the applicant could put in different trees. He conceded that the proposal for the sight stopping distance had not yet been adopted but it was food for thought and said the Board could not ignore the reasons for the potential change. Regarding the comment about 93 percent meaning that there was a 7 percent chance of an accident, he said they had to deal with what was there and thought the 93 percent was likely to change, in which case they would be compliant and worthy of consideration. He noted that they also had the two traffic signs and that the City Council should change the speed limit to 25 mph. He read Site Review Regulation No. 3.3.2., 'Accessways and driveways shall where practical have an all-season safety sight distance according to AASHTO standards in both directions along a public street, and where only a lesser sight distance is obtainable, more than one accessory per single parcel shall be allowed.' He said they had one accessway that was 160 feet wide and now had one as

far from the crest of the hill as possible, so he believed they met the spirit of the ordinance, given the circumstances with the location of the lot and the history of the activities on that lot. He said they did everything they could to make it practical by placing the driveway in the proposed location and the signage and, requesting a lower speed limit, and including in the HOA documents where people could park. He said the school buses were a valid point but that he rarely saw cars violating a stopped school bus on Sagamore Avenue. He said the drainage was reviewed and approved by the City's chosen peer review expert. He said TAC thought the monthly safety review was too much but that the Board could place a condition on it. He said the project should be approved with conditions.

[Timestamp 1:24:23] Mr. Almeida said he was in support of the suggested 25 mph change because of the entire street and not just the project. He agreed that there had not been accidents in the immediate area, and he said the fact that there had been no significant accident counts in 25 years and that the condition was being improved by pulling the drivers as far to the bottom of the site as possible were positive things, as well as the addition of the traffic signs. Chair Chellman referred to the landing and said there would be a slippage risk by the north facing driveway coming in at an angle to the edge of the road. Attorney Phoenix said that was a TAC issue and that TAC preferred it to be left the way it was. He said the little bit of the slope would get shallower, which would slightly lower the overall decline as someone headed out. It was further discussed. Mr. MacKinnon said they could lower the initial six percent grade to two or three percent and still would not exceed the eight percent on the next section of the profile. Chair Chellman said he felt that having a landing would make a difference.

Chair Chellman opened the public hearing. [Timestamp 1:31:30]

SPEAKING TO, FOR, OR AGAINST THE PETITION

Jerry Stow of 579 Sagamore Avenue, Unit 22, said only two buildings should have been permitted. He said the line of sight was a problem and that he had often heard squealing brakes behind him at the crest of the hill. He said there was limited on-site parking, and water runoff was a major issue. He said TAC approved the system but did not think it was the most desirable one. He said the height of the proposed buildings were now larger than when the BOA approved them. He said the petition should be denied and sent back to the BOA to restart the process.

Richard Burbine of 188 Broad Street read a statement from Tim McNamara of 579 Sagamore Avenue who could not be at the meeting. Part of the letter said that that half of the lot was unusable and had a severe slope toward Tidewatch; the proposed houses now had walk-out basements, which was not on the design that the BOA approved; the driveway grade and sight lines were inadequate; the drainage system had no guarantee for the neighbors below the site; and the buildings would be visible from the road and would impact the surrounding properties. He said a reasonable use of the parcel would be two homes and that the project should be denied.

Anne Walsh of 579 Sagamore Avenue (via Zoom) said the Board should reject the plan and recommend two homes closer to the existing buildings. She said the opposition to the project remained strong after three years because more concerns about safety, grades, and so on kept

arising. She said the four proposed homes would loom even more because their heights were increased due to the walk-out basements, and there would be increased light, noise, and other pollution that would impact surrounding homes. She asked what chemicals would be in the runoff going into the community and the wetlands, and she was worried about blasting.

Attorney Phoenix said the applicant had already addressed all the comments and concerns of the neighbors and that it had been a lengthy process because they initially worked with the Tidewatch Board of Directors and made changes. He said they then went to the Planning Board and also had a length TAC process. He said the BOA approved four units instead of six, and those units were now permitted on the site. He urged the Board to support the project.

Second Round Speakers

No one else spoke, and Chair Chellman closed the public hearing.

DECISION OF THE BOARD [Timestamp 1:45:15]

Site Plan Approval

1) *Mr. Samonas moved that the Board find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented. Mr. Giuliano seconded. The motion **passed** unanimously, 8-0.*

***Note:** The following amended motion was made after much discussion [Timestamp 1:45:15 to 2:25:50].*

2) *Mr. Samonas moved that the Board **grant** Site Plan approval with the following **conditions**:*

Conditions to be satisfied subsequent to final approval of site plan but prior to the issuance of a building permit or the commencement of any site work or construction activity:

- 2.1) *The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.*
- 2.2) *The applicant shall agree to pay for the services of an oversight engineer, to be selected by the City, to monitor the construction of improvements within the public rights-of-way and on site.*
- 2.3) *Any site development (new or redevelopment) resulting in 15,000 square feet or greater ground disturbance will require the submittal of a Land Use Development Tracking Form through the Pollutant Tracking and Accounting Program (PTAP) online portal. For more information visit <https://www.cityofportsmouth.com/publicworks/stormwater/ptap>*

- 2.4) *Key elevations should be added to the stone infiltration basins under the decks for Units 3 and 4. Add notes to the plan requiring inspection of the subgrade by the City to ensure that the design criteria is met.*
- 2.5) *The sitework details for both the sand absorption area and the infiltration stone underneath deck specify uncompacted in-situ soil or suitable backfill from subject parcel native material is placed beneath and adjacent to the systems. The Designer should provide gradation, compaction, and infiltration rate requirements for the placement of the fill adjacent, below and down gradient of the infiltration practice. The sand absorption area for unit 3 is in 5-foot fill section. The detail should include a minimum depth of native material below the treatment area as well as down gradient.*
- 2.6) *Trees to remain shall be clearly marked before site work can commence.*
- 2.7) *Developer shall pay \$20,900 to cover the cost of the installation of the fire hydrant extended to the site, which was installed exclusively for the benefit of this site.*
- 2.8) *Developer shall provide fair share contribution for catch basin installed up gradient to the Tidewatch intersection. The catch basin was installed partially for the benefit of this site. The fair share contribution is \$15,208.*
- 2.9) *Applicant will revise plan to create additional parking (at least room for 3 vehicles) northeast of unit 2.*
- 2.10) *Applicant will revise plan to add a 2-3% landing area for one vehicle at the entrance of the driveway while maintaining a transition to an 8% grade into the site.*
- 2.11) *Applicant will confirm landscaping at maturity along Sagamore Avenue will not impede sight distance.*

Conditions to be satisfied subsequent to final approval of site plan but prior to the issuance of a certificate of occupancy and release of the surety:

- 2.12) *The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance;*
- 2.13) *A stormwater inspection and maintenance report shall be completed annually (or monthly as outlined in O & M manual) and copies shall be submitted for review.*
- 2.14) *The stormwater infrastructure shall be certified after 1 year with a sufficient bond (with an amount to be determined by DPW) to correct any deficiencies found at that time).*

*Mr. Giuliano seconded. The motion **passed** by a vote of 6-2, with Mr. Perier and Chair Chellman voting in opposition.*

III. PUBLIC HEARINGS – NEW BUSINESS

- A.** The request of **Donna J. Sullivan (Owner)**, for property located at **435 Greenside Avenue** requesting a Conditional Use Permit from Section 10.814 for an Attached Accessory Dwelling Unit (AADU). Said property is located on Assessor Map 261 Lot 12 and lies within the Single Residence B (SRB) District. (LU-25-14)

SPEAKING TO THE PETITION

[Timestamp 2:44:20] The contractor Ted Lavoie was present on behalf of the applicant and reviewed the petition. He said the owner currently lived in Dover but her daughter and her family lived at 435 Greenside Avenue and occupied the entire house, so the applicant wanted an ADU so that she could live closer to her daughter as she aged. He said the ADU would be under the 750-sf livable space requirement and met all other City requirements.

[Timestamp 2:47:40] Mr. Perier asked if there would be a parking space for the person living in the ADU. Mr. Lavoie said the u-shaped driveway would meet the ADU ordinance's parking requirement. Mr. Almeida said it was a good application.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chair Chellman closed the public hearing.

DECISION OF THE BOARD [Timestamp 2:50:29]

Attached Accessory Dwelling Unit Conditional Use Permit

- 1) *Mr. Guiliano moved that the Board 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. Mr. Almeida seconded. The motion passed unanimously, 8-0.*
- 2) *Mr. Guiliano moved that the Board **grant** the Conditional Use Permit with the following **conditions**:*
 - 2.1) *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.*

- 2.2) *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.*
- 2.3) *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.*

*Mr. Almeida seconded. The motion **passed** unanimously, 8-0.*

- B.** Proposed Ordinance Amendment that **Chapter 10, ZONING ORDINANCE**, be amended by striking Article 5, Measurement Rules, Section 10.515.14; by amending Section 10.515.13; and by adding new Sections 10.811.60 and 10.811.61, relating to Accessory Uses to Permitted Residential Uses of the Ordinances of the City of Portsmouth, all in order to bring the Zoning Ordinance into better alignment with the Building Code, and to increase government efficiency.

[Timestamp 2:52:03] Chair Chellman said it was a change in how the Planning Department would do zoning amendments where the hearings only occurred at the City Council level. He said the present Statute was oriented around towns and not cities, so he was trying to make things fit better and that he proposed a public hearing to see how the public felt about it. Councilor Moreau said there was discussion at the City Council's second reading on February 3 about how people who had smaller yards in the south end might want to do more than one shed, so the Council removed the wording 'up to one' and indicated that the shed had to be a one-story detached one and could not have more than 120 square feet. She said the point was to not have to require the resident to get a building permit from the Board of Adjustment.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

No one spoke, and Chair Chellman closed the public hearing.

DECISION OF THE BOARD

[Timestamp 2:55:47] Mr. Stith said another reason the amendments came forward was from looking at what was exempt from having to get a building permit and whether the City could exempt some of those things from zoning as well. He said currently a 6-ft fence on the side and rear lot lines was allowed, but the proposal was to increase it to an 8-ft fence, which would require a building permit. He said a build permit exemption only went up to 7 feet, so someone could have a fence up to seven feet and without a permit, but it was difficult to get a 7-ft section

of fence. He said the mechanical units (HVAC, etc.) were usually approved by the BOA, so removing those approvals would reduce BOA requests. Chair Chellman said the ordinance stated that certain setbacks for structures had to be adhered to, however. Mr. Almeida said having a public hearing for it was also an opportunity for abutters and the public to speak to the issue. Chair Chellman said it could be adjusted instead of being removed altogether. Mr. Stith said another item added two sections under Accessory Uses Permitted to Residential Uses. He said one would allow a lot containing one or two dwelling units to construct or maintain. He said someone could have a one-story detached accessory structure used as a storage shed, tool shed, playhouse or treehouse that could not exceed 120 square feet. He said it would be exempt from zoning except if it was in the Historic District or near a wetland buffer, and it would also have to comply with the corner lot vision obstruction section. He said the other section talked about swing sets, playground equipment, seasonal above-ground pools, and hot tubs and that they would be exempt from the general zoning provision, except for environmental standards and corner lot obstruction. He said the Staff Memo discussed the section on accessory structures, where one could not be in a front yard or closer to the street than the principal building, and if there was an accessory structure that was up to 100 square feet or less than 10 feet tall, there had to be a 5-ft setback, otherwise it was based on the height of the accessory structure. He said accessory structures counted toward building coverage, and if the amendments were adopted and those sections were not changed, there would be a conflict. It was further discussed. Councilor Moreau said the 100-sf setback should be pushed up to 120 square feet. Mr. Almeida said someone could put a shed up against a lot line, where the neighbor's window could be a few feet away. He asked what the Board was trying to fix with that change. Councilor Moreau said it was trying to deregulate certain things so that people could do certain things without having to go through a board and get approvals and make it less cumbersome. Mr. Samonas asked if the alternative would be an administrative approval, and it was further discussed. Chair Chellman said a shed could have a gas can in it, so it made sense to have a setback. The issue of sheds placed in the wetland buffers was discussed. Mr. Stith said the Board's main concern would be the sheds being located anywhere on a lot that did not count against building coverage. Chair Chellman said he would not want to exempt playhouses either. He said he was okay with the HVAC exemption. The 7-ft fences were further discussed. Mr. Almeida said a fence could be placed on top of a retaining wall and be taller than eight feet. He recommended not making the additional changes. Councilor Moreau agreed and said getting rid of the mechanical systems approvals made sense.

*Vice-Chair Coviello moved that the Board recommend the City Council remove Section 10.515.14 as proposed and to not recommend approval of the other proposed zoning amendments. Mr. Samonas seconded. The motion **passed** unanimously, 8-0.*

IV. PRELIMINARY CONCEPTUAL CONSULTATION

- A.** The request of **Walter D. Hett Trust (Owner)**, for property located at **0 Banfield Road and Peverly Hill Road** requesting the subdivision of an existing 8.5-acre parcel into five new residential lots with the associated site improvements. Said property is located on Assessor Map 255 Lot 2 and lies within the Single Residence A (SRA) District. (LUPD-25-1)

[Timesheet 3:20:04] Project engineer John Whitten was present on behalf of Chinburg Development, along with project engineer John Chagnon. He said the applicant wanted to build five single family residential lots to develop five single-family homes and connect to existing sewer and public water systems. He said they proposed single driveways but were amenable to a shared driveway for Lots 1 and 2, which would be on Peverly Hill Road across from the YMCA entrance. He said the plan would not impact the 100-ft wetland buffer.

[Timestamp 3:23:08] Mr. Samonas said he would support a combined driveway because as people took a right or proceeded through the light and headed north up Peverly Hill Road, there was the intersection, so someone pulling in and making a left-hand turn going north may create an awkward stop for someone taking a right. He said he also had the same comment for Lot 3 because there was a shaded shoulder on the end of that driveway. He said he had some reluctance with the sight lines coming south and heading toward Market Basket. He said Lots 1 and 2 would have similar issues as the YMCA did. He noted that there were previously proposed residential and multi-family developments proposed close to the site and were turned down by the BOA for being close to a rock refinery, the DPW site, and an asphalt site. He said he wanted to ensure that it was a considered point because it had been widely contested. Councilor Moreau asked if the lot line between Lots 1 and 2 would require a waiver from the subdivision regulations. It was further discussed. Mr. Stith said Lots 1 and 2 might have to be adjusted. Mr. Chagnon said the other design had a different configuration of the buildable area in that corner and the lot ended up being less than one acre, which was why the layout was changed. Mr. Samonas said on Lot 3, the driveway stared at a large opening to the industrial building across the street, where there was a variety of traffic, and he thought that should be considered, given the proximity to a stop sign, a 4-way intersection sign, and odd sight lines. It was further discussed.

V. CITY COUNCIL REFERRALS

A. Zoning Amendments (*See above*)

See Section IV.A. above.

VI. OTHER BUSINESS [Timestamp 3:34:12]

A. **99 Bow Street** – Requesting a 1-Year extension to the Site Plan Approval that was granted on March 21, 2024 and will expire on March 20, 2025.

1) *Councilor Moreau moved that the Board grant a one-year extension to the Planning Board Approval of the Site Plan to March 20, 2026. Mr. Giuliano seconded. The motion **passed** by a vote of 7-1, with Mr. Samonas abstaining.*

B. **WITHDRAWN 1 (15) Congress Street** -Requesting a second 1-year extension of the February 2023 Planning Board approval to February 16, 2025. **WITHDRAWN**

The request was withdrawn by the applicant.

Note: The following two items were combined.

C. Chairman Updates and Discussion Items**D. Board Discussion of Regulatory Amendments and Other Matters**

Chair Chellman said the Board sometimes had 800-1,000 pages of documentation to look at but actually had a much smaller number of pages that they really needed to see. He said they would require the applicant to only include the material that the Board really needed. He said a cover letter was also important, along with the plans, a summary of drainage, traffic or other technical items, and the technical appendices combined at the end. Councilor Moreau said it was helpful when the bookmarks worked properly. Mr. Giovanni said he usually looked for the request for conditional uses and the relevant information that supported the decision. Chair Chellman said it would be worked on and that a draft would be presented. Chair Chellman said there would be a workshop the following week on co-housing, solar, and wetland Conditional Use Permits. He said the Master Plan was in final contract phase for signatures and that there would be more to discuss at the March meeting.

VII. ADJOURNMENT

The meeting adjourned at 10:39 p.m.

Submitted,

Joann Breault
Planning Board Meeting Minutes Taker

**PLANNING BOARD Work Session
PORTSMOUTH, NEW HAMPSHIRE**

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

February 27, 2025

MEMBERS PRESENT: Rick Chellman, Chairman; Anthony Coviello, Vice Chair; Joseph Almeida, Facilities Manager; Beth Moreau, City Councilor; Members Paul Giuliano, Andrew Samonas, William Bowen, Ryann Wolf and Alternate Frank Perier.

ALSO PRESENT: Peter Stith, Planning Department Manager

MEMBERS ABSENT: Karen Conard, City Manager

Chair Chellman called the meeting to order at 6:00 p.m.

I. ZONING AMENDMENTS

A. Co-living

[Timestamp 4:28] Co-living projects in Character Districts CD4 and CD5 were discussed. Chair Chellman said it was more of a test run in those districts and that it could occur in other locations if it worked. Mr. Bowen brought up the issue of affordable housing and said the Master Plan seemed to imply that it was more attractive in the outlying areas. Councilor Moreau said the City Council had considered what land might be affordable enough to create workforce housing and that was the reason they considered it outside of the City's core. Mr. Bowen said it was a viable proposition in the urban core because of the parking. He said 80 units downtown would have a minimum of 60 and a maximum of 80-90 cars. He said several hundred private off-street parking spots would go away as projects got development, so the parking problem would get worse. He said the City's parking supply and demand study and proposed parking principles indicated that the City would ensure an adequate supply of parking for short-term and long-term parkers downtown associated with commercial land uses and institutions through the development of policy programs and infrastructures. He said parking overnight in downtown was primarily a private responsibility, so the proposal the Planning Board was being given would provide about 80 cars, and the basic premise was that one parking space would be required for every four units. He said it would push the 60-70 car requirement over to Hanover Street, which was about 10 percent of the capacity of the Hanover Street Garage. He said the Board should be cognizant of the impact of the number of people who would probably have cars in that area as well as the impact of the availability of parking for all the other people who worked downtown or visited downtown. It was further discussed. Ms. Wolf said many Portsmouth workers tried to live closer to their work place so they didn't have to drive. Mr. Bowen said he was uncomfortable about taking the issue on conjecture without having an expert's opinion. Vice-Chair Coviello said the City was treating parking downtown as a utility, so if there was a parking shortage, he didn't

think the Board would want to change the zoning but provide more parking. He said the experts said a 650-car parking garage was needed in the next five years. He said someone who worked downtown and did not have a car and just wanted a place to live would be ideal, but he had never seen a demonstrated product like that where it had been successful.

[Timestamp 18:38] Chair Chellman said the time of day usage was mostly peak during the daytime, and another peak was at dinner time but there was some overlap. He said the overnight parking for residential would not be coincidental with the peak usage of high-end condos. He said co-living was a commercial use and different and that the Board could not forecast what would work but could adapt things in the City quickly and make a change. He said he did some research after the Board's October workshop and found that co-living was happening around the country. He cited a Berkeley, California case that had a set of regulations that tried to provide living space for income brackets that were not found downtown. He said demographically it was predominantly a younger crowd in the 40 percent range and then it split to different age brackets. He said he thought it was a reasonable size. Councilor Moreau said the Board had talked about pods and having no more than ten living in a pod, with 40 residents limited to one floor. Chair Chellman said the Board members were thinking about preliminary plans for a project as a possible model for Portsmouth. He said 40 residents seemed to be the scale that other communities had. Mr. Stith said the definition of a facility limited it to ten individuals. It was further discussed. Ms. Samonas brought up government contract leasing and summer intern leasing. He said having employees living downtown with access to their place of work was enough for him to think that it was worth it, but he also thought it could happen with up to 80 people. Vice-Chair Coviello said he would prefer smaller co-living buildings that were not in the downtown core, and it was further discussed. Councilor Moreau said many people worked in downtown Portsmouth and did not have a place to live within walking distance. She said retirees could enjoy that type of living too because it was less maintenance. She said it was a way of protecting some affordability in the core. Mr. Samonas said professional management and agreements that leasers would sign were key pieces. It was further discussed. The language in a co-living leasing contract and annual inspections by the Fire Department were discussed, as well as whether co-living could be the only use on a lot, how many co-living units would be allowed, and whether a full-time manager would be needed. Mr. Almeida said he liked the idea of having a live-in manager per 40 units and that the Fire Department could have a lot of oversight. Microunits were discussed. Professional management and self-governing were discussed. Mr. Bowen said a letter that the Board received was from a business owner who had 4-5 downtown properties and was concerned about the negative impact on his properties because of people not having cars. Councilor Moreau said the Board could ask the Chamber of Commerce to reach out to their downtown core membership and take a survey. Mr. Samonas suggested that the Board ask the City for the trend line of when the Hanover Street Garage was busiest to see if overnight residents would impact parking. It was further discussed. Mr. Almeida said the Board should find other examples of there co-living might exist in the country. It was further discussed.

Councilor Moreau moved that the Board place co-living on the March 20 meeting agenda and in the meantime request information from the Chamber of Commerce's memberships relating to the CD4 and CD5 zones, get some parking data, and find other examples of co-living in the country. The Board members concurred.

Public Comment [Timestamp 57:25]

Gerald Duffy (via Zoom) of 428 Pleasant Street said there was an unmet demand for about 3,000 rental units based on a housing market study that was done a few years ago. He said service workers was one category and that there was a population of around 1,000 service workers in the greater downtown area. He said it was a critical issue in terms of housing those workers, most of whom were younger and had different living needs than others, but that it could also include elderly people. He said it would inject additional life in the City's core. He noted that four young advocates spoke to the application for the parking relief at the previous meeting, and he hoped the Board could push it through as fast as possible. He said it was just as important to hear from the beneficiaries of it and not just the business owners.

Elizabeth Bratter of 159 McDonough Street suggested one space for every four residents instead of per pod. She said if it was counted as lodging, a commercial use, it could legally be used on the first floor. She said issues like regulations on eviction should be considered. She suggested that the Middle Street's co-living regulations be read to see how it worked and thought the Board could also consult the Housing Authority because people with low incomes might be eligible.

Nicole LaPierre of 34 Rock Street said the Board had the best interest of people but the gamble was with the size. She said she lived across from the the previous co-living building on Brewster Street that had 40 units filled with a mix of older women, people selling drugs, and people who had just gotten out of jail. She said the on-site manager didn't work out and that the City couldn't do much. She said the Board should find several examples of co-living. She said she saw co-living more in terms of waitstaff or other downtown workers and not the elderly and thought the Board should require that the tenants had to work downtown to be eligible for co-living.

[Timestamp 1:07:27] Mr. Almeida said the Brewster Street co-living building was horrible and thought the Board could learn from that situation and realize how important professional management is. Vice-Chair Coviello asked what the Board's intention was for pricing. Mr. Almeida said it would not be workforce housing and was an option for a different housing type that was geared toward the younger demographic. He said the Board could place a maximum size limit on the living space as well as an affordable component to it. It was further discussed. Mr. Almeida said it might be a good idea for people who needed short-term living, like a visiting nurse or professor. Chair Chellman said the Board would get outside input and more data.

B. Hanover Street Area

[Timestamp 7:16:00] Mr. Stith showed what was presented in 2020 and said some amendments had been made since then, like a Conditional Use Permit in the North End Overlay District and some height changes in 2022. He said what was now proposed was moving the Downtown Overlay District (DOD) to be in line with the North End Overlay District and that it would follow the same boundary. He said some heights changes that were adopted in 2022 were 2-4 stories or 50 feet, and 2-3 stories. He said the larger zoning change was to make certain current CD5 parcels CD4 instead. He said the front of the 360 Hanover Street property would be CD4-L1 and the boundary would be where the DOD and the North End Overlay District ran in the middle of that property. He said other options were discussed at the October work session, like a

possible CD4W, which he didn't think made sense because it was in the west end. He referenced a table that showed the changes in rezoning of properties between CD5 to CD4 and to CD4-L1. He said the big differences between CD4 and CD5 were building coverage, footprint, and open space. He said the footprint was a big change because a 20,000-sf footprint was allowed in CD5 and a 15,000-sf footprint was allowed in CD4. He said the proposal for the 361 Hanover Street property was over 15,000 square feet. He noted that the property received Board of Adjustment (BOA) approval a few weeks before for the building types along Hanover Street. He said moving the DOD would be more conforming because of the ground-floor residential. He said currently there was no lot-area-per-dwelling-unit, and in the CD4-L1 it was 3,000 square feet per dwelling unit, which would make it nonconforming. He said the uses in CD4 and CD5 were the same. He said 361 Hanover Street got design review approval last spring for the larger building and got BOA approval and would go before the Technical Advisory Committee (TAC) soon.

[Timestamp 1:18:28] Mr. Almeida asked if the project was vested. Chair Chellman said it was not fully vested but there was a protection for a certain time period if things were done within a year. Mr. Almeida asked if the new design was more in keeping with CD4 than CD5. Mr. Stith said the first floor was 19,000 square feet as it existed and conformed to CD5 but would not conform with CD4. Mr. Almeida asked if the Board should be concerned with the term 'downzoning'. Chair Chellman said it would be a downzone and was allowed. Mr. Samonas asked if the Board could see the comparisons between CD4 and CD5 with respect to the criteria that would be different as they pertained to the specific project. Mr. Stith said zoning of the three parcels along Hill and Hanover Streets would change and the boundary of the DOD would change on two parcels as well as the North End Overlay District. Chair Chellman said he wanted to be cautious about comparing project-specific information because if the plan that got design review approval was abandoned, they would have to conform to the new zoning. Mr. Bowen asked how the transition from more intensive, higher density to a lower height and lower density residential worked. He said the people's voices were heard on that one property and the developer responded to it. He asked about the adjacent properties and whether the Board would change something for the ones along Hill Street and would maintain the appropriate stepdown in density and height, which was what the Rock Street residents wanted. Vice-Chair Coviello said a jarring effect of structures in the area was not wanted. Mr. Bowen said any proposed changes would then be in accordance with the objective of stepping down in density before running into the single-family homes. Chair Chellman agreed, and it was further discussed.

Public Input [1:31:00]

Elizabeth Bratter of 159 McDonough Street gave a map to the Board relating to the Hanover Street area and the Mixed Residential Office (MRO) District schedule of uses. She said the City said back in 2015 that MRO uses should be the same as CD4-L1, which was the lowest zoning in the character districts. She said the existing MRO zoning was changed to the highest zoning in Portsmouth next to a neighborhood. She said it was a land trade by the City and part of that was the CD5 zoning. She said Islington Street was also rezoned to CD4-L1 because it was between two neighborhoods. She explained why the neighborhood wanted the zoning to change to CD4W where it was CD5, except for on Hanover Street where they wanted it to be CD4-L1. She said the difference was minimal between CD4 and CD4W, and CD4W use did not have 500-room hotels, 24-hour convenience stores, and so on. She said the reason that CD4W was created was because

there was many old factories at that end of Islington Street and there were still two factories in the neighborhood. She said the neighbors wanted the area changed for the height to match what else was there. She said the neighbors were asking for the height to go down to 2-3 stories or 40 feet maximum on the Islington Creek side of Foundry Place, and asking to have the North End Overlay District and DOD removed from the neighborhood and for it to be CD4W.

Robin Husslage of 27 Rock Street referred to the original document that the neighborhood submitted in 2020 but updated with the 2024 zoning. She said the DOD and North End Overlay District should stop at Bridge Street, where CD5 was. She said they were asking for CD4W because of the uses there, and for the front along Hanover Street converting what was left of 361 Hanover Street to CD4-L1 to match the rest of the properties. She said the heights going up Hill Street could go up another 60 feet. She said the City put the most intense zoning 18 feet from the least intensive zoning, so the neighborhood was asking for CD4W and CD4-L1 and a deduction in height to help with the transition.

Nicole LaPierre of 44 Rock Street said there had been a lot of growth in the last 20 years and that she was not opposed to development but wanted it done right. She asked that the Board consider Ms. Bratter's and Ms. Husslage's requests.

[Timestamp 1:48:15] Councilor Moreau asked if a change could be made with a character district without it being spot zoning. Mr. Stith said a zoning district could be made anywhere. Councilor Moreau said her concern was that the CD4W was much farther away and seemed like spot zoning. Vice-Chair Coviello said the intent of the parking garage had been to buffer the single-family homes around it with some bigger structures and that housing had been needed. He said it did not undo the wrongs of what it did to the neighborhood, but the context made sense. He said the zoning changes presented from Mr. Stith also made sense. He said zoning could last longer than buildings, so he didn't mind rezoning the Heinemann property so that it was more of a buffer property. He said he didn't mind putting zoning in place that tries to restore some of the buffers but thought the Ferguson Plumbing property was going too far. Councilor Moreau said the Ferguson property did have 2-3 stores and 40 feet maximum, and it was further discussed. Councilor Moreau asked if the Hill Street and Bridge Street sides of the plumbing lot matched what they were adjacent to, and the other side matched adjacent to what was across the street from the hotel being built. She thought there would be more than enough room. Mr. Stith said the building was almost 54 feet tall and had a footprint of 16 square feet. Chair Chellman said the building on the end could step down. It was further discussed. Councilor Moreau said she wouldn't be against peeling back the DOD a bit farther. Chair Chellman suggested asking City Staff to sketch up a different idea to discuss at the next meeting. The Deer Street lot shadow studies were further discussed. Mr. Samonas said the neighborhood fought for the 60-40 stepdown but got the 50-ft via a variance. Chair Chellman said the issue was possibly having the heights match across the street. He said the Board should also look at the difference between CD4-L1 and CD4W. Mr. Stith said CD4W was the only area zoned that way and just encompassed an area in the west end. He said it would be odd to have just three parcels zoned CD4W in the middle. Chair Chellman said it wasn't spot zoning and could be done. It was further discussed. Vice-Chair Coviello said the McDonough Street neighborhood was charming and worth protecting and that he would not want to see its character changed. Mr. Almeida said the Northern Tier Study was done in 1992 and showed the Northern Tier built out almost like it

is today. He said a lot of the situations the Board found itself in was the result of people coming up with great ideas to move something forward in a big way, but 50 years later, the Board was still trying to navigate further out. He said the study had graphics that showed hotels and so on that almost matched the design in the existing booklet. Mr. Bowen said if something was approved but then had a variance to allow it to be built higher than what the Planning Board approved, he asked whether the lower height or higher height governed the Board's thinking going forward, like going from 40 feet to 54 feet. Chair Chellman said that from a planning perspective, the stepdown usually transitioned from a higher zone to a lower zone, and on big lots it was easy. Mr. Bowen asked if the Board began at 54 feet or 40 feet. Vice-Chair Coviello said it was taken into context, and if the Board could make reasonable zoning, the chance of the BOA finding a hardship on the property was lessened.

[Timestamp 2:06:17] Mr. Stith asked the Board if they wanted to see more of a change for the North End Incentive Overlay District and DOD or what was proposed in 2020. Chair Chellman said he was good with the change in the North End Overlay District because it was specific as to building footprint and height. Other Board members agreed. Chair Chellman said he understood why the downtown went down to the corner because of the corner store concept, but he heard no one support the that idea in recent times. Councilor Moreau said she would be fine with pulling the DOD back another lot. Vice-Chair Coviello said the corner store was a good point and it would be good for the Board to walk both sides of the area. He said it was about to become a greenway and asked how that would change the perspective on that lot. He asked if there was another use on that lot that would support the use of the future greenway or protect the neighborhood against that. Chair Chellman said he raised the point during the site walk and the feedback was that there were several stores nearby and that the neighbors did not want it. Mr. Almeida said there was a massive amount of business including stores, coffee shops, etc. in the immediate area that made it vibrant, so that model worked too and he thought it would be devastating for the neighborhood if that was lost.

[Timestamp 2:10:39] Mr. Stith said the following issues would be brought to the March 20 meeting: a CD4L1 and CD4W comparison; a revision of the DOD and North End Overlay District boundaries; a revision of the height along Hill and Bridge Streets; and any available shadow studies. Mr. Almeida said he would like to hear from some of the owners of the properties that were up for changes. It was further discussed. Vesting was also discussed.

C. Solar

[Timestamp 2:17:17] Chair Chellman said one of the letters that the Board received tied into the change in the amended process that was brought up at the previous Board meeting. He said current public hearings were held at the Planning Board level on zoning amendments but were more of a town procedure and not a City procedure. He said the Legal Department stated that the Planning Board did not have to have public hearings and that the new process from the Legal Department was for the Board to look at the technical aspects. He said the Board also got a letter from someone who worked on the Sustainability Committee and had pointed out the City's webpage on solar. He said the Board needed to look at that to make sure they were all in agreement. He said the Board could then make a recommendation to the City Council that was based on a public meeting and not a public hearing. He said they could say whether it conformed

to the Master Plan, the website's solar page, or the parking study and then provide a legislative history so that the Council could act. Ground-mounted solar panels were discussed. Councilor Moreau said they should be an appropriate size for the house size and lot size. Mr. Samonas said he found that residential solar panels were 5.4 x 3.25 feet, which was geared toward the general size of a lot. Vice-Chair Coviello said he thought there was a State law mandating the sizes. Chair Chellman noted that there was a solar company in Farmington that had ten ground-mounted panels on a large piece of land. He said that would be fine in the more rural parts of the City. It was further discussed. Chair Chellman said the Board had to look at how big the panels were, how tall they could, how far set back from the property lines they should be, and how they related to the context of the neighborhood. Councilor Moreau said the Board should be specific about where the ground-mounted panels make sense, noting that industrial areas would be great places. Mr. Guiliano said he didn't know how active solar would be without financial incentives. Chair Chellman said solar arrays as a principal use was something the City didn't have yet, and it was further discussed. He said the Board would need graphics to better understand it. Mr. Almeida said large arborvitae or trees could be used to shield large ground-mounted panels.

D. Wetlands

[Timestamp 2:28:45] Chair Chellman said the Board recently discussed changing the HVAC zoning because the Board of Adjustment granted 32 variances to allow HVAC, which was a good reason to change it. He said it was the same with Conditional Use Permits for wetlands in certain situations. He referred to the rewrite that indicated that if an overall improvement was being made to an existing developed lot, the Planning Board may grant a Conditional Use Permit. He said the ordinance needed additional language to conform with what had been done.

It was decided to have another work session on solar and wetlands on March 27.

II. OTHER BUSINESS

No other business was discussed.

III. ADJOURNMENT

The meeting adjourned at 8:32 p.m.

Submitted,

Joann Breault
Planning Board Meeting Minutes Taker

Findings of Fact | Parking Conditional Use Permit

City of Portsmouth Planning Board

Date: March 20, 2025

Property Address: 96 State Street

Application #: LU-25-18

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 all the 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	<ul style="list-style-type: none"> The Applicant submits the parking demand analysis prepared by Altus Engineering, revised February 20, 2025. Altus Engineering has determined that forty-six (46) off street parking spaces are required by the Ordinance for the existing uses. The off-street parking requirement for the residential conversion of the second floor as proposed is thirty (30) spaces, which constitutes a 35% reduction in required off-street parking spaces. The Applicant met with the City's Technical Advisory Committee on February 11, 2025 and incorporated the Committee's recommendations into the revised Parking Demand Analysis.
2	10.1112.142 An application for a conditional use permit under this section shall identify permanent evidence-based	Meets Does Not Meet	<ul style="list-style-type: none"> The conversion of the second floor of the building to a residential apartment for the owners and use of the third floor as housing for employees of the

	Parking Conditional Use Permit 10.1112.14 Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
	<p>measures to reduce parking demand, including but not limited to provision of rideshare/microtransit services 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.</p>		<p>restaurant will reduce current on-street parking demand as indicated in the Parking Demand Analysis. The owners and employees of the business that own a vehicle and reside in the residential units will have convenient access to overnight public parking options such as the garage on High Hanover Street and the 72-hour municipal parking lot on Parrott Avenue. There will be less employees commuting to work on a daily basis. This will eliminate the need to utilize on- street parking spaces downtown or in the residential neighborhoods during peak hours of the day, The Property is conveniently situated directly on the COAST bus route, both reducing the need for patrons of the restaurant to park and creating convenient access to the employees residing on the upper floors to public transit.</p>
<p>3</p>	<p>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.</p>	<p>Meets Does Not Meet</p>	<ul style="list-style-type: none"> The residential conversion of the second and third floors of the building reduces total parking demand based on the requirements set forth in the Ordinance and ITE Parking Generation Manual, Edition 6. The Property does not have any on-site parking nor does the potential to create any. If the entire building were to continue to be utilized as a restaurant or for other commercial purposes, the parking demand would be greater than it is with the residential conversion of the second floor, A restaurant use requires one (1) space per 100 sq. ft. of GFA. Section 10.1112.30. Even if the third floor was not considered, the parking demand based on the first and second floors alone would be forty-four (44) spaces. The residential conversion of the second floor reduces allocated restaurant space to 2,625 sq. ft. GFA, resulting in a reduced parking requirement of thirty (30) off-street spaces. Based on the ITE Parking Generation Manual (6th Edition), the parking demand is reduced from eighty-two (82) spaces to fifty-one (51).

	Parking Conditional Use Permit 10.1112.14 Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
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.	<p style="text-align: center;">Meets</p> <p style="text-align: center;">Does Not Meet</p>	
5	<u>Other Board Findings:</u>		
6	<u>Additional Conditions of Approval:</u>		

DRAFT

BY: VIEWPOINT & HAND DELIVERY

March 10, 2025

City of Portsmouth
Attn: Peter Stith, Planner
Planning Board
1 Junkins Avenue
Portsmouth, NH 03801

**RE: REVISION to Conditional Use Permit Application of 96 State LLC
96 State Street, Portsmouth (Tax Map 107, Lot 52)**

Dear Peter,

Enclosed please find an update to the Conditional Use Permit Narrative and Parking Demand Analysis, originally submitted on behalf of 96 State LLC on February 25, 2025. The revisions to the materials were necessitated by an error in the square footage of the building shown in the existing space allocation of the Parking Demand Analysis. Correction of the square footage of the building resulted in changes to the calculation of the existing parking stall requirements. The updated CUP Narrative submitted herewith has been revised to show the updated calculations.

Please replace the CUP Narrative and Parking Demand Analysis submitted on February 25, 2025 with these two documents. In all other respects, the application remains unchanged.

Should you have any questions or concerns regarding the application materials, do not hesitate to contact me at your convenience.

Sincerely,



Derek Durbin, Esq.

**CITY OF PORTSMOUTH PLANNING BOARD
CONDITIONAL USE PERMIT APPLICATION****96 State LLC (“Applicant”)
96 State Street
Portsmouth, NH 03801
Tax Map 107, Lot 52****PARKING CUP NARRATIVE****Introduction**

The Applicant, 96 State LLC, owns the Property at 96 State Street in Portsmouth, identified on Tax Map 107 as Lot 52 (the “Property”). The Property is a 3,049 square foot parcel of land that contains a three-story commercial building. The Property is located within Character District 4 and is adjacent to but not located within the Downtown Overlay District. The ground and second floors of the building are occupied by the restaurant, Domo, which has been a staple of Portsmouth for the past decade. The top third floor of the building is presently used as housing. In the past, the third floor contained a spa.

The Applicant is seeking to construct a small addition on the second and third floors to fill in empty space above a portion of the first floor. The added space would consist of 575 sq. ft. on the second floor and 350 sq. ft. on the third floor. The Applicant intends to convert the expanded second floor of the building from the present restaurant use to a residential use. The expanded third floor would remain a residential use. There would be one apartment unit of approximately 2,315 sq. ft. Gross Floor Area (“GFA”) on the second floor and a separate apartment unit of approximately 2,085 sq. ft. GFA on the third floor. The second-floor apartment would be occupied by the owners of the restaurant. The third-floor apartment would be used for employee housing. As the City is acutely aware, there is very little affordable housing for restaurant workers and others of a similar income bracket in the City. The expansion and conversion of the two upper floors to a residential use would help to alleviate that issue and help the Applicant to better retain employees over the long-term.

The Property has no designated off-street parking spaces but is located centrally downtown on State Street, which is lined with on-street parallel parking. Additionally, there is a small public parking lot between Scott Avenue and Dutton Avenue, along with the High-Hanover parking garage within 0.25 miles and the Parrott Avenue municipal lot within 0.5 miles. Additional overnight parking is available on Washington Street and throughout the South End area. The Property has a rear alley that has been mostly used as a loading area and for tandem parking for the owners and employees of the restaurant, although it does not meet the City’s standards for either use.

Due to the lack of parking spaces on-site, the Applicant seeks a Conditional Use Permit (“CUP”) from the Planning Board to allow zero (0) off-street parking spaces where the minimum

required by Section 10.1112.30 of the Portsmouth Zoning Ordinance (the “Ordinance”) for the proposed use is thirty (30). Based on the existing use of the Property, the required number of off-street spaces is forty-six (46). The conversion of the second floor to residential use results in an overall decreased parking demand upon the Property.

Off-Street Parking Ordinance Criteria

Section 10.1112.14 of the Ordinance allows the Planning Board to grant a CUP 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. The applicable minimum off-street parking requirements relative to the Property are as set forth in Sections 10.1112.31, 10.1112.321 and 10.1112.60, below.

10.1112.31 Parking Requirements for Residential Uses
Dwelling Unit Floor Area over 750 sq. ft.: 1.3 spaces per unit

10.1112.321 Parking Requirements for Nonresidential Uses
All eating and drinking places: 1 space per 100 s.f. GFA

10.1112.60 Shared Parking: Developments that contain a mix of uses on the same parcel shall reduce the number of off-street parking spaces in accordance with the methodology set forth in Section 10.1112.61. The Applicant notes, however, that using the methodology set forth in that Section does not result in a reduced number of minimum parking spaces for the Property because the residential and restaurant uses set forth in the table share the same maximum parking occupancy rates for the weekday and weekend evening periods.

Conditional Use Criteria

Section 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.

The Applicant submits the parking demand analysis prepared by Altus Engineering, revised February 20, 2025. Exhibit A (the “Parking Demand Analysis”). Altus Engineering has determined that forty-six (46) off street parking spaces are required by the Ordinance under the existing uses. The off-street parking requirement for the residential conversion of the second floor as proposed by the Applicant is thirty (30) spaces, which constitutes a 35% reduction in required off-street parking spaces. *See Exhibit A.* The Applicant met with the City’s Technical Advisory Committee on February 11, 2025 and incorporated the Committee’s recommendations into the revised Parking Demand Analysis submitted herewith.

Section 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 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.

The conversion of the second floor of the building to a residential apartment for the owners and use of the third floor as housing for employees of the restaurant will reduce current on-street parking demand as indicated in the Parking Demand Analysis prepared by Altus Engineering. *See Exhibit A.* The owners and employees of the business that own a vehicle and reside in the residential units will have convenient access to overnight public parking options such as the garage on High Hanover Street and the 72-hour municipal parking lot on Parrott Avenue. There will be less employees commuting to work on a daily basis. This will eliminate the need to utilize on-street parking spaces downtown or in the residential neighborhoods during peak hours of the day. The Property is conveniently situated directly on the COAST bus route, both reducing the need for patrons of the restaurant to park and creating convenient access to the employees residing on the upper floors to public transit. For the foregoing reasons, the number of off-street parking spaces requested with the Applicant's CUP permit application will be appropriate for the proposed use of the Property.

Section 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.

The residential conversion of the second and third floors of the building reduces total parking demand based on the requirements set forth in the Ordinance and ITE Parking Generation Manual, Edition 6. *See Exhibit A.* It is important to recognize that the Property does not have any on-site parking nor does the potential exist to create any. If the entire building were to continue to be utilized as a restaurant or for other commercial purposes, the parking demand would be greater than it is with the residential conversion of the second floor. A restaurant use requires one (1) space per 100 sq. ft. of GFA. Section 10.1112.30. Even if the third floor was not considered, the parking demand based on the first and second floors alone would be forty-four (44) spaces (based on 4,365 sq. ft. GFA, rounded up in accordance with Section 10.1112.22). The residential conversion of the second floor reduces allocated restaurant space to 2,625 sq. ft. GFA, resulting in a reduced parking requirement of thirty (30) off-street spaces. Based on the ITE Parking Generation Manual (6th Edition), the parking demand is reduced from eighty-two (82) spaces to fifty-one (51). *See Exhibit A.*

Due to the lack of off-street parking, the Property relies primarily on surrounding public parking options along State Street and surrounding residential streets. The reduction in the size of the restaurant and more intensive use associated with it will reduce the demand for off-street parking needs, particularly during peak hours of the day.

Respectfully Submitted,

96 State Street, LLC

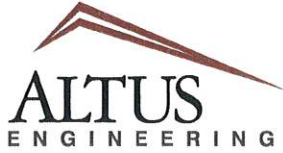
By and Through His Attorneys,
Durbin Law Offices PLLC

Dated: March 10, 2025

By:



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*Civil
Site Planning
Environmental
Engineering*

133 Court Street
Portsmouth, NH
03801-4413

PARKING DEMAND ANALYSIS

96 State Street

TAX MAP 107, LOT 52

PORTSMOUTH, NH

Revised March 6, 2025

96 State Street, LLC owns the property located at 96 State Street. A commercial building is sited on the 0.07-acre (per City GIS) downtown, urban parcel. The parcel is located on the corner of State and Atkinson Streets. Altus has not inspected the interior of the building, the building uses and areas have been provided to us from Winter Holben Architects. The building has three levels. A restaurant, Domo, occupies the first and second floor. It is understood that the third floor is currently used as an apartment but was permitted as a spa.

The Owner is proposing to fully convert the second and third floors to residential uses with an expansion on both levels.

Altus prepared this Parking Demand Analysis based on the following uses:

CURRENT SPACE ALLOCATION

Basement	accessory storage	2,245 SF GFA
First floor	restaurant	2,625 SF GFA
Second floor	restaurant	1,740 SF GFA
Third floor	1 dwelling unit (> 750 SF GFA)	1,740 SF GFA

PROPOSED SPACE ALLOCATION

Basement	accessory storage	2,245 SF GFA
First floor	restaurant	2,625 SF GFA
Second floor	1 dwelling unit (> 750 SF GFA)	2,315 SF GFA
Third floor	1 dwelling unit (> 750 SF GFA)	2,085 SF GFA

Basement accessory storage has no requirements and does create any parking demand.

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

All eating and drinking places	1 space per 100 SF GFA
Dwelling units over 750 SF	1.3 spaces per unit

Existing Parking Stalls required

Restaurant 4,365 SF GFA/100 SF GFA	43.7 spaces (44)
1, 3 rd floor apartment (over 750 SF)	<u>1.3</u> spaces (2)
	46.0 spaces
	46 spaces required ¹

Proposed Parking Stalls required

Restaurant 2,625 SF GFA/100 SF GFA	26.3 spaces (27)
1, 2 nd floor apartment (over 750 SF)	1.3 spaces
1, 3 rd floor apartment (over 750 SF)	<u>1.3</u> spaces (3 (2 nd and 3 rd floor combined))
	30 spaces
	30 spaces required ¹

Based on the City Ordinance alone, the parking spaces required for Tax Map 107, Lot 52 is reduced from 46 spaces to 30 spaces, a 35 percent reduction. There is one alley/loading space on the property.

There is parallel parking along State Street as well as a small public parking lot between Dutton and Scott Avenues. Additionally, the High Hanover Street parking garage is within 0.25 miles of the site. The Parrott Avenue surface parking lot is less than 0.5 miles from the site.

To determine the expected parking that will be generated by the existing/proposed uses, Altus normally utilizes the ITE Parking Generation Manual, 6th Edition. It is our opinion that the setting/location falls under the General Urban/Suburban category. However, the manual has limitations when it comes to small traffic generators and unique end users like 2-unit apartment buildings. Additionally, ITE states that “it contains information that can also easily be misinterpreted without sound professional judgement...”

Land Use Code 931 Quality Restaurant

Peak Period Parking Demand on a Saturday 7:00 to 8:00 PM

Setting/Location: General Urban/Suburban

Average rate 18.23 vehicles per 1,000 SF GFA

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.”

Land Use Code Residential 220 Multifamily housing (Low-Rise)

Peak Period Parking Demand on a Saturday

Average rate 1.18 spaces per dwelling unit

Existing Parking Demand

Restaurant

4,365 SF GFA x 18.23 vehicles per 1,000 SF GFA = 79.6 spaces (80)

1 dwelling unit x 1.18 spaces per dwelling unit = 1.2 spaces (2)

80.8 spaces

Existing 82 spaces demand

Proposed Parking Demand

Restaurant

2,625 SF GFA x 18.23 vehicles per 1,000 SF GFA = 47.9 spaces (48)

2 dwelling units x 1.18 spaces per dwelling unit = 2.4 space demand (3)

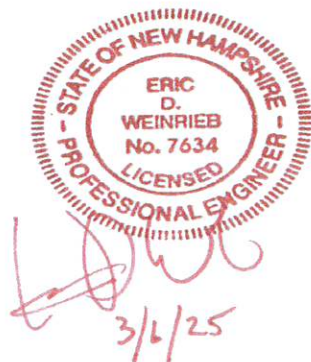
50.3 spaces

Proposed 51 space demand

Based on ITE, it is reasonable to believe that the parking demand will be reduced by 31 spaces.

With the approval of this project, the parking demand will decrease. Thus, it is Altus' opinion that the existing building can function adequately without adverse impacts to the community with the conversion of the second and third floor spaces into two residential dwelling units.

Wde/5637 parking demand analysis rev-2.docx



Findings of Fact | Wetland Conditional Use Permit

City of Portsmouth Planning Board

Date: March 20, 2025

Property Address: 333 Borthwick Avenue

Application #: LU-24-224

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 all conditions necessary to obtain final approval.

In order to grant Wetland Conditional Use permit approval the Planning Board shall find the application satisfies criteria set forth in the Section 10.1017.50 (Criteria for Approval) of the Zoning Ordinance.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
1	<i>1. The land is reasonably suited to the use activity or alteration.</i>	Meets Does Not Meet	The majority of the work area is already disturbed wetland with an existing culvert and roadway crossing. The replacement of this culvert and associated repair work proposes to improve the flow of water through this stream.
2	<i>2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.</i>	Meets Does Not Meet	The proposed location is where an existing culvert system and roadway are located today. While the proposal is a direct wetland impact, the post-construction culvert system is proposed to fix current sedimentation and flow issues that exist today.
3	<i>3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.</i>	Meets Does Not Meet	This replacement project will have direct wetland impacts but construction activities are proposed to minimize direct impacts to the stream during the replacement project.

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
4	4. <i>Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.</i>	Meets Does Not Meet	This proposal shows work involving the stream bank and utilizing erosion control blankets. The applicant proposes seeding the banks for stabilization with a conservation mix. The applicant should provide a maintenance plan to ensure the establishment of the seed mix and for long-term vegetation maintenance that would consider aspects such as sustaining wildlife habitat and maintaining sediment trapping.
5	5. <i>The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.</i>	Meets Does Not Meet	This proposal appears to be the least adverse impact to the wetland as the alternative to increasing flow would be to dredge most of the length of the stream. This proposal limits the permanent impacts as well as the temporary impacts compared to dredging and will hopefully solve the flow issues within this wetland.
6	6. <i>Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.</i>	Meets Does Not Meet	Applicant is proposing temporary disturbance of the streambank for construction activities. Applicant has indicated areas on plan that will receive conservation seed mix/New England wet mix.
7	<u>Other Board Findings:</u>		

Bowman

March 03, 2025

City of Portsmouth, NH

Re: **Wetland Conditional Use Permit
Portsmouth Regional Hospital (PRH) – Culvert Replacement
333 Borthwick Ave, Portsmouth, NH 03801**

Portsmouth Regional Hospital is an existing acute hospital on a ±21-acre parcel at 333 Borthwick Ave, Portsmouth, NH 03801. Along the northern property boundary (adjacent to interstate 10) there is an existing *Unitil* natural gas enclosure with regulators and valves. There is an existing gravel drive with (3) 24" culverts that cross over a man made swale (now classified as wetland) that *Unitil* uses to service their equipment. The existing (3) 24" culverts were installed in 1988 based on design drawings by *Kimball Chase*.

On behalf of Portsmouth Regional Hospital and HCA Healthcare, at the request of the City of Portsmouth, Bowman is proposing to remove the existing (3) 24" culverts and replace with a 10' wide by 3' tall box culvert. All construction and materials shall be in compliance with the *New Hampshire Stream Crossing Guidelines*, latest edition. Temporary disturbance will be ±2,900 square feet and permanent disturbance will be ±750 square feet.

Below are the Criteria for Approval per Section 10.1017.50.

1. The land is reasonably suited to the use, activity or alteration.
 - a. Correct; the alteration is replacing existing undersized infrastructure.
2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.
 - a. Correct; the alteration must occur in the same location as the undersized infrastructure.
3. There will be no adverse impact on the wetland functional values of the site or surrounding properties;
 - a. Correct; erosion control measures and construction best management practices will be implemented to ensure no adverse impacts.
4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals; and
 - a. Correct; limits of disturbance have been reduced to minimum impact possible.
5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this Section.
 - a. Correct; limits of disturbance have been reduced to minimum impact possible.
6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.
 - a. Correct; re-vegetation includes re-seeding with native wetland seed mixes.

If you have any questions, please feel free to reach me at mhamby@bowman.com.



Matthew Hamby, PE
Principal, Civil Engineer

February 17, 2025

New Hampshire Department of Environmental Services (NHDES)
City of Portsmouth, NH

Re: **Portsmouth Regional Hospital (PRH) – Culvert Replacement**
333 Borthwick Ave, Portsmouth, NH 03801

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The contributing drainage area to the existing crossing is ±195-acres, based on USGS topographic delineation. A majority of the contributing drainage area is state prime wetland that flows from south of Borthwick Avenue through two (2) city owned and maintained 18" PVC pipes.

See **Appendix A** for the Overall Drainage Area Map. Contributing drainages area parameters:

- Area: ±195-acres
- Time of Concentration: 128.4 minutes
 - 100' sheet flow at 0.5% slope with 0.95 Manning's N Value. Two-year, 24 hr rainfall: 3.33"
 - 3,780' shallow concentrated flow at 0.5% slope (unpaved)
- Curve Number: 90 (very conservative estimate)

See **Appendix B** for Peak Stormwater Runoff outputs, based on Hydrology Studio 2024 v 3.0.0.32 with Portsmouth, NH IDF Data:

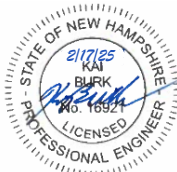
- 02-year storm event: 71.57 cubic ft/ second (cfs)
- 10-year storm event: 136.0 cfs
- 50-year storm event: 210.3 cfs

The replacement 10' wide x 3' tall box culvert at 0.09% slope will pass the 50-year storm event, staggging up to ±23.7; thus not overtopping the driveway. See **Appendix C** for Stormwater Studio 2024 v 3.0.0.35 sizing model results.

If you have any questions, please feel free to reach me at mhamby@bowman.com.



Matthew Hamby, PE
Principal, Civil Engineer



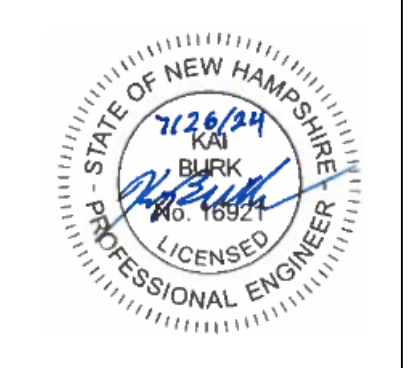
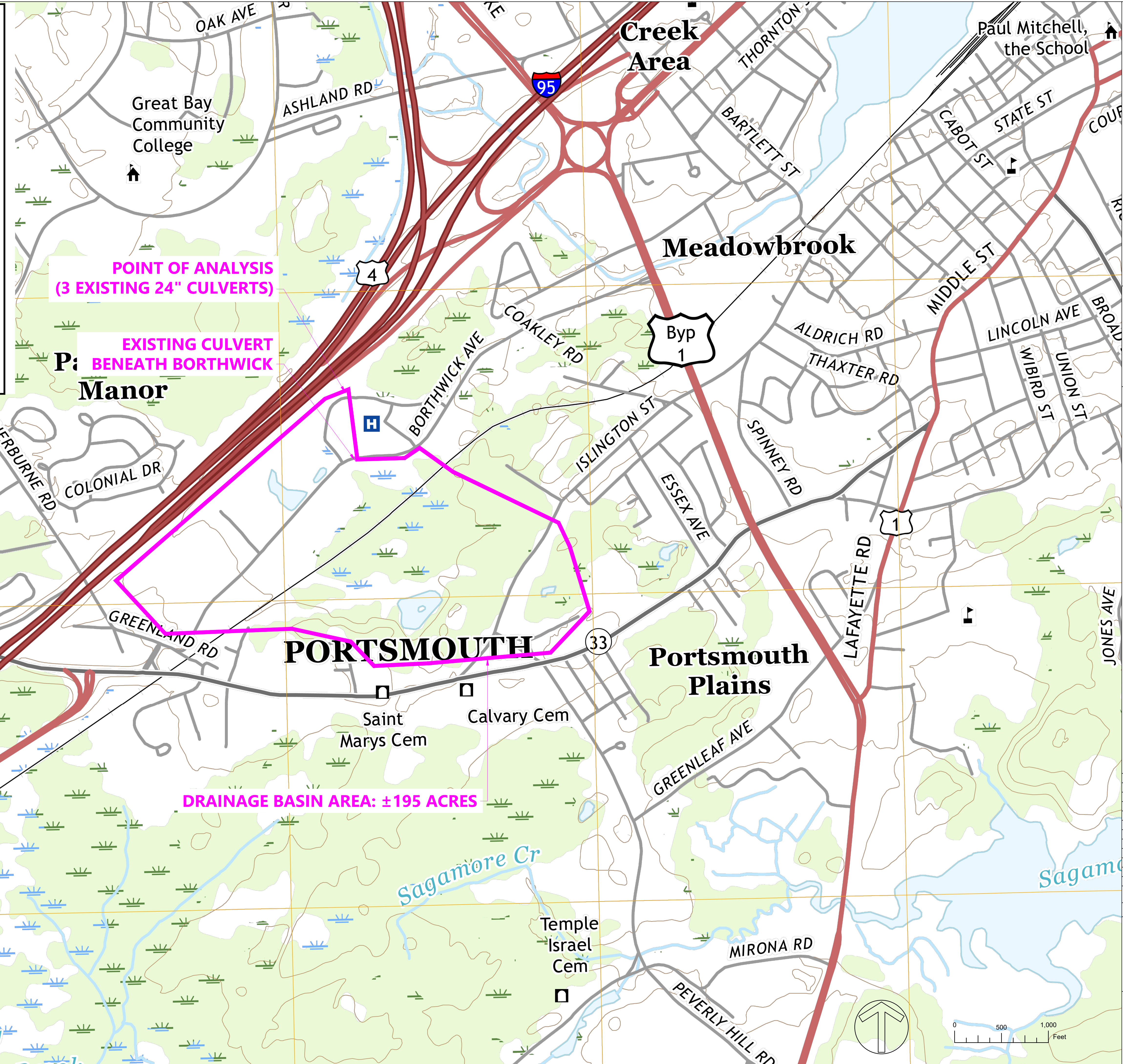
Kai Burk, PE
Chief Civil Engineer

Attachments:

- Appendix A – Overall Drainage Basin Map
- Appendix B – Peak Stormwater Runoff Results
- Appendix C – Box Culvert Sizing Results
- Appendix D – Construction Documents

- Appendix E - Invasive Plant Plan
- Appendix G - Comment Response Letter

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY INFORMATION CONTAINED ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.



PLAN STATUS		
DATE	DESCRIPTION	
DESIGN	DRAWN	CHKD
		xx
07/02/2024		
APPENDIX A		
OVERALL DRAINAGE AREA MAP		
EXHIBIT-1		

Pre Overall



Hydrograph by Return Period

Hydrology Studio v 3.0.0.35

File: DAMPeakFlows.hys

02-17-2025

Hyd. No.	Hydrograph Type	Hydrograph Name	Peak Outflow (cfs)							
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
1	NRCS Runoff	Pre Overall		71.57			136.0		210.3	

Tc by TR55 Worksheet

Project Name:

Hydrology Studio v 3.0.0.32

07-15-2024

Overall NRCS Runoff

Hyd. No. 1

Description	Segments			Tc (min)
	A	B	C	
Sheet Flow				
Description	Overall			
Manning's n	0.950	0.013	0.013	
Flow Length (ft)	100			
2-yr, 24-hr Precip. (in)	3.33	2.28	2.28	
Land Slope (%)	.5			
Travel Time (min)	73.22	0.00	0.00	73.22
Shallow Concentrated Flow				
Flow Length (ft)	3780			
Watercourse Slope (%)	0.50	0.00	0.00	
Surface Description	Unpaved	Paved	Paved	
Average Velocity (ft/s)	1.14			
Travel Time (min)	55.22	0.00	0.00	55.22
Channel Flow				
X-sectional Flow Area (sqft)				
Wetted Perimeter (ft)				
Channel Slope (%)				
Manning's n	0.013	0.013	0.013	
Velocity (ft/s)				
Flow Length (ft)				
Travel Time (min)	0.00	0.00	0.00	0.00
Total Travel Time				128.44 min

Surface View

Stormwater Studio 2024 v 3.0.0.35

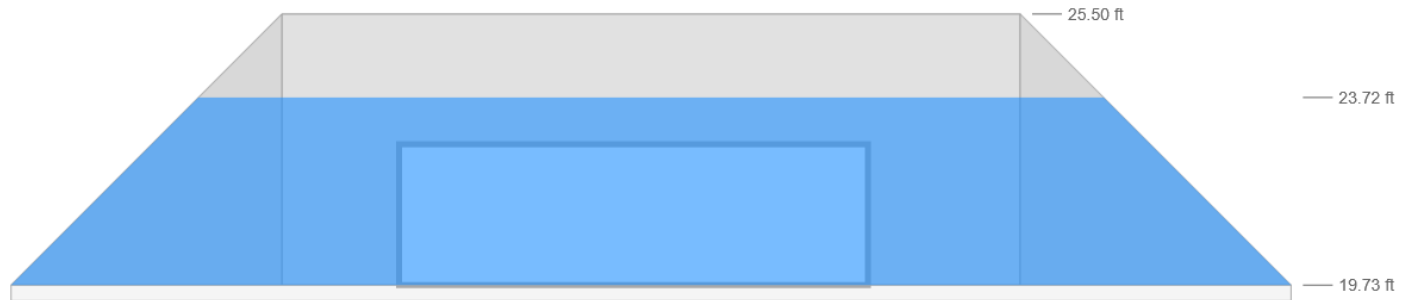
APPENDIX C

PORTSMOUTH REGIONAL HOSPITAL - CULVERT

02-17-2025

Line 1 - Headwall

Headwall - Projecting



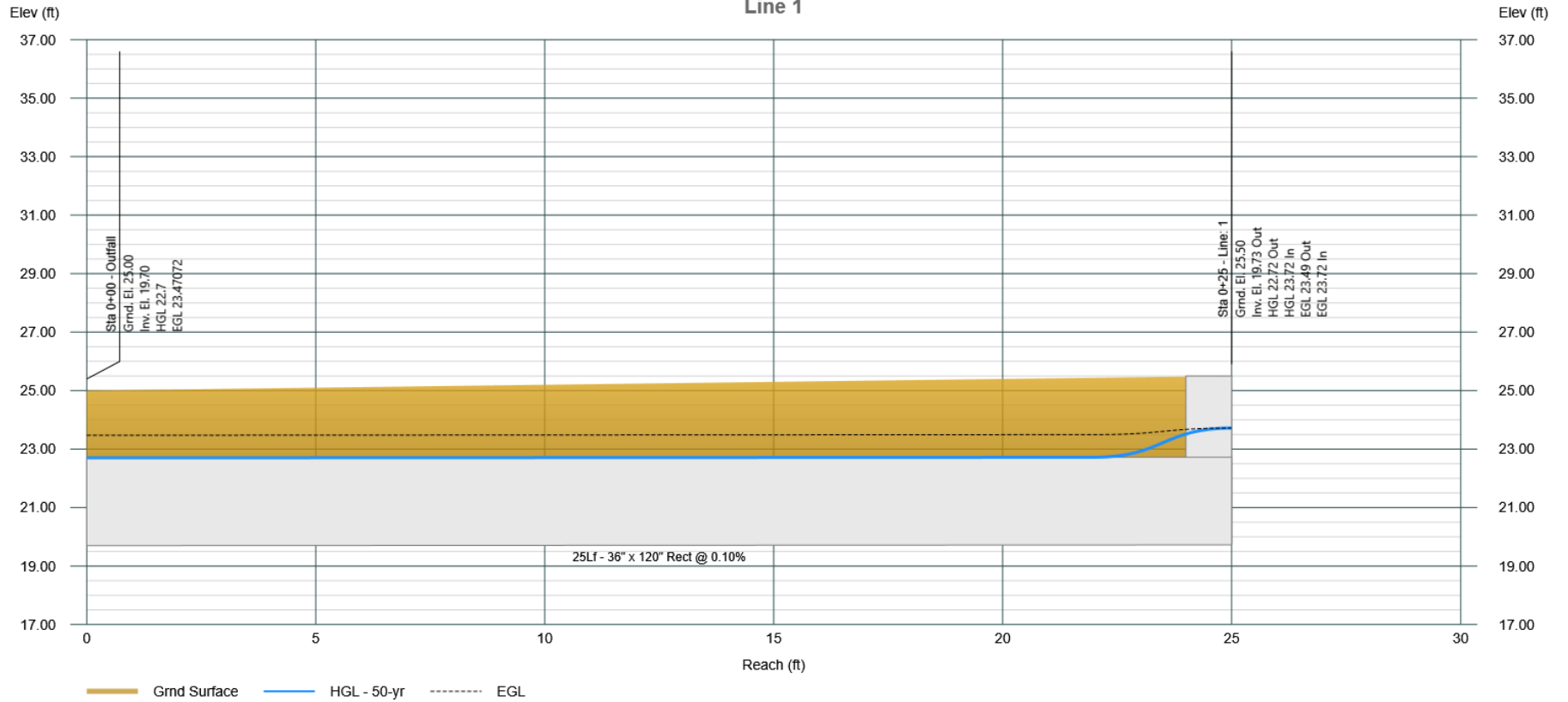
Looking Downstream

Line	Q (cfs)				Spread (ft)		Depth (ft)		Inlet	
	Catchment	+ Carryover	- Captured	= Bypass	Gutter	Inlet	Gutter	Inlet	Id	Type
1	210.3	0.00	210.3	0.00	n/a	n/a	n/a	n/a		Headwall

Profile View

Stormwater Studio 2024 v 3.0.0.35

Line 1



Storm Sewer Tabulation

Line ID	Length (ft)	Drng Area		Rational (C)	C x A		Tc		Intensity (in/hr)	Total Q (cfs)	Capacity (cfs)	Velocity (ft/s)	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr (ac)	Total (ac)		Incr	Total	Inlet (min)	Syst (min)					Size (in)	Slope (%)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	
Line 1	25.00	195.000	195.000	0.85	165.75	165.75	128.4	128.40	1.27	210.30	119.46	7.05	36x120r	0.10	19.73	19.70	22.72	22.70	25.50	25.00	1

Notes: IDF File = Portsmouth NH.IDF, Return Period = 50-yrs. r = rectangular e = elliptical a = arch

GRADING AND DRAINAGE PLANS FOR HCA PORTSMOUTH REGIONAL HOSPITAL CULVERT REPLACEMENT - UTILITY ACCESS DRIVE

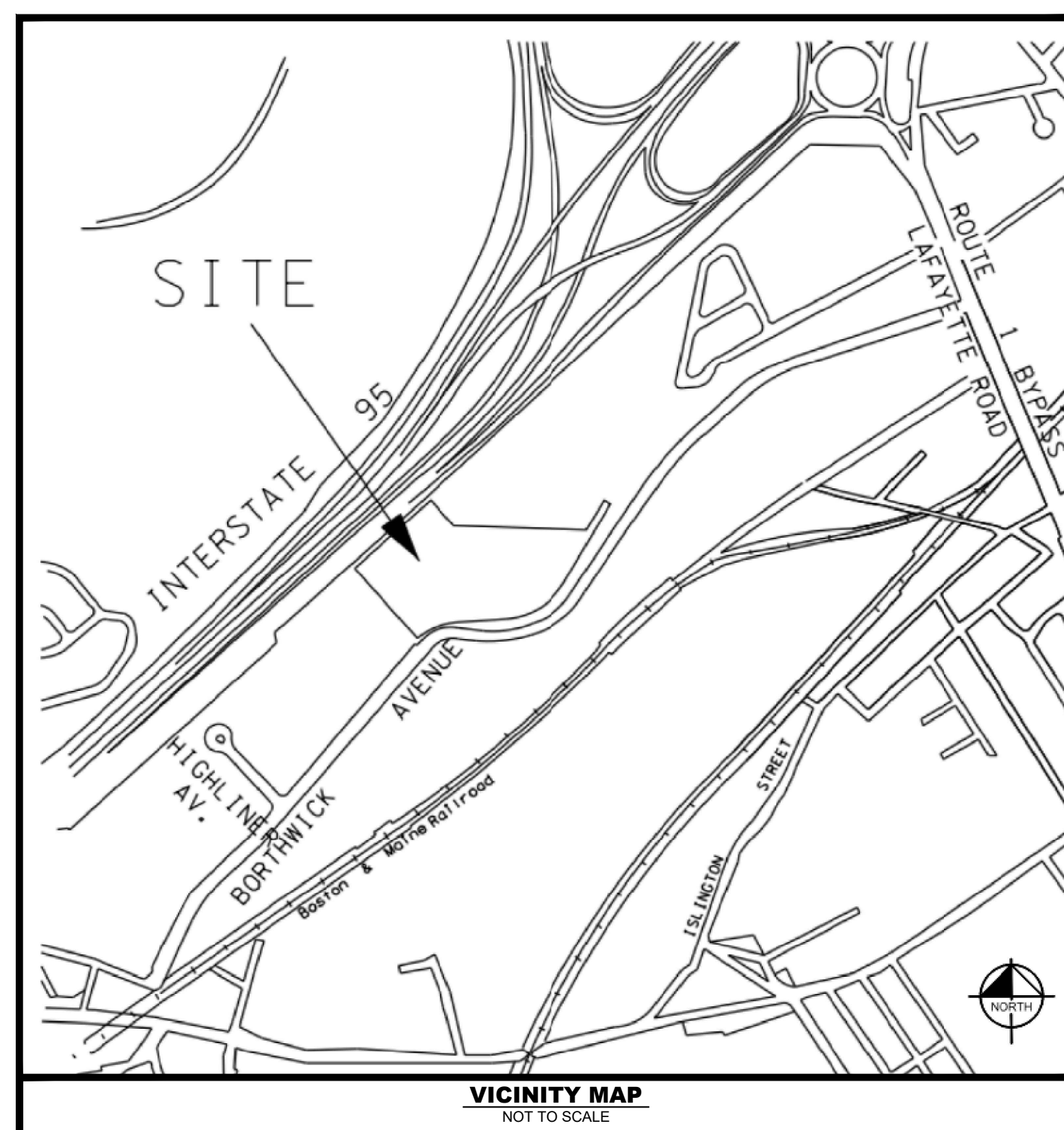
333 BORTHWICK AVE, PORTSMOUTH, NH 03801

CITY OF PORTSMOUTH, NH - PLANNING BOARD SUBMITTAL : FEBRUARY 17, 2025

SITE DATA TABLE	
OWNER OF RECORD	HCA HEALTH SERVICES OF NH INC D/B/A PRH 32902
SITE ADDRESS	333 BORTHWICK AVE, PORTSMOUTH, NH 03801
TAX MAP & LOT	TAX MAP 240, LOT 2-1
ZONING	OR - OFFICE RESEARCH
LAND USE	HOSPITAL
PROPERTY AREA	± 20.87 AC

PROJECT PURPOSE

AT THE REQUEST OF THE CITY OF PORTSMOUTH, NH - THIS PROJECT INTENDS TO RE-GRADE A HISTORIC MANMADE SWALE TO THE ORIGINAL 1988 DRAINAGE DESIGN BY KIMBALL CHASE, THAT ULTIMATELY CONVEYS PUBLIC STORMWATER RUNOFF FROM SOUTH OF BORTHWICK AVENUE TO NORTH OF INTERSTATE 95 IN PORTSMOUTH, NEW HAMPSHIRE. THE SUBJECT HISTORIC MANMADE SWALE HAS NOW BEEN MAPPED AS STATE WETLANDS. HCA HEALTH SERVICES OF NH INC D/B/A PRH (PROPERTY OWNER) PROPOSED TO REGRADE PORTIONS OF THE WETLAND THAT LIE ON THEIR PROPERTY ONLY. PROPOSED PROJECT SCOPE CONSISTS OF BY-PASS STORMWATER PUMPING, RE-GRADING, LOWERING STORMWATER CULVERTS, AND RE-STABILIZING WITH NEW ENGLAND WETLAND SEED MIX,



VICINITY MAP
NOT TO SCALE

**CITY OF PORTSMOUTH
ROCKINGHAM COUNTY, NEW HAMPSHIRE**

PROJECT DESIGN TEAM

CIVIL ENGINEER
BOWMAN CONSULTING
CONTACT: MATTHEW HAMBY
PHONE: 615-649-7622
EMAIL: MHAMBY@BOWMAN.COM

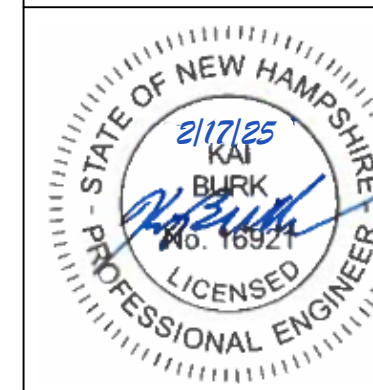
SURVEY
JAMES VERRA & ASSOCIATES, INC.
101 SHATTUCK WAY, SUITE 8
NEWINGTON, NH 03801
PHONE: (603) 436-3557
CONTACT: JIM VERRA, LLS

ENVIRONMENTAL
GOVE ENVIRONMENTAL SERVICES, INC
8 CONTINENTAL DR, UNIT H
EXTER, NH 03833
PHONE: (603) 778-0654
CONTACT: BRENDEN WALDEN

Sheet List Table	
Sheet Number	Sheet Title
C0-00	COVER SHEET
C0-01	GENERAL NOTES
C1-00	SITE SURVEY - BY OTHERS
C2-00	CULVERT REPLACEMENT- PLAN & PROFILE
C2-01	SITE PLAN - OVERALL
C3-00	EROSION CONTROL PLAN
C3-01	EROSION CONTROL DETAILS



1219 4th Avenue S, Nashville, TN 37210
Phone: (615) 649-7610 | www.bowman.com
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**PORTSMOUTH REGIONAL HOSPITAL
HCA HEALTHCARE
PORTSMOUTH, NH**



Know what's below.
Call before you dig.

PLAN STATUS		
DATE	DESCRIPTION	
2/17/25	COP PB SUBMITTAL	
DESIGN	DRAWN	CHKD
MH	MH	KB

MARCH 2024

COVER SHEET

C0-00

GENERAL CONSTRUCTION NOTES

- THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE NEW HAMPSHIRE STORMWATER MANUAL VOLUME 2 (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
- THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATION THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITION THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE BOTH THE SURFACE AND SUBSURFACE CONDITIONS AND BASE HIS PRICING ACCORDINGLY. GEOTECHNICAL AND ENVIRONMENTAL REPORTS ARE AVAILABLE FOR REVIEW.
- EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. AN APPROXIMATE LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
- ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEW HAMPSHIRE DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF NEW HAMPSHIRE PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING ALL QUANTITIES, TAKE-OFF MEASUREMENTS, MATERIALS, ETC. DURING THE BID PROCESS, WHEN DISCREPANCIES OCCUR. THE PHYSICAL PLAN TAKES PRECEDENCE. THE ENGINEER, LANDSCAPE ARCHITECT, COUNTY, CITY OR PROJECT MANAGERS ARE NOT TO BE HELD RESPONSIBLE FOR DISCREPANCIES FROM THE SPECIFICATIONS OR PLANS.
- THE CONTRACTOR SHALL LIMIT CONSTRUCTION OPERATIONS TO WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGES OUTSIDE THE LIMITS OF CONSTRUCTION.
- CONTRACTOR IS ADVISED THAT THE U.S. ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT ALL OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN THE SAME. A COPY SHALL BE SENT TO THE ENGINEER OF RECORD, ARCHITECT OF RECORD AND THE OWNER.
- PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF PROPOSED EXCAVATION." THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 2 WORKING DAYS AND A MAXIMUM OF 5 WORKING DAYS PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE LOCAL ELECTRICAL PROVIDER ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL PLANS RELATED TO SITE WORK INCLUDING (BUT NOT LIMITED TO) LANDSCAPE, IRRIGATION, SITE LIGHTING, BUILDING FOUNDATION, PLUMBING, FIRE SPRINKLER, AND OTHER APPLICABLE PLANS FOR CONFLICTING INFORMATION AND ALERT OWNER'S REPRESENTATIVE OF ANY CONFLICT FOR RESOLUTION.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL IRRIGATION, STREET LIGHTING, AND ELECTRICAL CONDUIT THAT WILL BE IN CONFLICT WITH ANY PROPOSED CONSTRUCTION AND SHALL RESOLVE CONFLICT ACCORDINGLY. COST OF CONFLICT RESOLUTION SHALL BE INCLUDED IN THE BID.
- ANY DEBRIS RESULTING FROM STRIPING AND DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE SITE AT FREQUENT INTERVALS TO PREVENT THIS MATERIAL FROM ACCUMULATING ON SITE.
- UPON REMOVAL OF TREES, SHRUBS OR ANY STUMP GRINDING, NO ROOT GREATER THAN THREE INCHES IN DIAMETER SHALL REMAIN WITHIN FIVE FEET OF AN UNDERGROUND STRUCTURE OR UTILITY LINE OR UNDER PAVED FOOTINGS OR PAVED AREAS.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
- SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES. POST SIGNAGE AS NEEDED TO AID IN PEDESTRIAN SAFETY.
- PRIOR TO GRAND OPENING THE CONTRACTOR SHALL:
 - SWEEP THE ENTIRE SITE
 - ELIMINATE ALL DEBRIS IN THE LANDSCAPING AREAS
 - PRESSURE CLEAN THE SITE ASPHALT
 - PRESSURE CLEAN THE CURBS, SIDEWALKS, AND CONCRETE PADS

RECORD DRAWINGS

- CONTRACTOR SHALL PROVIDE TO THE ENGINEER AND OWNER A MINIMUM OF 1 HARD COPY OF A PAVING, GRADING AND DRAINAGE RECORD DRAWING AND A SEPARATE UTILITY RECORD DRAWING, AS WELL AS BOTH IN AUTOCAD 2018 OR LATER, BOTH PREPARED BY A NEW HAMPSHIRE REGISTERED SURVEYOR. THE RECORD DRAWINGS SHALL VERIFY ALL DESIGN INFORMATION INCLUDED ON THE DESIGN PLANS OF THE SAME NAME.

PAVING, GRADING AND DRAINAGE NOTES

- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL VEGETATION IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE ENGINEERING AND LANDSCAPE PLANS.
- THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES AND PIPES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
- IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
- CONTRACTOR SHALL STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
- FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS. MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
- ALL CUT OR FILL SLOPES SHALL BE 3 (HORIZONTAL) : 1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO DOWNSTREAM WATER BODIES IS CAUSED DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE NEW

HAMPSHIRE WATER QUALITY STANDARDS.

- THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE DREDGING PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY NHDES REPRESENTATIVES.
- THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

DEMOLITION NOTES

- ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
- REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
- THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
- CONTRACTOR SHALL ADJUST GRADE OF ANY EXISTING UTILITIES OR DRAINAGE STRUCTURES TO REMAIN.

MAINTENANCE

- ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
 - INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION. INLET PROTECTION DEVICES SHALL BE CLEANED OUT AT REGULAR INTERVALS AS THEY BECOME FULL OF DEBRIS.
 - ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND OF GRASS IS MAINTAINED. AREAS SHOULD BE WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO NHDES EROSION CONTROL SPECIFICATIONS.
 - SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
 - THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
 - THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
 - OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.
 - ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.
 - SOD, WHEN CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

TYPICAL ENGINEER OBSERVATIONS

CONTRACTOR SHALL NOTIFY ENGINEER 72 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

- PRE-CONSTRUCTION MEETING
- GRADING STARTING
- FINAL STABILIZATION
- ANY OTHER INSPECTION FOR WHICH A PERMITTING AGENCY REQUIRES THE ENGINEER TO BE PRESENT

3RD PARTY TEST REPORTS REQUIRED

TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:

- DENSITY TEST REPORTS
- BACTERIOLOGICAL TESTS OF WATER SYSTEM
- PRESSURE TEST OF WATER/SEWER
- LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
- ANY OTHER TESTING REQUIRED BY THE AGENCY

SURVEY DATA

- ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88)
- THE CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO SURVEY MARKERS DURING CONSTRUCTION. ANY SURVEY MARKERS DAMAGED DURING CONSTRUCTION WILL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.

PRECONSTRUCTION RESPONSIBILITIES

- UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE ENGINEER AND ITSELF.
- THE CONTRACTOR SHALL CONTACT ONE CALL (811) AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING ANY EXCAVATION.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
- EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN.
- IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

CONSTRUCTION SAFETY

- ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION (NHDPOT) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.

TRENCH SAFETY ACT

- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH ANY STATE OF NEW HAMPSHIRE TRENCH SAFETY ACTS.
- WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5') ARE REQUIRED, THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:
 - A REFERENCE TO THE TRENCH SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.
 - WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXCACTION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
 - A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
- WHEN A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM "2" TO THE ENGINEER PRIOR TO STARTING WORK.

INTERRUPTION OF EXISTING UTILITIES

- ANY CONSTRUCTION WORK THAT REQUIRES INTERRUPTION OF SERVICE TO ANY CUSTOMER SHALL BE DONE SO WITH A MINIMUM OF SEVENTY-TWO (72) HOUR NOTICE TO, AND WRITTEN APPROVAL BY THE APPROPRIATE UTILITY COMPANY AND PORTSMOUTH REGIONAL HOSPITAL. THE CONTRACTOR SHALL ARRANGE A MEETING WITH THE LOCAL JURISDICTIONAL AGENCIES AND OTHER GOVERNING AGENCIES, AND OTHER AFFECTED UTILITIES PRIOR TO SCHEDULING THE SHUTDOWN TO ASSESS THE SCOPE OF WORK. ALL SYSTEM SHUT DOWNS SHALL BE SCHEDULED BY THE CONTRACTOR AT SUCH TIME THAT SYSTEM DEMAND IS LOW. THIS GENERALLY REQUIRES NIGHT TIME WORK BY THE CONTRACTOR AND REQUIRES FULL TIME INSPECTION BY A REPRESENTATIVE OF THE UTILITY. ALL COST FOR OVERTIME WORK BY THE REPRESENTATIVE OF THE UTILITY SHALL BE BORNE BY THE CONTRACTOR. EACH CUSTOMER AFFECTED BY THE SHUT DOWN SHALL BE PROVIDED, MINIMUM, FORTY-EIGHT (48) HOURS WRITTEN NOTIFICATION BY THE CONTRACTOR.

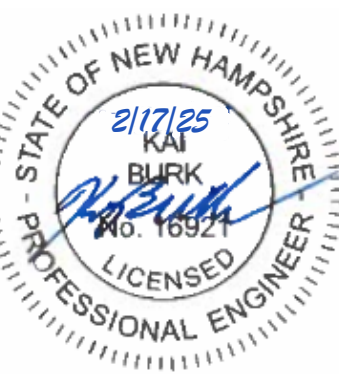
MINIMUM REQUIRED AS-BUILT INFORMATION

- ALL AS-BUILT INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR, AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
- UTILITY CROSSING SEPARATION INFORMATION FOR THAT PROVIDED ON THE PLANS VERIFYING:
 - SIZE AND MATERIAL OF CROSSING PIPES
 - TOP ELEVATION OF BOTTOM PIPE
 - BOTTOM ELEVATION OF TOP PIPE
 - FINISH SURFACE ELEVATION OVER UTILITY CROSSING
- STORM DRAINAGE:
 - TOP ELEVATION OF EACH MANHOLE FRAME AND COVER / GRATE AS WELL ALL OTHER STRUCTURES (HEADWALLS, CONTROL STRUCTURES, ETC.)
 - INVERT ELEVATION OF EACH LINE ENTERING AND LEAVING EACH STRUCTURE, INCLUDING UNDERDRAIN PIPES.

- INVERTS OF ALL MITERED END SECTIONS
 - ACTUAL GRADE OF PIPE BETWEEN THE STRUCTURES
 - INVERT ELEVATION AND TWO HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS TO ALL STORM STUB-OUTS.
- LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES.
 - REVISIONS TO ROUTING OF PIPING AND CONDUITS.
 - ACTUAL EQUIPMENT LOCATIONS.
 - CHANGES MADE BY CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVE.
 - CHANGES MADE FOLLOWING ENGINEER'S WRITTEN ORDERS.
 - DETAILS NOT ON THE ORIGINAL CONTRACT DRAWINGS.
 - FIELD RECORDS FOR VARIABLE AND CONCEALED CONDITIONS.
 - ALL SLEEVES, FITTINGS, TEES, BENDS, VALVES, ETC. SHALL BE LOCATED BY STATION/OFFSET (OR METHOD APPROVED BY ENGINEER) AND ELEVATION OF TOP OF PIPE FOR ALL CONSTRUCTED SLEEVING. AS-BUILTS FOR ALL SLEEVING DEPICTING TOP OF PIPE AT 100-FOOT INTERVALS MUST BE PROVIDED.
 - RECORD DRAWINGS SHALL INDICATE AS-BUILT DATA FOR EVERY ELEVATION SHOWN ON THE PLANS.
 - IF A NEW BENCHMARK LOCATION IS ESTABLISHED, CONTRACTOR SHALL PROVIDE A BENCH LOOP CLOSURE TO THE CLOSEST EXISTING BENCHMARK IN BOTH DIRECTIONS. ALL BENCHMARK DATA SHALL BE SUBMITTED BY A REGISTERED LAND SURVEYOR.
 - IDENTIFICATION OF ADDENDUM ITEMS ISSUED DURING BIDDING PERIOD.
 - THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL AS-BUILT DATA FOR UTILITIES AND SLEEVING IS COLLECTED PRIOR TO PAVEMENT SECTION CONSTRUCTION. PRELIMINARY UTILITY AS-BUILTS MUST BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO PAVEMENT SECTION CONSTRUCTION.

Bowman

1219 4th Avenue S, Nashville, TN 37210
Phone: (615) 649 - 7610 | www.bowman.com
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**PORTSMOUTH REGIONAL HOSPITAL
HCA HEALTHCARE**
PORTSMOUTH, NH



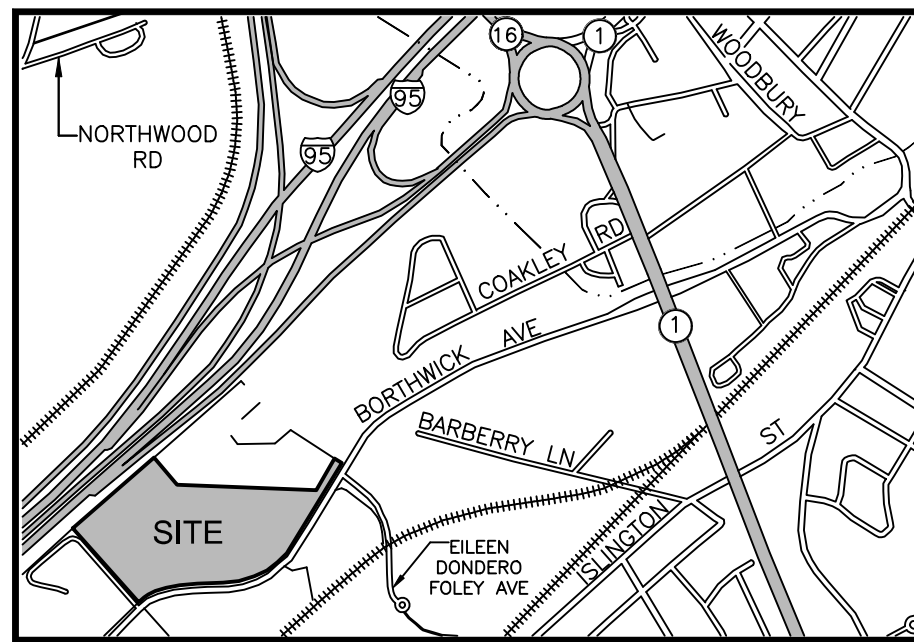
Know what's below.
Call before you dig.

PLAN STATUS		
DATE	DESCRIPTION	
2/17/25	COP PB SUBMITTAL	
DESIGN	DRAWN	CHKD
MH	MH	KB

MARCH 2024

GENERAL NOTES

C0-01



THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY BRENDEN WALDEN NH CWS 297 OF GOVE ENVIRONMENTAL SERVICES ON JANUARY 19, 2024 IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS:

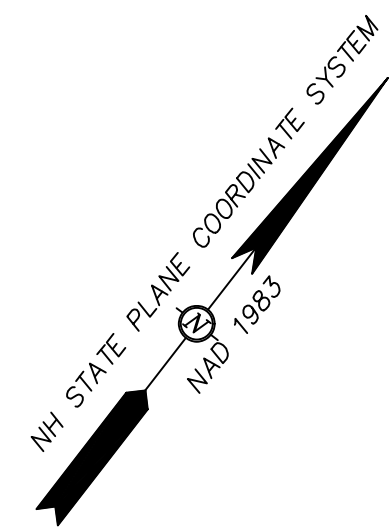
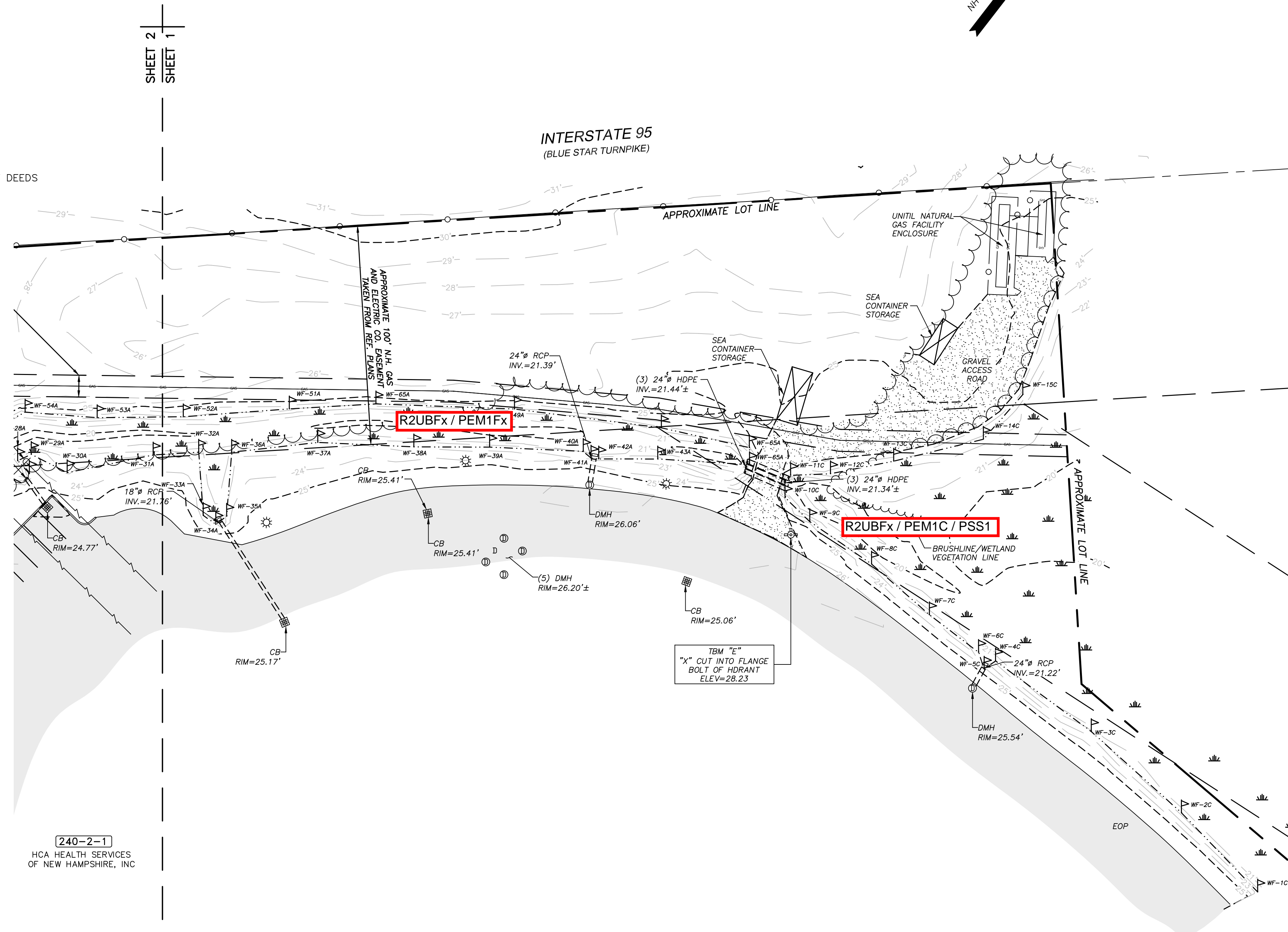
1. US Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Technical Report ERDC/EL TR-12-1 (January 2012).
2. Field Indicators for Identifying Hydric Soils in New England - Version 4, June 2020. New England Hydric Soils Technical Committee.
3. US Army Corps of Engineers National Wetland Plant List, 2018.
4. Classification of Wetlands and Deepwater Habitats of the United States. USFW Manual FWS/OBS -79/31 (1979).



LOCUS (N.T.S.)

LEGEND:

- CHAIN LINK FENCE
- ⊙ UTILITY POLE
- ⊙ UTILITY POLE W/TRANSFORMER
- GUY
- ⊙ LIGHT POLE
- OVERHEAD WIRES
- UGU UNDERGROUND UTILITIES
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- 240-02-01 TAX SHEET / LOT NO.
- EOP EDGE OF PAVEMENT
- LA LANDSCAPED AREA
- VGC VERTICAL FACED GRANITE CURB
- SGC SLOPED FACED GRANITE CURB
- PSNH PUBLIC SERVICE CO. OF NH
- ♿ HANDICAP PARKING SPACE
- ☐ CATCH BASIN (SQUARE)
- ⊙ CATCH BASIN (ROUND)
- ⊙ DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- SIGN
- DOUBLE POST SIGN
- ⊙ ELECTRIC METER
- ⊙ GAS VALVE
- W WATER LINE
- S SEWER LINE
- D DRAIN LINE
- G GAS LINE
- ☐ CONIFEROUS TREE
- ☐ DECIDUOUS TREE
- TREE LINE
- ☐ WATER GATE VALVE
- ☐ WATER SHUT OFF VALVE
- ☐ HYDRANT
- ☐ FIRE CONNECTION
- ☐ RIP RAP
- ☐ CEMENT CONCRETE PAD
- ☐ CONCRETE RETAINING WALL
- ☐ LANDSCAPE/LAWN AREA
- (15) PARKING SPACE COUNT



NOTES:

1. OWNER OF RECORD: HCA HEALTH SVC OF NH INC D/B/A PRH 32902
C/O DUCHARME MCMILLEN & ASSOCIATES
ADDRESS: PO BOX 80610, INDIANAPOLIS, IN 46280
DEED REFERENCE: BK:2784 PG:1340
TAX SHEET: 240-02-01
2. ZONED: OFFICE RESEARCH (OR)
MIN. LOT AREA: 3 ACRES FRONT YARD SETBACK: 50'
FRONTAGE: 300' SIDE YARD SETBACK: 75'
BUILDING COVERAGE: 30% REAR YARD SETBACK: 50'
STRUCTURE HEIGHT: 60'
3. THE INTENT OF THIS PLAN IS TO SHOW THE LIMITED AS-BUILT CONDITIONS OF THE BUILDING ADDITION AND RECONFIGURED DETENTION BASIN. THE BOUNDARY INFORMATION SHOWN IS APPROXIMATE AND TAKEN FROM THE REFERENCE PLANS AND DOES NOT CONSTITUTE AN UPDATED BOUNDARY SURVEY BY THIS OFFICE.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS OF RECORD, AND PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE ☎ 1-888-DIG-SAFE.
5. HORIZONTAL DATUM: NAD 1983 ESTABLISHED BY SURVEY GRADE GPS OBSERVATION AND NGS "OPUS" SOLUTION. REFERENCE FRAME: NAD83 (2011)(EPOCH: 2010.0000), US SURVEY FOOT.
VERTICAL DATUM: NAVD 1988. PRIMARY BENCHMARK: CITY OF PORTSMOUTH "ALBA"
6. THE PLAN IS BASED UPON A FIELD SURVEY COMPLETED IN JANUARY OF 2024 WITH TRIMBLE S5 ROBOTIC TOTAL STATION, CARLSON BROTHERS RTK GPS UNITS, PANASONIC FZ-M1/TRIMBLE TSC7 DATA COLLECTORS.
7. THE PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS IDENTIFIED ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0260E, EFFECTIVE DATE MAY 17, 2005 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. THE DELINEATION OF THE WETLANDS SHOWN HEREON WAS BY BRENDEN WALDEN NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST #297, GOVE ENVIRONMENTAL SERVICES, LLC., 8 CONTINENTAL DRIVE, UNIT H, EXETER, NH 03833.
9. CONTRACTOR TO VERIFY SITE BENCHMARKS BY LEVELING BETWEEN 2 BENCHMARKS PRIOR TO THE ESTABLISHMENT OF ANY GRADES OR ELEVATIONS. DISCREPANCIES ARE TO BE REPORTED TO JAMES VERRA AND ASSOCIATES, INC.

REFERENCE PLANS:

1. GAS LINE AS-BUILT EASEMENT AND CONSERVATION PLAN, PREPARED FOR HOSPITAL CORPORATION OF AMERICA, PORTSMOUTH, NH, DATED 10/31/85. RCRD PLAN #D-15830.
2. SCHILLER S/S-OCEAN ROAD S/S, 115 KV TRANSMISSION LINE #U181, MILE 4, PLAN-6775-A, DATED 7/10/2009, BY NORTHEAST UTILITIES, NOT RECORDED.
3. SUBDIVISION OF LAND, FRANETAL REALTY TRUST COMPANY, OPTIONED TO LIBERTY MUTUAL INSURANCE COMPANY, PORTSMOUTH, NEW HAMPSHIRE, REVISED TO 2/19/71 RCRD PLAN #2190.
4. LIMITED EXISTING CONDITIONS PLAN - 333 BORTHWICK AVENUE, PORTSMOUTH, NEW HAMPSHIRE - ASSESSORS PARCEL #240-002-001 FOR HCA HEALTH SERVICES OF NEW HAMPSHIRE ON NOVEMBER 19, 2019 BY THIS OFFICE. NOT RECORDED
4. LIMITED AS-BUILT PLAN - PORTSMOUTH REGIONAL HOSPITAL - HCA, 333 BORTHWICK AVENUE, PORTSMOUTH, NEW HAMPSHIRE, TAX MAP 240, LOT 2-1, PREPARED FOR: DPR CONSTRUCTION, LAND OF: HCA HEALTH SERVICES OF NH ON FEBRUARY 29, 2024 BY THIS OFFICE. NOT RECORDED

DIRECT ABUTTERS TO SUBJECT PARCEL:

240-01 LIBERTY MUTUAL INSURANCE ATTN: JOANNE BRAGG 175 BERKLEY STREET BOSTON, MA 02116 BK: 2057 PG: 0357	240-2-2 JACKSON GRAY CONDOS MASTER CARD 330 BORTHWICK AVE PORTSMOUTH, NH 03801 BK: 2648 PG: 0901	234-7-3 CITY OF PORTSMOUTH 1 JUNKINS AVENUE PORTSMOUTH, NH 03801 BK: 4211 PG: 1155
240-2-2001 CITY OF PORTSMOUTH DPW PO BOX 628 PORTSMOUTH, NH 03802 BK: 2648 PG: 0901	240-2-1001 CITY OF PORTSMOUTH DPW PO BOX 628 PORTSMOUTH, NH 03802 BK: 2648 PG: 0902	

REV. NO.	DATE	DESCRIPTION	APPR'D
LIMITED EXISTING CONDITIONS PLAN PORTSMOUTH REGIONAL HOSPITAL - HCA 333 BORTHWICK AVENUE PORTSMOUTH, NEW HAMPSHIRE TAX MAP 240 LOT 2-1 PREPARED FOR: BOWMAN LAND OF: HCA HEALTH SERVICES OF NH			

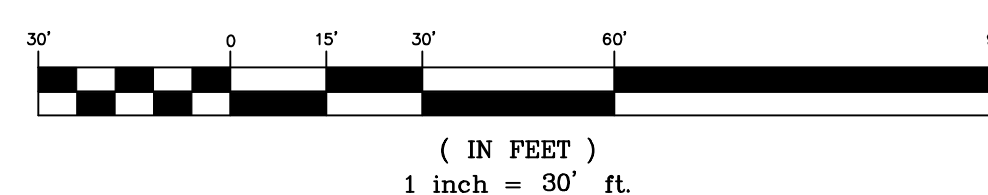
 101 SHATTUCK WAY, SUITE 8, NEWINGTON, N.H., 03801 - 603-436-3557 - ©2024	REL	DATE: 02/29/2024
	DRAWN BY	JOB NO: 24-2003
	RFM	SCALE: 1" = 60'
	PROJECT MGR	DWG NAME: 24-2003.DWG
		PLAN NO: 24-2003.DWG
		SHEET: 1 OF 3

SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

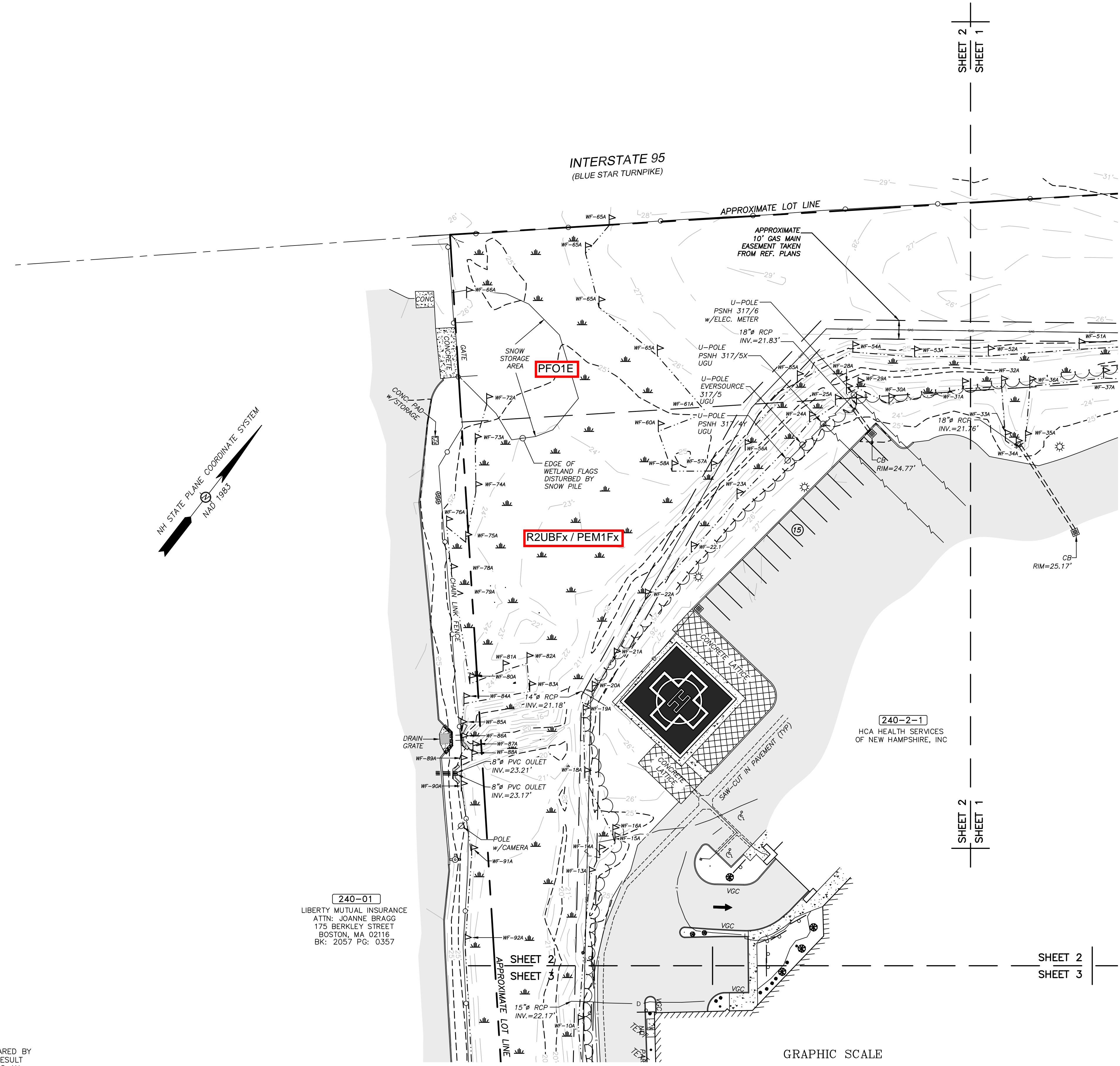
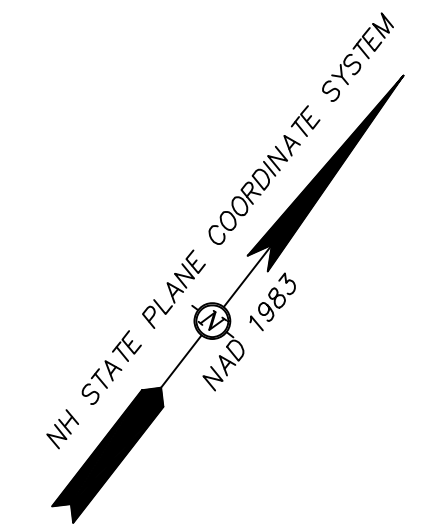
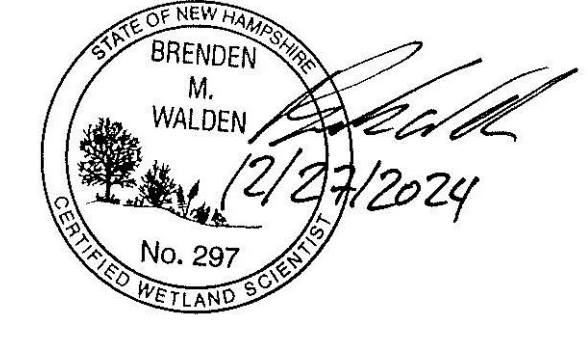
LICENSED LAND SURVEYOR _____ DATE _____

GRAPHIC SCALE

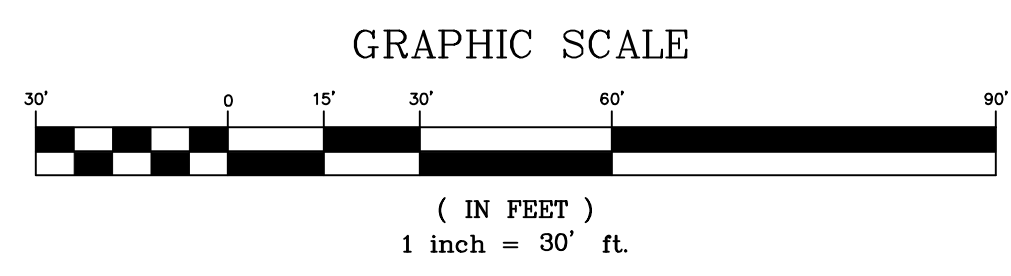


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240-01
LIBERTY MUTUAL INSURANCE
ATTN: JOANNE BRAGG
175 BERKLEY STREET
BOSTON, MA 02116
BK: 2057 PG: 0357



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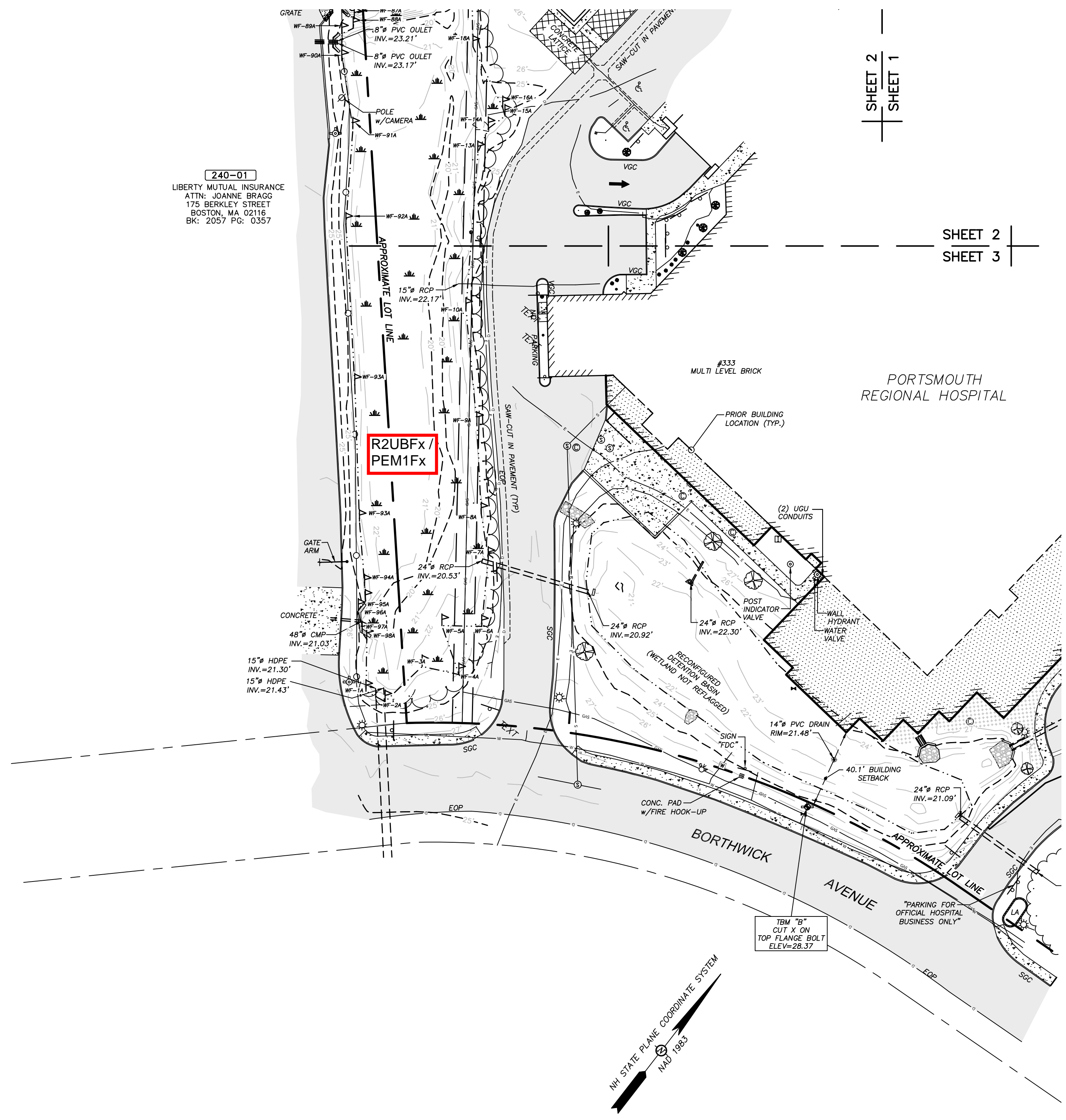
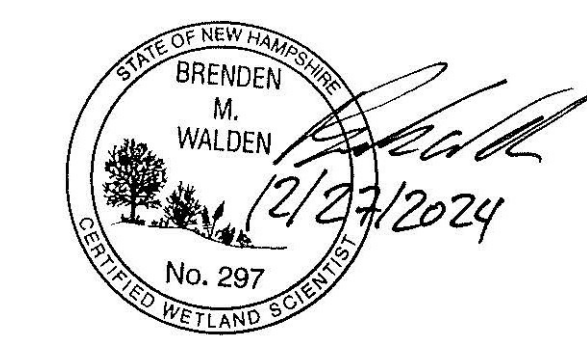
LICENSED LAND SURVEYOR _____ DATE _____

REV. NO.	DATE	DESCRIPTION	APPR'D
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REL		DATE: 02/29/2024	
DRAWN BY		JOB NO: 24-2003	
RMF		SCALE: 1" = 60'	
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		PLAN NO: 24-2003.DWG	
		SHEET: 2 OF 3	



THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY BRENDEN WALDEN NH CWS 297 OF GOVE ENVIRONMENTAL SERVICES ON JANUARY 19, 2024 IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS:

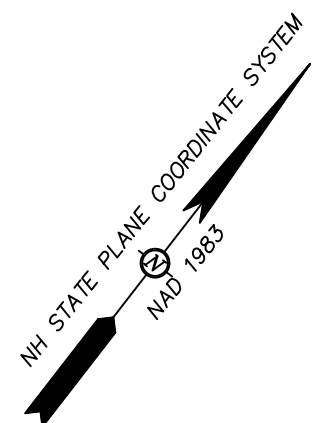
1. US Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northeast and Northcentral Region. Technical Report ERDC/EL TR-12-1 (January 2012).
2. Field Indicators for Identifying Hydric Soils in New England - Version 4, June 2020. New England Hydric Soils Technical Committee.
3. US Army Corps of Engineers National Wetland Plant List, 2018.
4. Classification of Wetlands and Deepwater Habitats of the United States. USFWS Manual FWS/OBS -79/31 (1979).



240-01
LIBERTY MUTUAL INSURANCE
ATTN: JOANNE BRAGG
175 BERKLEY STREET
BOSTON, MA 02118
BK. 2057 PG. 0357

SHEET 2
SHEET 1

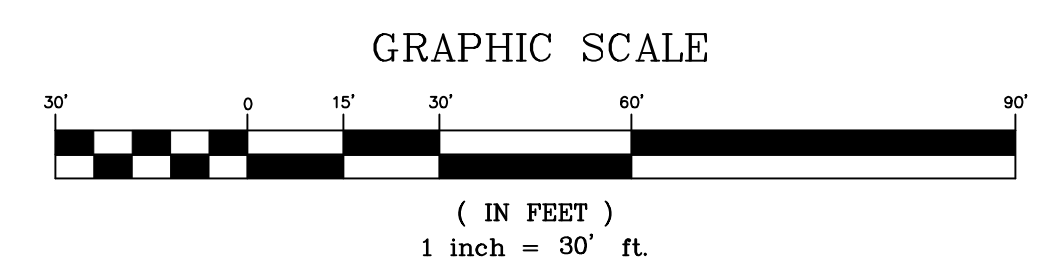
SHEET 2
SHEET 3



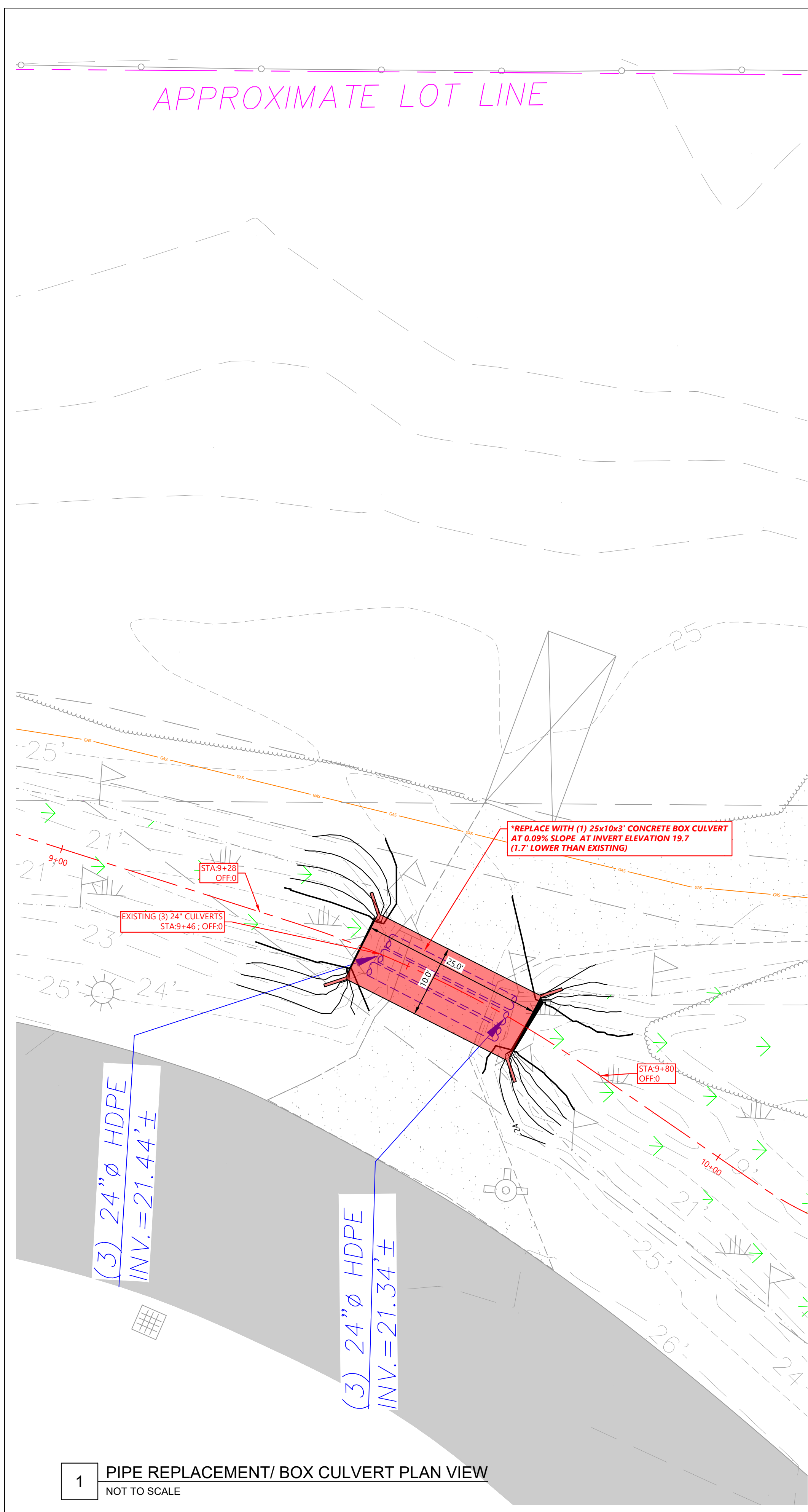
SURVEYOR'S CERTIFICATION

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN FIFTEEN THOUSAND (1:15,000)."

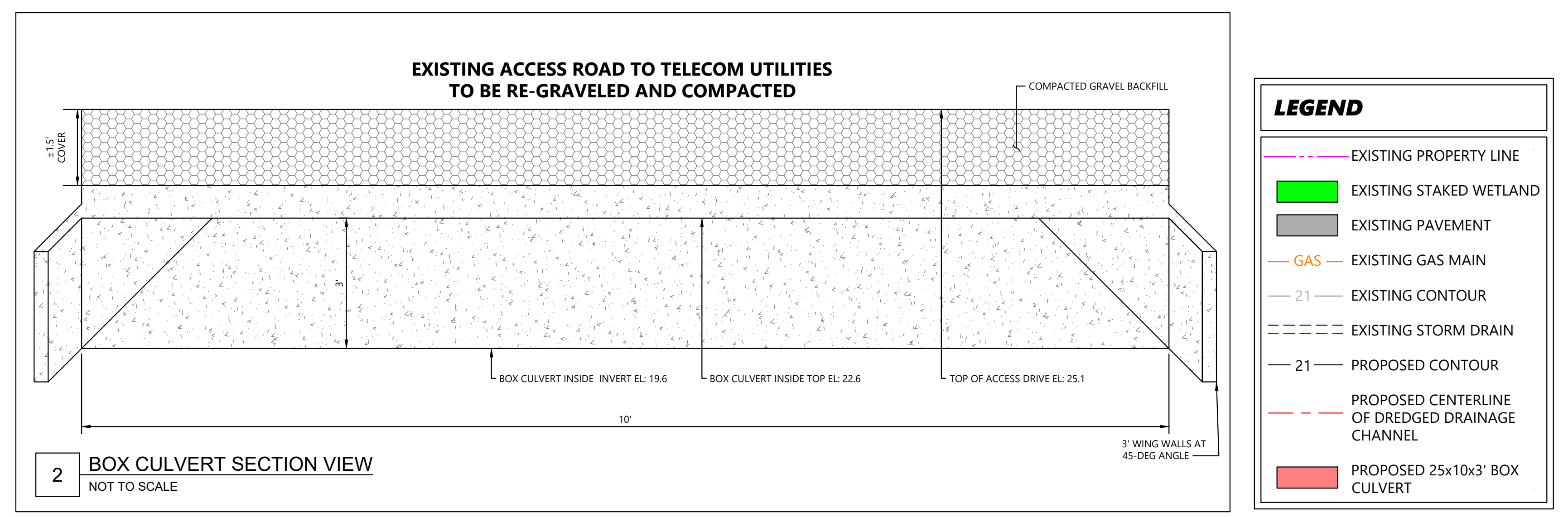
LICENSED LAND SURVEYOR _____ DATE _____



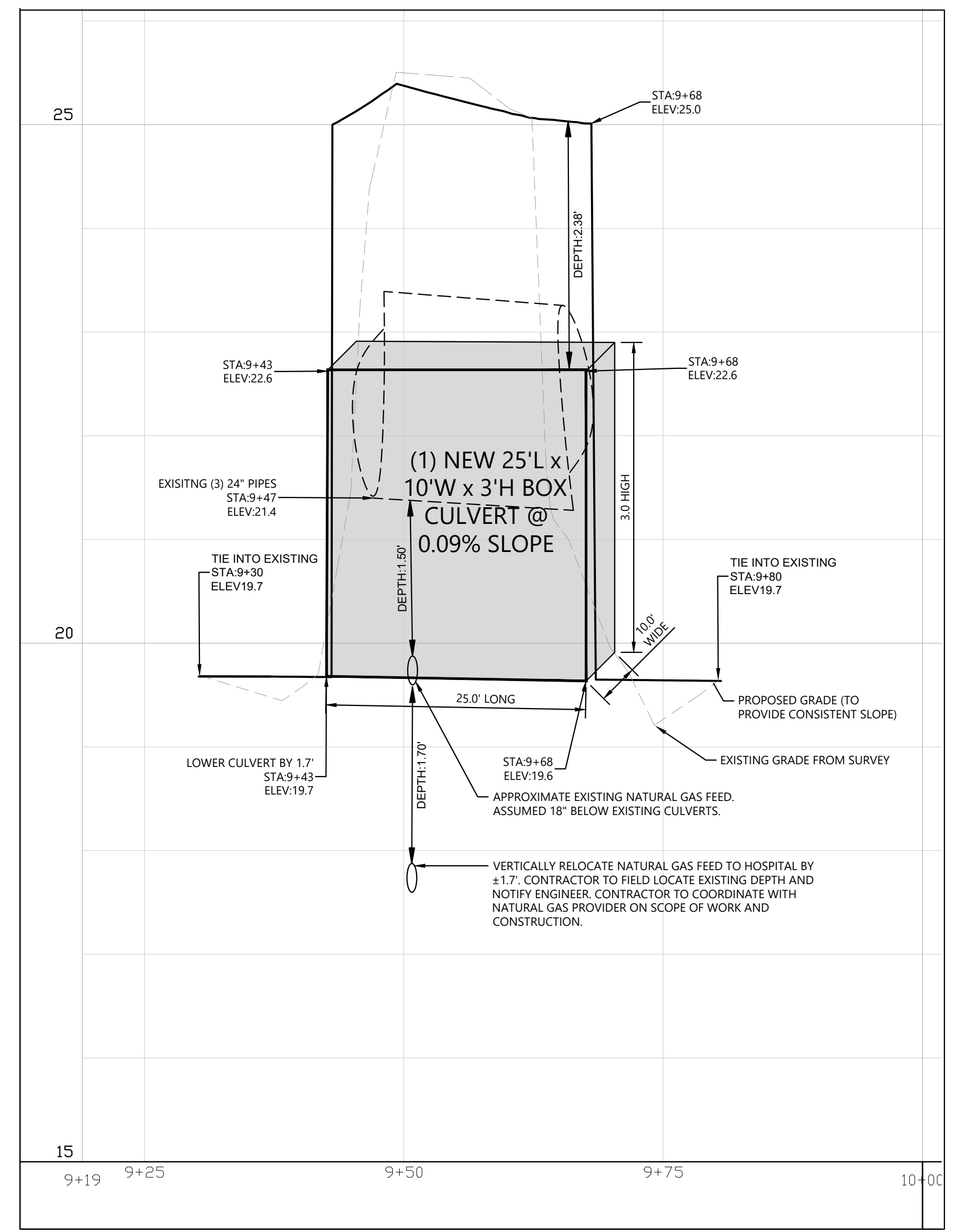
REV. NO.	DATE	DESCRIPTION	APPR'D
LIMITED EXISTING CONDITIONS PLAN PORTSMOUTH REGIONAL HOSPITAL – HCA 333 BORTHWICK AVENUE PORTSMOUTH, NEW HAMPSHIRE TAX MAP 240 LOT 2-1 PREPARED FOR: BOWMAN LAND OF: HCA HEALTH SERVICES OF NH			
		REL _____ DRAWN BY _____ RMF _____ PROJECT MGR _____	DATE: 02/29/2024 JOB NO: 24-2003 SCALE: 1" = 60' DWG NAME: 24-2003.DWG PLAN NO: 24-2003.DWG SHEET: 3 OF 3
101 SHATTUCK WAY, SUITE 8, NEWINGTON, N.H., 03801 – 603-436-3557 – ©2024			



1 PIPE REPLACEMENT/ BOX CULVERT PLAN VIEW
NOT TO SCALE



2 BOX CULVERT SECTION VIEW
NOT TO SCALE



3 PIPE REPLACEMENT/ BOX CULVERT PROFILE
NOT TO SCALE

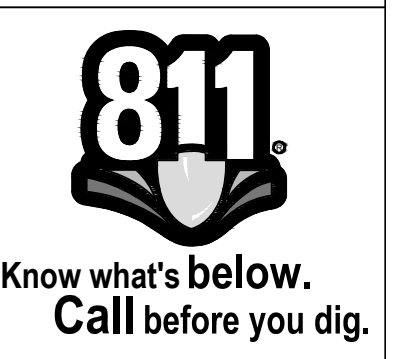
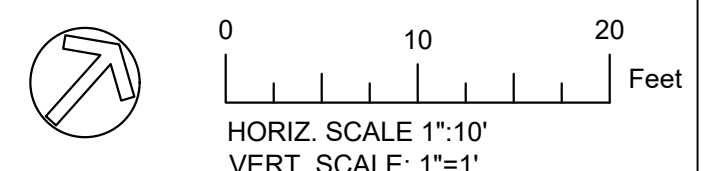
CITY OF PORTSMOUTH NOTE: FERTILIZER USE IS PROHIBITED WITHIN THIS JURISDICTIONAL WETLAND AND WETLAND BUFFER PER SECTION 10.1018.24 OF THE CITY OF PORTSMOUTH ZONING ORDINANCE.

- GRADING NOTES**
- CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
 - ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
 - DISTURBED AREAS LEFT OPEN FOR PERIODS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION, MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
 - WHEN HAND PLANTING MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDING AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
 - THE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
 - EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
 - SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES.
 - THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
 - EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 - CONTRACTOR SHALL REVIEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
 - SEE ALL DISTURBED AREAS LINES OTHERWISE NOTED AS PART OF THIS CONTRACT.
 - INSTALL SOIL MATTING OR RRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS.
 - ADAPTABLE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTORS OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
 - UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL-811.
 - THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.
 - HORIZONTAL DATUM IS BASED ON NAD 1983.
 - VERTICAL DATUM IS BASED ON NAVD83.

- WILDLIFE NOTES**
- BLANDING'S TURTLE (STATE ENDANGERED) AND SPOTTED TURTLE (STATE THREATENED) OCCUR WITHIN THE VICINITY OF THE PROJECT AREA. ALL OPERATORS AND PERSONNEL WORKING ON OR ENTERING THE SITE SHALL BE MADE AWARE OF THE POTENTIAL PRESENCE OF THESE SPECIES AND SHALL BE PROVIDED FLYERS THAT HELP TO IDENTIFY THESE SPECIES, ALONG WITH NHFG CONTACT INFORMATION. SEE PLAN SHEET C3-01.
 - RARE SPECIES INFORMATION SHALL BE COMMUNICATED DURING MORNING TAILGATE MEETINGS PRIOR TO WORK COMMENCEMENT DURING THE CONSTRUCTION PHASE OF THE PROJECT. COMMUNICATIONS MAY CONSIST OF:
 - IDENTIFICATION, OBSERVATION AND REPORTING OF OBSERVATIONS
 - WHEN TO CONTACT NHFG IMMEDIATELY AND NHFG CONTACT INFORMATION
 - ALL WORK SHALL OCCUR BETWEEN APRIL 1ST AND OCTOBER 15TH TO AVOID IMPACTING OVERWINTERING TURTLES.
 - TURTLES MAY BE ATTRACTED TO DISTURBED GROUND DURING THE NESTING SEASON (MAY 15TH - JUNE 30TH). TURTLE NESTS ARE PROTECTED BY NH LAWS. IF A NEST IS OBSERVED OR SUSPECTED, OPERATORS SHALL CONTACT MELISSA WINTERS OR JOSH MEGYESY AT NHFG IMMEDIATELY FOR FURTHER CONSULTATION. SEE SPECIES FLYERS. SEE THIS SHEET FOR NHFG CONTACT INFORMATION.
 - TO MINIMIZE THE POTENTIAL FOR NESTING TO OCCUR WITHIN THE PROJECT SITE:
 - MINIMIZE GROUND DISTURBANCE ACTIVITIES DURING THE ACTIVE NESTING SEASON. LIMIT CLEARING AREAS AND DISTURBING GROUND UNTIL READY TO START ACTIVE CONSTRUCTION FOR A PROJECT COMPONENT.
 - MINIMIZE ACCESS OR MAKE AREAS LESS ATTRACTIVE TO WILDLIFE FOR NESTING FOR DISTURBED GROUND AREAS DURING ACTIVE NESTING SEASON. COVER SOIL/SANDY MOUNDS OR OPEN SANDY/GRAVELLY AREAS WITHIN THE ACTIVE PROJECT SITE WITH TARPS OR OTHER CONSTRUCTION MATERIALS AT THE END OF THE WORK DAY (NOTE TURTLES CAN MOVE INTO A SITE OVERNIGHT TO NEST - BE OBSERVANT FOR OF TRACKS AND NESTING SIGNS).
 - THE NEST OR SUSPECTED NEST SHALL BE MARKED (SURROUNDING ROPED OFF OR CONE BUFFER DEPLOYED) AND AVOIDED; THIS SHALL BE COMMUNICATED TO ALL PERSONNEL ON SITE.
 - SITE ACTIVITIES SHALL NOT OCCUR IN THE AREA SURROUNDING THE NEST OR SUSPECTED NEST UNTIL FURTHER GUIDANCE IS PROVIDED BY NHFG.
 - ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, WITH THE EXCEPTION OF TURF REINFORCEMENT MATS, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHALL NOT CONTAIN PLASTIC, OR MULTIFILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES. SEE PLAN SHEET C3-01.
 - ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SITE SHALL BE REPORTED IMMEDIATELY TO THE NHFG NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV, WITH THE EMAIL SUBJECT LINE CONTAINING THE NH DATA CHECK TOOL RESULTS LETTER ASSIGNED NUMBER, THE PROJECT NAME, AND THE TERM WILDLIFE SPECIES OBSERVATION.
 - PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHFG IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE.
 - IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHFG AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHFG.
 - SITE OPERATORS SHALL BE ALLOWED TO RELOCATE WILDLIFE ENCOUNTERED IF DISCOVERED WITHIN THE ACTIVE WORK ZONE IF IN DIRECT HARM FROM PROJECT ACTIVITIES.
 - WILDLIFE SHALL BE RELOCATED IN CLOSE PROXIMITY TO THE CAPTURE LOCATION BUT OUTSIDE OF THE WORK ZONE AND IN THE DIRECTION THE INDIVIDUAL WAS HEADING.
 - NHFG SHALL BE CONTACTED IMMEDIATELY IF THIS ACTION OCCURS.
 - NHFG, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.
 - SORA (SPECIAL CONCERN) AND MARSH WREN OCCUR WITHIN THE VICINITY OF THE PROJECT AREA. ALL OPERATORS AND PERSONNEL WORKING ON OR ENTERING THE SITE SHOULD BE MADE AWARE OF THE POTENTIAL PRESENCE OF THESE SPECIES AND SHOULD BE PROVIDED FLYERS THAT HELP TO IDENTIFY THIS SPECIES, ALONG WITH NHFG CONTACT INFORMATION. SEE PLAN SHEET C3-01.

NEW HAMPSHIRE FISH & GAME - BIOLOGIST CONTACTS:

- MELISSA WINTERS (603) 479-1129
- JOSH MEGYESY (978) 578-0802



PLAN STATUS		
DATE	DESCRIPTION	
2/17/25	COP PB SUBMITTAL	
DESIGN	DRAWN	CHKD
MH	MH	KB

MARCH 2024

CULVERT REPLACEMENT- PLAN & PROFILE

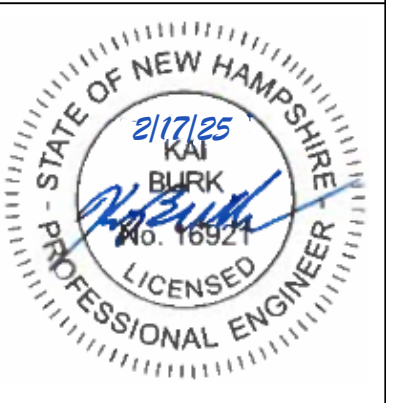
C2-00



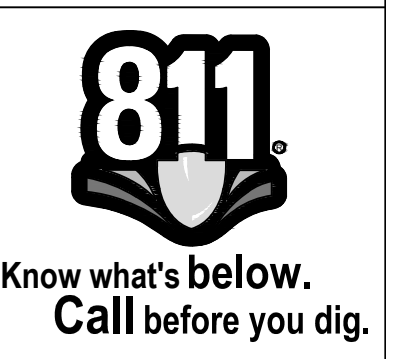
PORTSMOUTH REGIONAL HOSPITAL
 333 BORTHWICK AVE,
 PORTSMOUTH, NH

LEGEND

- EXISTING PROPERTY LINE
 - EXISTING STAKED WETLAND
 - EXISTING PAVEMENT
 - GAS — EXISTING GAS MAIN
 - 21 — EXISTING CONTOUR
 - EXISTING STORM DRAIN
 - 21 — PROPOSED CONTOUR
 - PROPOSED CENTERLINE OF DREDGED DRAINAGE CHANNEL
 - PROPOSED 25x7x3' BOX CULVERT
 - SIGN #1 - "WETLAND BOUNDARY"
 - SIGN #2 - "NO SNOW STORAGE"
- *EXAMPLE SIGN IS CONCEPTUAL ONLY. CONTRACTOR TO SUBMIT SHOP DRAWING FOR REVIEW.



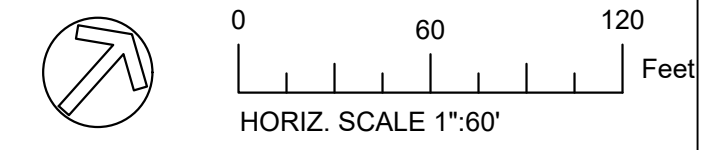
PORTSMOUTH REGIONAL HOSPITAL
HCA HEALTHCARE
 PORTSMOUTH, NH

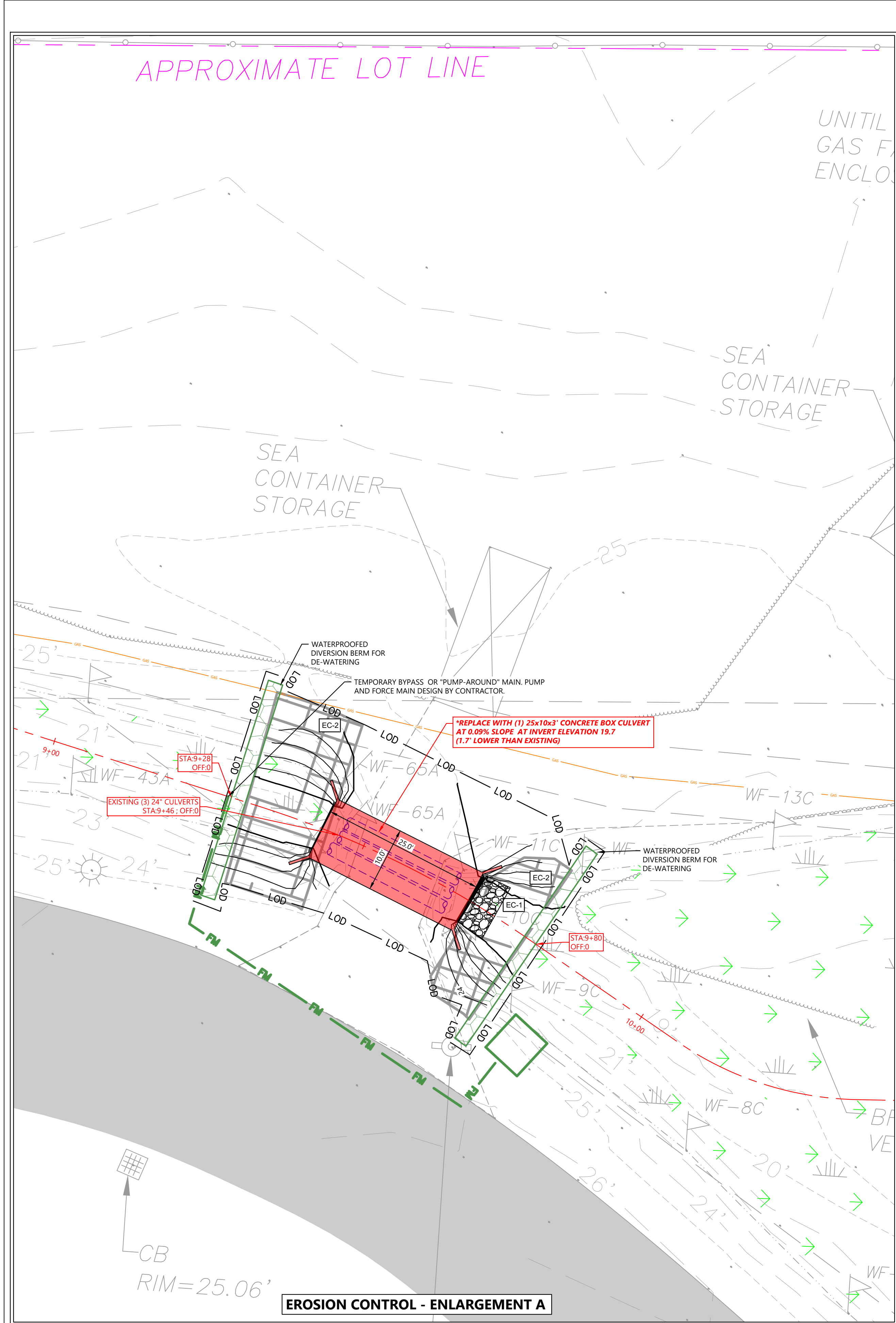


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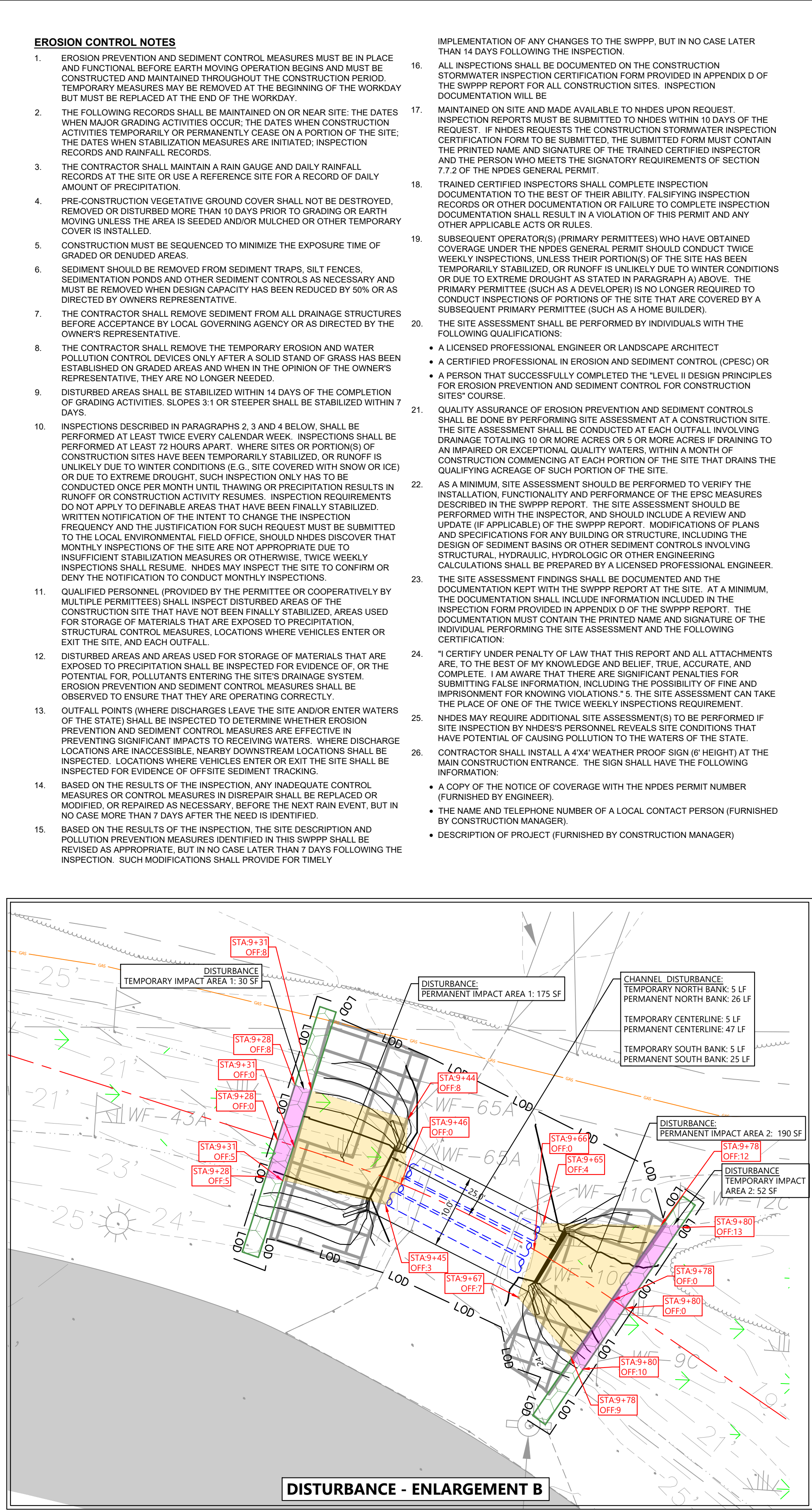
MARCH 2024
 SITE PLAN -
 OVERALL

C2-01





EROSION CONTROL - ENLARGEMENT A



DISTURBANCE - ENLARGEMENT B

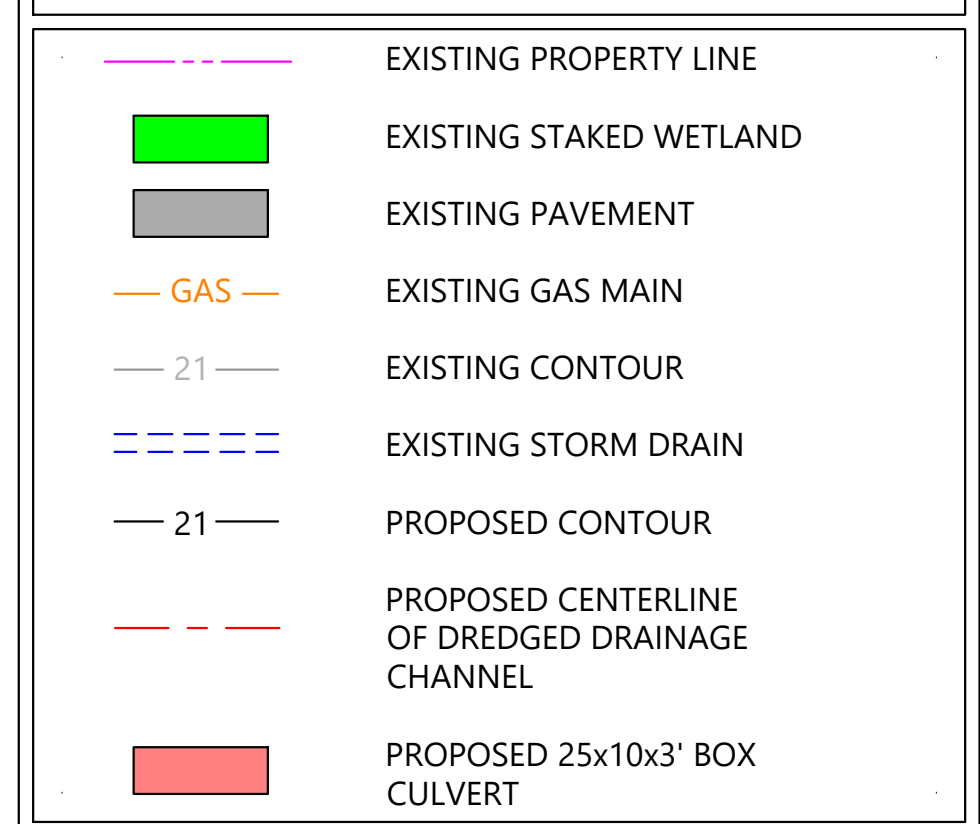
EROSION CONTROL NOTES

1. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATION BEGINS AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
2. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON OR NEAR SITE: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; THE DATES WHEN STABILIZATION MEASURES ARE INITIATED; INSPECTION RECORDS AND RAINFALL RECORDS.
3. THE CONTRACTOR SHALL MAINTAIN A RAIN GAUGE AND DAILY RAINFALL RECORDS AT THE SITE OR USE A REFERENCE SITE FOR A RECORD OF DAILY AMOUNT OF PRECIPITATION.
4. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
5. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
6. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS AND OTHER SEDIMENT CONTROLS AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR AS DIRECTED BY OWNERS REPRESENTATIVE.
7. THE CONTRACTOR SHALL REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
8. THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.
9. DISTURBED AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF THE COMPLETION OF GRADING ACTIVITIES. SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITHIN 7 DAYS.
10. INSPECTIONS DESCRIBED IN PARAGRAPHS 2, 3 AND 4 BELOW, SHALL BE PERFORMED AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS SHALL BE PERFORMED AT LEAST 72 HOURS APART. WHERE SITES OR PORTION(S) OF CONSTRUCTION SITES HAVE BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (E.G., SITE COVERED WITH SNOW OR ICE) OR DUE TO EXTREME DROUGHT, SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH UNTIL THAWING OR PRECIPITATION RESULTS IN RUNOFF OR CONSTRUCTION ACTIVITY RESUMES. INSPECTION REQUIREMENTS DO NOT APPLY TO DEFINABLE AREAS THAT HAVE BEEN FINALLY STABILIZED. WRITTEN NOTIFICATION OF THE INTENT TO CHANGE THE INSPECTION FREQUENCY AND THE JUSTIFICATION FOR SUCH REQUEST MUST BE SUBMITTED TO THE LOCAL ENVIRONMENTAL FIELD OFFICE SHOULD NHDDES DISCOVER THAT MONTHLY INSPECTIONS OF THE SITE ARE NOT APPROPRIATE DUE TO INSUFFICIENT STABILIZATION MEASURES OR OTHERWISE, TWICE WEEKLY INSPECTIONS SHALL RESUME. NHDDES MAY INSPECT THE SITE TO CONFIRM OR DENY THE NOTIFICATION TO CONDUCT MONTHLY INSPECTIONS.
11. QUALIFIED PERSONNEL (PROVIDED BY THE PERMITTEE OR COOPERATIVELY BY MULTIPLE PERMITTEES) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND EACH OUTFALL.
12. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE SITE'S DRAINAGE SYSTEM. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.
13. OUTFALL POINTS (WHERE DISCHARGES LEAVE THE SITE AND/OR ENTER WATERS OF THE STATE) SHALL BE INSPECTED TO DETERMINE WHETHER EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.
14. BASED ON THE RESULTS OF THE INSPECTION, ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE NEXT RAIN EVENT, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE NEED IS IDENTIFIED.
15. BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION AND POLLUTION PREVENTION MEASURES IDENTIFIED IN THIS SWPPP SHALL BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY

IMPLEMENTATION OF ANY CHANGES TO THE SWPPP, BUT IN NO CASE LATER THAN 14 DAYS FOLLOWING THE INSPECTION.

16. ALL INSPECTIONS SHALL BE DOCUMENTED ON THE CONSTRUCTION STORMWATER INSPECTION CERTIFICATION FORM PROVIDED IN APPENDIX D OF THE SWPPP REPORT FOR ALL CONSTRUCTION SITES. INSPECTION DOCUMENTATION WILL BE
17. MAINTAINED ON SITE AND MADE AVAILABLE TO NHDDES UPON REQUEST. INSPECTION REPORTS MUST BE SUBMITTED TO NHDDES WITHIN 10 DAYS OF THE REQUEST. IF NHDDES REQUESTS THE CONSTRUCTION STORMWATER INSPECTION CERTIFICATION FORM TO BE SUBMITTED, THE SUBMITTED FORM MUST CONTAIN THE PRINTED NAME AND SIGNATURE OF THE TRAINED CERTIFIED INSPECTOR AND THE PERSON WHO MEETS THE SIGNATORY REQUIREMENTS OF SECTION 7.7.2 OF THE NPDES GENERAL PERMIT.
18. TRAINED CERTIFIED INSPECTORS SHALL COMPLETE INSPECTION DOCUMENTATION TO THE BEST OF THEIR ABILITY. FALSIFYING INSPECTION RECORDS OR OTHER DOCUMENTATION OR FAILURE TO COMPLETE INSPECTION DOCUMENTATION SHALL RESULT IN A VIOLATION OF THIS PERMIT AND ANY OTHER APPLICABLE ACTS OR RULES.
19. SUBSEQUENT OPERATOR(S) (PRIMARY PERMITTEES) WHO HAVE OBTAINED COVERAGE UNDER THE NPDES GENERAL PERMIT SHOULD CONDUCT TWICE WEEKLY INSPECTIONS, UNLESS THEIR PORTION(S) OF THE SITE HAS BEEN TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS OR DUE TO EXTREME DROUGHT AS STATED IN PARAGRAPH A) ABOVE. THE PRIMARY PERMITTEE (SUCH AS A DEVELOPER) IS NO LONGER REQUIRED TO CONDUCT INSPECTIONS OF PORTIONS OF THE SITE THAT ARE COVERED BY A SUBSEQUENT PRIMARY PERMITTEE (SUCH AS A HOME BUILDER).
20. THE SITE ASSESSMENT SHALL BE PERFORMED BY INDIVIDUALS WITH THE FOLLOWING QUALIFICATIONS:
 - A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT
 - A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) OR
 - A PERSON THAT SUCCESSFULLY COMPLETED THE "LEVEL II DESIGN PRINCIPLES FOR EROSION PREVENTION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES" COURSE.
21. QUALITY ASSURANCE OF EROSION PREVENTION AND SEDIMENT CONTROLS SHALL BE DONE BY PERFORMING SITE ASSESSMENT AT A CONSTRUCTION SITE. THE SITE ASSESSMENT SHALL BE CONDUCTED AT EACH OUTFALL INVOLVING DRAINAGE TOTALING 10 OR MORE ACRES OR 5 OR MORE ACRES IF DRAINING TO AN IMPAIRED OR EXCEPTIONAL QUALITY WATERS, WITHIN A MONTH OF CONSTRUCTION COMMENCING AT EACH PORTION OF THE SITE THAT DRAINS THE QUALIFYING ACREAGE OF SUCH PORTION OF THE SITE.
22. AS A MINIMUM, SITE ASSESSMENT SHOULD BE PERFORMED TO VERIFY THE INSTALLATION, FUNCTIONALITY AND PERFORMANCE OF THE EPSC MEASURES DESCRIBED IN THE SWPPP REPORT. THE SITE ASSESSMENT SHOULD BE PERFORMED WITH THE INSPECTOR, AND SHOULD INCLUDE A REVIEW AND UPDATE (IF APPLICABLE) OF THE SWPPP REPORT. MODIFICATIONS OF PLANS AND SPECIFICATIONS FOR ANY BUILDING OR STRUCTURE, INCLUDING THE DESIGN OF SEDIMENT BASINS OR OTHER SEDIMENT CONTROLS INVOLVING STRUCTURAL, HYDRAULIC, HYDROLOGIC OR OTHER ENGINEERING CALCULATIONS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER.
23. THE SITE ASSESSMENT FINDINGS SHALL BE DOCUMENTED AND THE DOCUMENTATION WITH THE SWPPP REPORT AT THE SITE. AT A MINIMUM, THE DOCUMENTATION SHALL INCLUDE INFORMATION INCLUDED IN THE INSPECTION FORM PROVIDED IN APPENDIX D OF THE SWPPP REPORT. THE DOCUMENTATION MUST CONTAIN THE PRINTED NAME AND SIGNATURE OF THE INDIVIDUAL PERFORMING THE SITE ASSESSMENT AND THE FOLLOWING CERTIFICATION:
 - I CERTIFY UNDER PENALTY OF LAW THAT THIS REPORT AND ALL ATTACHMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.'S. THE SITE ASSESSMENT CAN TAKE THE PLACE OF ONE OF THE TWICE WEEKLY INSPECTIONS REQUIREMENT.
24. NHDDES MAY REQUIRE ADDITIONAL SITE ASSESSMENT(S) TO BE PERFORMED IF SITE INSPECTION BY NHDDES PERSONNEL REVEALS SITE CONDITIONS THAT HAVE POTENTIAL OF CAUSING POLLUTION TO THE WATERS OF THE STATE.
25. CONTRACTOR SHALL INSTALL A 4'x4' WEATHER PROOF SIGN (6' HEIGHT) AT THE MAIN CONSTRUCTION ENTRANCE. THE SIGN SHALL HAVE THE FOLLOWING INFORMATION:
 - A COPY OF THE NOTICE OF COVERAGE WITH THE NPDES PERMIT NUMBER (FURNISHED BY ENGINEER).
 - THE NAME AND TELEPHONE NUMBER OF A LOCAL CONTACT PERSON (FURNISHED BY CONSTRUCTION MANAGER).
 - DESCRIPTION OF PROJECT (FURNISHED BY CONSTRUCTION MANAGER).

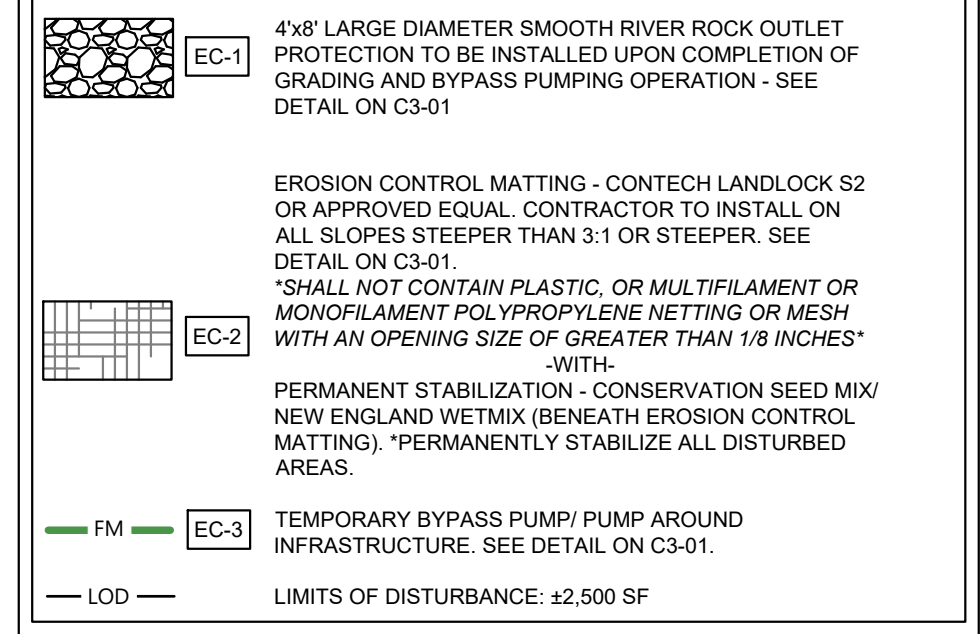
LEGEND



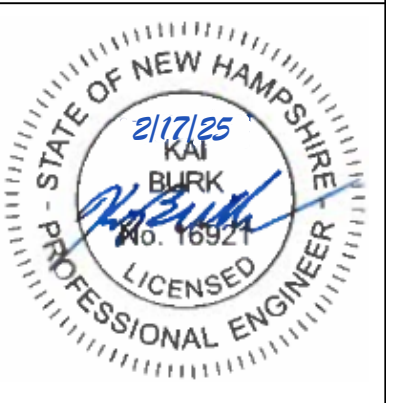
STORMWATER NOTES

- FEMA NOTE**
THIS LOT DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 33015C0280F, DATED 01/29/2021.
- CONSTRUCTION SCHEDULE**
1. PRE-CONSTRUCTION MEETING
 2. INSTALLATION OF EROSION CONTROL MEASURES
 3. EROSION INSPECTION BY AHJ
 4. ISSUANCE OF PERMIT
 5. CONSTRUCTION
- CONSTRUCTION SHALL BE COMPLETED WITHIN 12 MONTHS OF THE PERMIT BEING ISSUED. IF CONSTRUCTION IS NOT COMPLETE IN THAT AMOUNT OF TIME, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY FOR AN EXTENSION OF THE PERMIT.
- NEW HAMPSHIRE DEPT. OF ENVIRONMENTAL SERVICES (NHDES) NOTICE OF COVERAGE**
THIS PROJECT DOES NOT DISTURB MORE THAN 1 ACRE AND IS NOT REQUIRED TO APPLY FOR A NOTICE OF COVERAGE UNDER THE NEW HAMPSHIRE GENERAL CONSTRUCTION PERMIT FROM NHDDES.

EROSION CONTROL LEGEND



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**PORTSMOUTH REGIONAL HOSPITAL
HCA HEALTHCARE
PORTSMOUTH, NH**

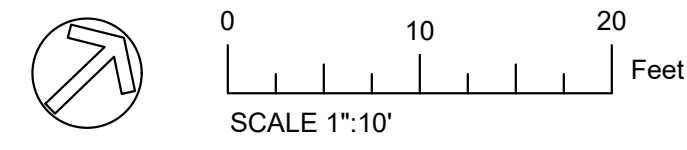
811
Know what's below.
Call before you dig.

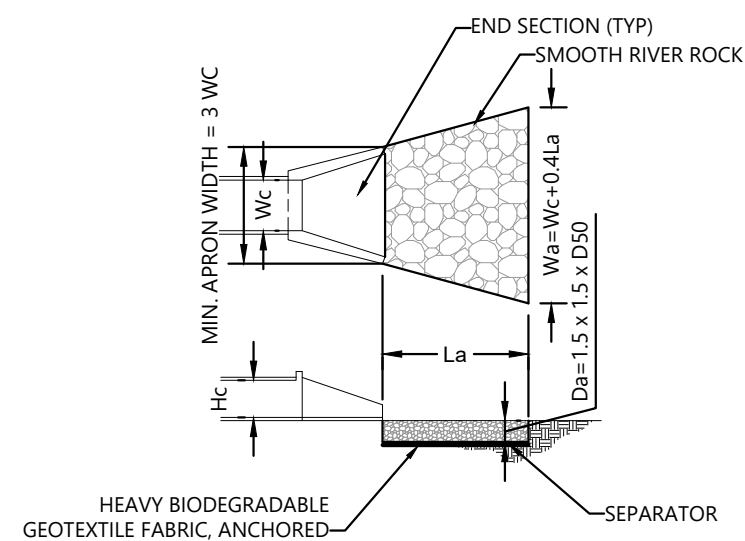
PLAN STATUS		
DATE	DESCRIPTION	
2/17/25	COP PB SUBMITTAL	
DESIGN	DRAWN	CHKD
MH	MH	KB

MARCH 2024

EROSION CONTROL PLAN

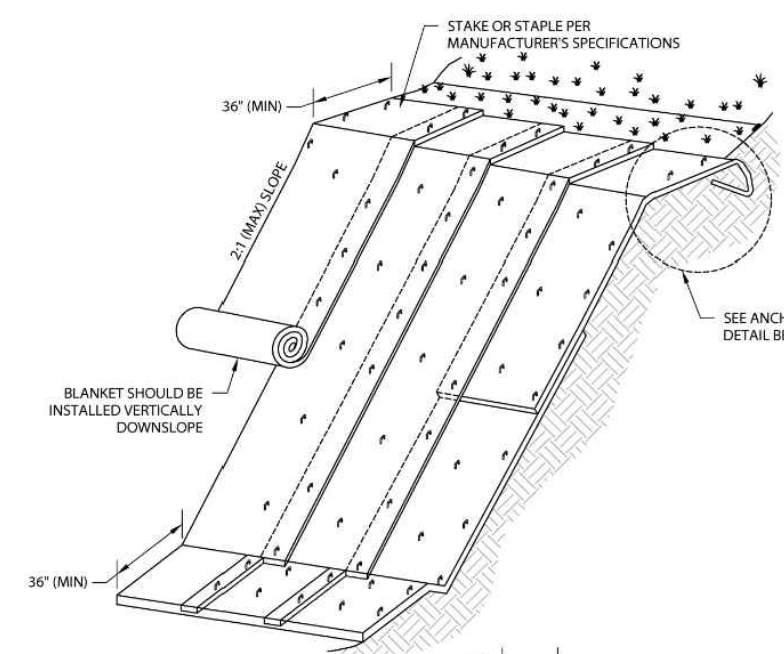
C3-00





OUTFALL PIPE LENGTH (La)	WIDTH (Wa)	d50
8-18"	8"	DIA-La/3
24"	8"	DIA-La/3
48"	20"	DIA-La/3

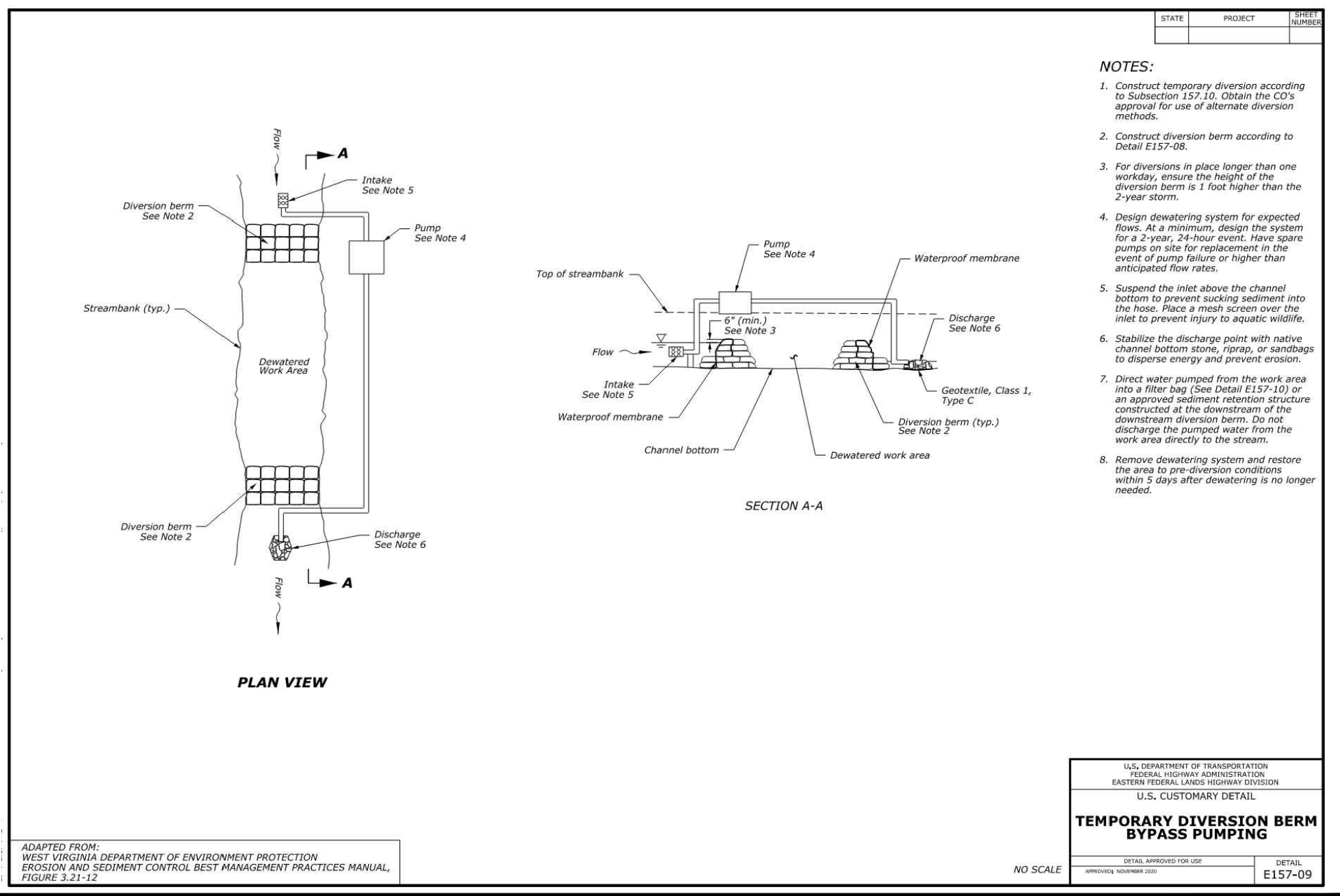
1 OUTLET PROTECTION
NOT TO SCALE



CONTRACTOR ENSURE EROSION BLANKETS DO NOT INCLUDE PLASTICS

- NOTES:
1. SOIL SURFACE SHALL BE FREE OF ROCKS, VEGETATION, STICKS, AND DEBRIS. MATERIALS SHALL HAVE GOOD SOIL CONTACT. SCARP AND/OR TELL SLOPE SURFACE 12" DEEP BEFORE LAYING BLANKET.
 2. LAY BLANKET LOOSELY AND STAKE OR STAPLE AS NEEDED TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH OR TWIST.
 3. EROSION CONTROL BLANKETS SHOULD BE USED IN CONJUNCTION WITH REVEGETATION (CONTAINER OR PLUG PLANTING) TO SPECIFICATIONS OF REVEGETATION PLAN FOR PROJECT.
 4. HAND WALK BLANKET DOWN SLOPE AS BLANKET IS STAPLED TO PREVENT STRETCHING.
 5. DO NOT WALK ON BLANKET ONCE IN PLACE.
 6. ALL ANCHORS SHALL BE INSTALLED PERPENDICULAR TO SLOPE.
 7. EROSION CONTROL BLANKET SHALL NOT CONTAIN PLASTIC, OR MULTILAYERED OR MONOLAYERED POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES.

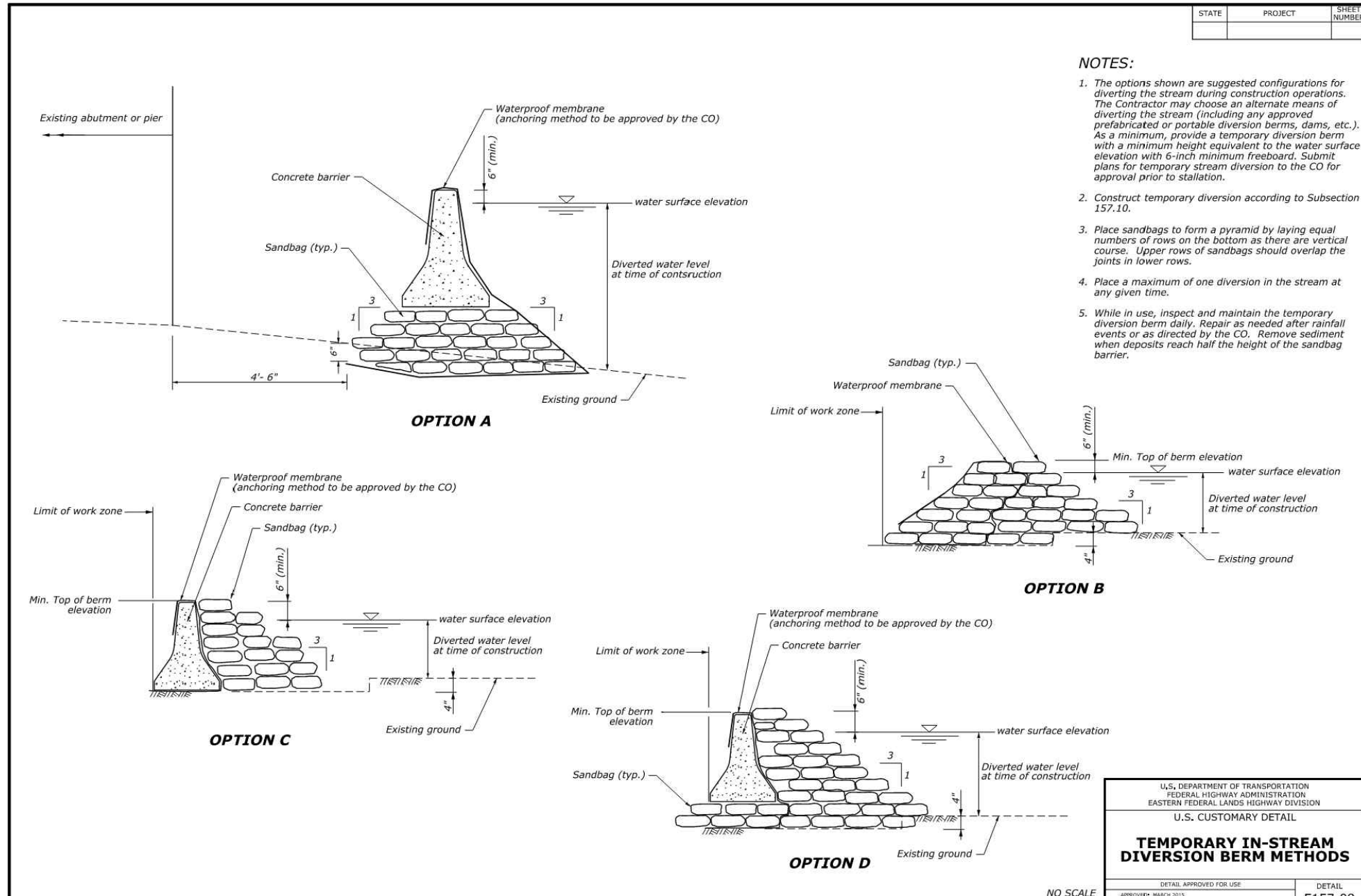
2 EROSION CONTROL BLANKET
NOT TO SCALE



- NOTES:
1. Construct temporary diversion according to Subsection 157.10. Obtain the CD's approval for use of alternate diversion methods.
 2. Construct diversion berm according to Detail E157-08.
 3. For diversions in place longer than one week, ensure the height of the diversion berm is 1 foot higher than the 2-year storm.
 4. Design dewatering system for expected flows. At a minimum, design the system for a 2-year, 24-hour event. Have spare pumps on site for replacement in the event of pump failure or higher than anticipated flow rates.
 5. Suspend the inlet above the channel bottom to prevent sucking sediment into the hose. Place a mesh screen over the hole to prevent filter bags from becoming clogged.
 6. Stabilize the discharge point with native channel bottom stone, riprap, or sandbags to dissipate energy and prevent erosion.
 7. Direct water pumped from the work area into a filter bag (see Detail E157-10) or an approved sediment retention structure located at the downstream end of the downstream diversion berm. Do not discharge the pumped water from the work area directly to the stream.
 8. Remove dewatering system and restore the area to pre-diversion conditions within 30 days after dewatering is no longer needed.

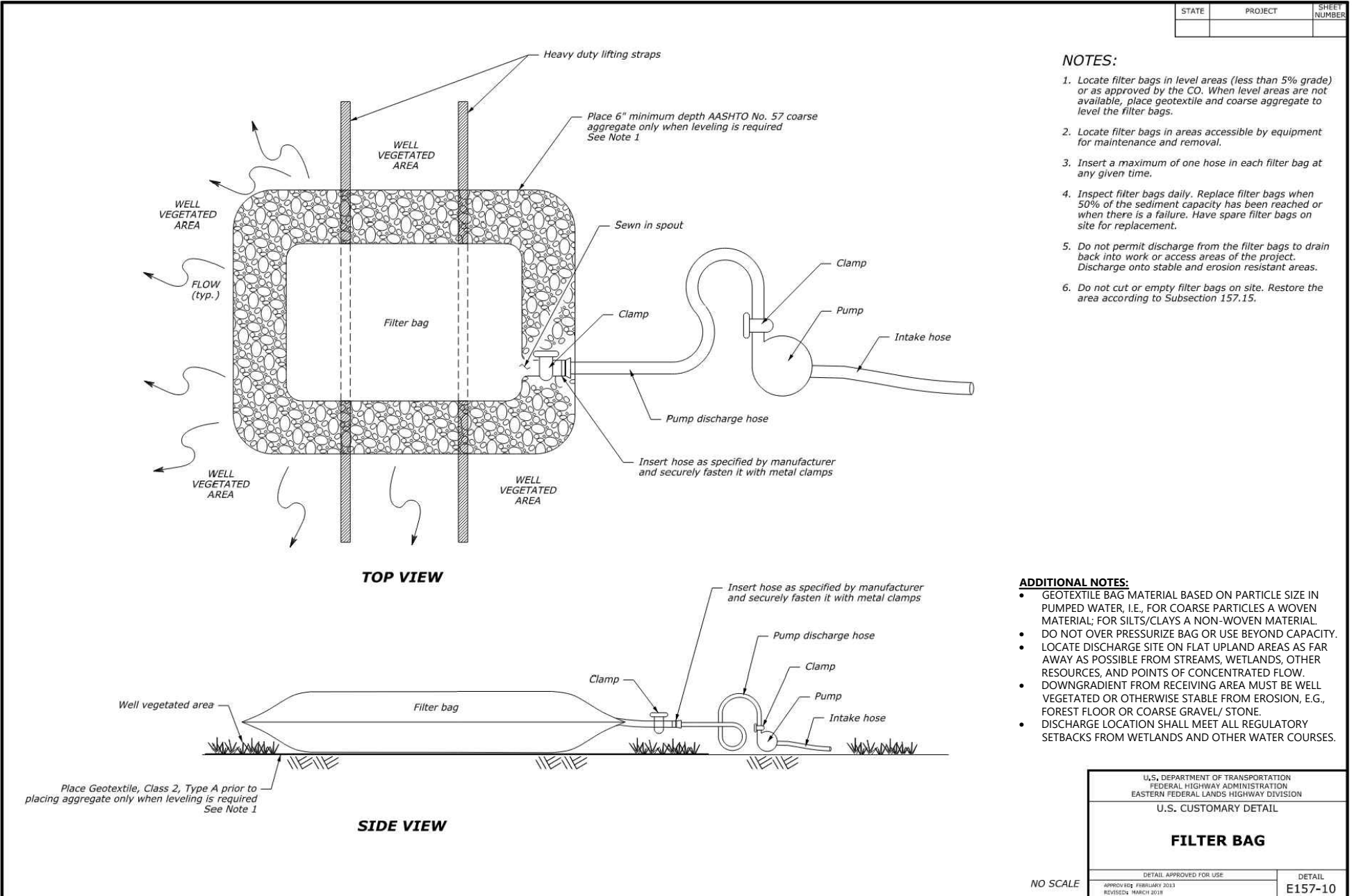
ADAPTED FROM WEST VIRGINIA DEPARTMENT OF ENVIRONMENT PROTECTION EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL, FIGURE 3.21-12

U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
EASTERN REGIONAL LANSING DIVISION
U.S. CUSTOMARY DETAIL
TEMPORARY DIVERSION BERM BYPASS PUMPING
NO SCALE
DETAIL E157-09



- NOTES:
1. The options shown are suggested configurations for diverting the stream during construction operations. The Contractor may choose an alternate means of diverting the stream including any approved prefabricated or portable diversion berms, dams, etc., as a minimum, provide a temporary diversion berm with a minimum height equivalent to the water surface elevation with each minimum flowage. Submit plans for temporary stream diversion to the CD for approval prior to installation.
 2. Construct temporary diversion according to Subsection 157.10.
 3. Place sandbags to form a pyramid by laying equal numbers of rows on the bottom as there are vertical courses. Upper rows of sandbags should overlap the joints in lower rows.
 4. Place a maximum of one diversion in the stream at any given time.
 5. While in use, inspect and maintain the temporary diversion berm daily. Repair as needed after rainfall events or as directed by the CD. Remove sediment when deposits reach half the height of the sandbag barrier.

3 TEMPORARY DEWATERING MEASURES
NOT TO SCALE



- NOTES:
1. Locate filter bags in level areas (less than 5% grade) or as approved by the CD. When level areas are not available, place geotextile and coarse aggregate to level the filter bags.
 2. Locate filter bags in areas accessible by equipment for maintenance and removal.
 3. Insert a maximum of one hose in each filter bag at any given time.
 4. Inspect filter bags daily. Replace filter bags when 50% of the sediment capacity has been reached or when there is a failure. Have spare filter bags on site for replacement.
 5. Do not permit discharge from the filter bags to drain back into work or access areas of the project. Discharge onto stable and erosion resistant areas.
 6. Do not cut or empty filter bags on site. Restore the area according to Subsection 157.15.

ADDITIONAL NOTES:

- GEOTEXTILE BAG MATERIAL BASED ON PARTICLE SIZE IN PUMPED WATER. I.E. FOR COARSE PARTICLES A WOVEN MATERIAL FOR SUTCLIFFS A NON-WOVEN MATERIAL.
- DO NOT OVER PRESSURIZE BAG OR USE BEYOND CAPACITY.
- LOCATE DISCHARGE SITE ON FLAT UPLAND AREAS AS FAR AWAY AS POSSIBLE FROM STREAMS, WETLANDS, OTHER RESOURCES AND POINTS OF CONCENTRATED FLOW.
- DOWNGRADIENT FROM RECEIVING AREA MUST BE WELL VEGETATED OR OTHERWISE STABLE FROM EROSION, E.G. FOREST FLOOR OR COARSE GRAVEL/STONE.
- DISCHARGE LOCATION SHALL MEET ALL REGULATORY SETBACKS FROM WETLANDS AND OTHER WATER COURSES.

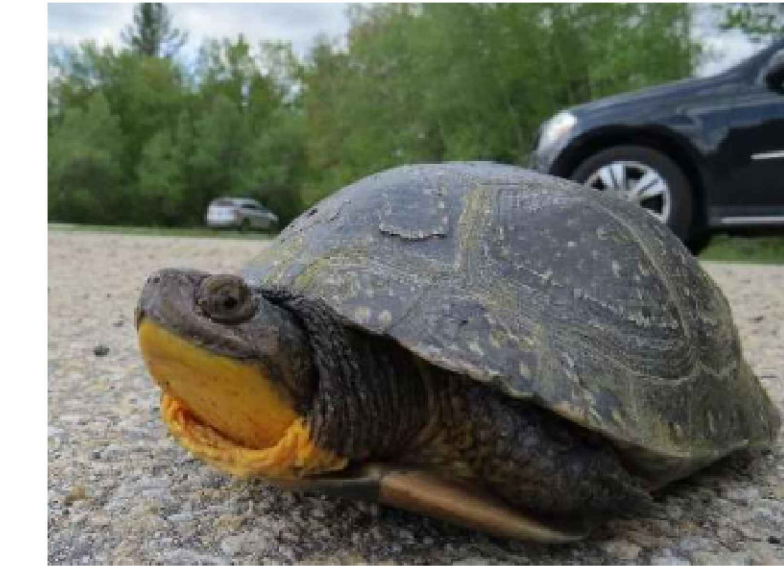
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
EASTERN REGIONAL LANSING DIVISION
U.S. CUSTOMARY DETAIL
TEMPORARY IN-STREAM DIVERSION BERM METHODS
NO SCALE
DETAIL E157-08



WATCH FOR RARE TURTLES

NHFG Wildlife Biologist Contacts:
Melissa Winters 603-479-1129 and Josh Megyesy 978-578-0802

- Turtles may be attracted to disturbed ground during nesting season (May 15th – June 30th).
- Turtles are most active from April 15th - October 15th.



Blanding's turtle (State Endangered)
Large, dark/black domed shell with lighter speckles.
Distinct yellow throat/chin.
Semi-aquatic- uses both wetland and terrestrial habitats.



Spotted turtle (State Threatened)
Small, mostly aquatic with black or dark brown with yellow spots.
Fairly flat shell compared to Blanding's turtle.
Spots vary in color and number.
Semi-aquatic - uses both wetland and terrestrial habitats.

Blanding's and spotted turtles are protected by state laws. It is illegal to capture, harass or harm these species, including their nests. Handle ONLY if necessary to move out of harms way. Move to the nearest location in the direction they were moving and contact NHFG. Do not disturb nests.

Report sightings in accordance with NHFG permit conditions. Contact NHFG Wildlife Biologist Melissa Winters 603-479-1129 (cell) and Josh Megyesy 978-578-0802 (group text preferred) if a turtle is observed nesting or a nest site is suspected within the project area. Please report promptly, noting specific location, project site and date – Photographs strongly encouraged to be included with report.

WATCH FOR SORA & MARSH WREN



House Wren



Winter Wren



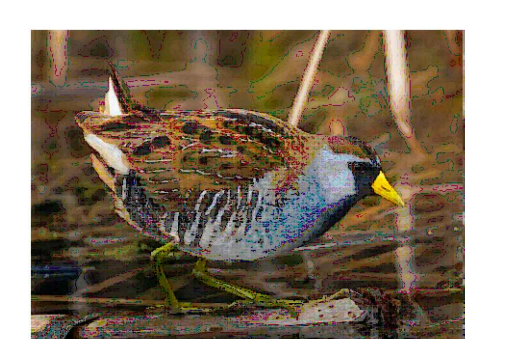
Sedge Wren



Marsh Wren



Carolina Wren

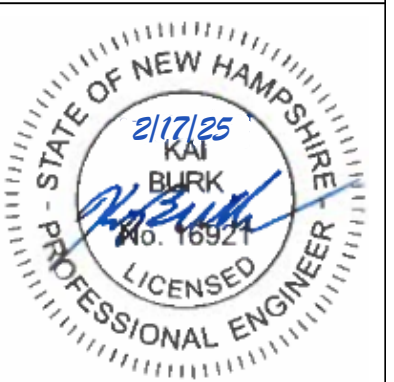


Sora

NEW HAMPSHIRE FISH & GAME - BIOLOGIST CONTACTS:

- MELISSA WINTERS (603) 479-1129
- JOSH MEGYESY (978) 578-0802

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**PORTSMOUTH REGIONAL HOSPITAL
HCA HEALTHCARE**
PORTSMOUTH, NH



PLAN STATUS		
DATE	DESCRIPTION	
2/17/25	COP PB SUBMITTAL	
DESIGN	DRAWN	CHKD
MH	MH	KB

MARCH 2024
EROSION CONTROL DETAILS

C3-01

Portsmouth Regional Hospital – Culvert Replacement Invasive Plant Species Control Plan

A. PREVENTION

SOIL DISTURBANCE AND STABILIZATION

Invasive plants readily colonize areas of disturbed soil. It is important to minimize soil disturbance whenever possible. Disturbed sites should be monitored and managed for invasive species. The sooner invasive species are managed the greater the control and eradication success rate. Established populations are more difficult to manage and control.

- Stabilize disturbed soils as soon as possible by seeding and mulching with straw, rip-rap, or gravel that is free of invasive plant material.
- Visually inspect mulch, gravel or other earthen materials before using them to ensure that they are free of invasive species.
- Use seeds of native species whenever possible.
- Never plant Type I or Type II species.
- Never bring materials such as fill, loam, mulch, straw, rip-rap or gravel into project areas from sites where invasive plants are known to occur.
- Monitor work sites for the emergence of invasive plants.

MOVEMENT AND MAINTENANCE OF EQUIPMENT

- Locate and use staging areas that are free of invasive plants to avoid spreading seeds and other viable plant parts.
- Move maintenance and construction equipment from areas free of invasive plants to areas infested by invasive plants whenever possible. This is especially important during ditch cleaning and shoulder scraping activities.
- If equipment must be used in areas containing invasive species:
 - Cut and properly dispose of all aboveground plant material.
 - Cover the cut area with geotextile and one foot of gravel or soil where the equipment is expected to travel. This is not necessary if the infested area was excavated and the infestation was removed.
 - Clean all equipment, machinery, and hand tools cleaned of all visible soil and plant material before leaving the project site. Equipment should be cleaned at the site of infestation.

Acceptable methods of cleaning include, but are not limited to:

- Brush, broom, or other hand tools (used without water)
- High- pressure air
- Portable wash station that contains runoff from washing that comply with wastewater discharge regulations

B. BEST MANAGEMENT PRACTICES (BMP)

MECHANICAL – MOWING/CUTTING

Type II plants have the ability to sprout from stem and root fragments.

- Avoid mowing Type II plants. Mowing for safety/sight distance concerns should be considered an interim measure as these plants will thrive from cutting alone and increase the site's population size and density.

In areas where there are no Type II invasive plants (Purple loosestrife, common reed, and Japanese knotweed):

- Attempt to mow the area prior to seed maturation (approximately July 1st).
- Identifying specific roads that are either heavily infested with invasive plants or roads that are in sensitive habitat areas.
 - Make those roads a priority in the mowing schedule.
- Clean equipment daily, as well as prior to transport. This is particularly important if mowing occurs after seed maturation (after July 1st).

Portsmouth Regional Hospital – Culvert Replacement Invasive Plant Species Control Plan

SMOTHERING

Smothering is a method of control that inhibits plant growth by depriving the plant of light and air and heating up the soil.

1. Remove above ground vegetation.
2. Lay down a thick layer landscape fabric over the area. Overlap the target area by a foot or two.
3. Secure the edges in a manner that ensures that no light can reach under the covering and wind cannot displace it.
4. Monitor frequently for damage or displacement of the cover.

DISPOSAL AND TRANSPORT OF ABOVEGROUND PLANT MATERIAL AND SOIL

When invasive plants are cut or removed for roadside maintenance, construction, or control of plants, the viable plant material must be rendered nonviable to avoid spreading it. Movement of invasive plant material and soil containing plant material requires it to be covered in a manner that prevents the release of any plant parts or soil during transport.

The following methods can be used to destroy plant material (render it non-viable).

DRYING

Drying is recommended for Japanese knotweed, Purple loosestrife, and Phragmites.

1. For large amounts of plant material or for plants with rigid stems:
 - a. Place the material on asphalt, tarps, or heavy plastic,
 - b. Cover with tarps or heavy plastic to prevent the material from blowing away.
2. For smaller amounts of plant material or for plants with pliable stems:
 - a. Bag the material in heavy duty (7-mil or thicker) garbage bags.
 - b. Keep plant material covered or bagged for at least one month.

The amount of time that it takes for drying is variable. The material is nonviable when it has turned brown, is partially decomposed, very slimy, or brittle. Once material is nonviable, it can be disposed in a landfill or brush pile.

BRUSH PILES

Brush piles are an option for woody shrubs, trees, vines, spotted knapweed, and large quantities of purple loosestrife, common reed, and knotweed. It is NOT recommended for any invasive plant with seeds or fruit attached, unless plants can be piled within the limits of the infestation.

1. Plant material from most invasive plants can be piled on site to dry out.
2. When piling purple loosestrife, common reed, and knotweed, care must be taken to pile stems and roots so that cut surfaces are not in contact with moist soil.

STOCKPILING MATERIAL

Any excavated material that contains viable plant propagules and is not reused within the limits of the infestation must be stockpiled on an impervious surface until viable plant material is destroyed OR the material must be disposed of by burying to the appropriate depth.

Whenever possible, excavation should be avoided in areas containing Japanese knotweed, purple loosestrife, and phragmites. If excavation does occur in these areas, the BMPs described in Section II must be followed. Cover soil and plant material during transport.

**City of Portsmouth
Planning & Sustainability Department**

RE: 333 Borthwick Avenue. HCA Portsmouth Regional Hospital – Culvert Replacement.

The following are responses from the Conservation Commission meeting on 01/03/2025.

1. Applicant shall include a plan for invasive species management in the proposed disturbance area. Included in this plan should be best management practices for monitoring, removal and disposal.
 - a. **Plan provided.**
2. Applicant shall ensure wildlife notes are consistent: Sheet C2-00 Wildlife Note #6 shall be included in Sheet C3-01 Erosion Control Blanket Notes and in Sheet C3-00 Erosion Control Notes and Erosion Control Legend.
 - a. **Note #7 added to detail #2 on C3-01.**
 - b. **Erosion control legend on C3-00 revised to include note.**
3. The use of fertilizer is prohibited within this jurisdictional wetland and wetland buffer per section 10.1018.24 of the City of Portsmouth Zoning Ordinance. Please note this on plans
 - a. **Note added to C2-00.**
4. Applicant shall note on plans the location of wetland boundary markers. These shall be permanently installed prior to the start of construction between the edge of pavement and the top of the stream bank every 50' to deter foot traffic in the sensitive area.
 - a. **Signs added every 50'**
5. Applicant shall install two 'no snow storage' signs along the swale behind the hospital. Please indicate proposed locations on plans.
 - a. **Sign added every 100'**
6. Applicant shall monitor the success of proposed seeded areas and prepare a memo to be sent to the Portsmouth Planning & Sustainability Department annually for the first two years after planting/seeding. If after two years, the seeded areas show a survival rate of less than 80%, applicant will replant/reseed.
 - a. **Understood**
7. Applicant shall confirm that the proposed box culvert will meet 50-year design storm requirements.
 - a. **Confirmed. The proposed 10'x3' culvert can pass the 50-year design storm.**

If you have any questions, please feel free to reach me at mhamby@bowman.com.



Matthew Hamby
Principal, Civil Engineer
Bowman Consulting

K0076
March 6, 2025

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

Re: **Preliminary Conceptual Consultation
Map 213 Lot 12 – Proposed Multifamily Development**

Dear Chairman Chellman:

On behalf of Brora, LLC (owner) and The Kane Company (applicant) we are pleased to submit one (1) set of hard copies and one electronic file (.pdf) of the following information to support a request for a Preliminary Conceptual Consultation for the above referenced project:

- Conceptual Site Plan Package, dated March 6, 2024;
- Owners Authorization, dated March 6, 2024

The proposed project is located on a parcel of land along Portsmouth Boulevard that is identified as Map 213 Lot 12 on the City of Portsmouth Tax Maps. The property is bound to the north by Portsmouth Boulevard, to the west by the Hilton Homewood Suites, to the south by residences on Osprey Drive and to the east by residences on Dunlin Way. The site is currently undeveloped. This property is an 8.4-acre parcel of land located in the Office Research District and the Gateway Neighborhood Overlay District (GNOD). The northern portion of the parcel along Portsmouth Boulevard gently slopes up from north to south and then approximately one-third of the way into the parcel the topography changes to a steep slope that plateaus in the south corner of the site after grade change of approximately 50-feet in elevation.

The proposed project will be permitted under the recently adopted GNOD Overlay District regulations. As conceptually designed, the project will include three (3), six (6) story multifamily residential buildings consisting of approximately 270 dwelling units. The three (3) proposed buildings will be located along the frontage of Portsmouth Boulevard with associated parking located at the rear of buildings. Tenant amenity areas are anticipated to be provided on the first floor of the buildings with the primary amenities being centrally located in the middle building. The buildings will be connected by attractively landscaped and hardscaped outdoor amenity areas. The south portion of the site, where there is a significant change in grade, will remain undeveloped to provide a buffer between the proposed development and the existing residences along Osprey Drive. This south portion of the site is anticipated to be improved with walking paths and landscape features for outdoor recreation.



The applicant respectfully requests to be placed on the March 20, 2025 Planning Board meeting agenda for a Preliminary Conceptual Consultation. If you have any questions or need any additional information, please contact me by phone at (603) 433-8818 or by email at pmcrimmins@tighebond.com.

Sincerely,

TIGHE & BOND, INC.



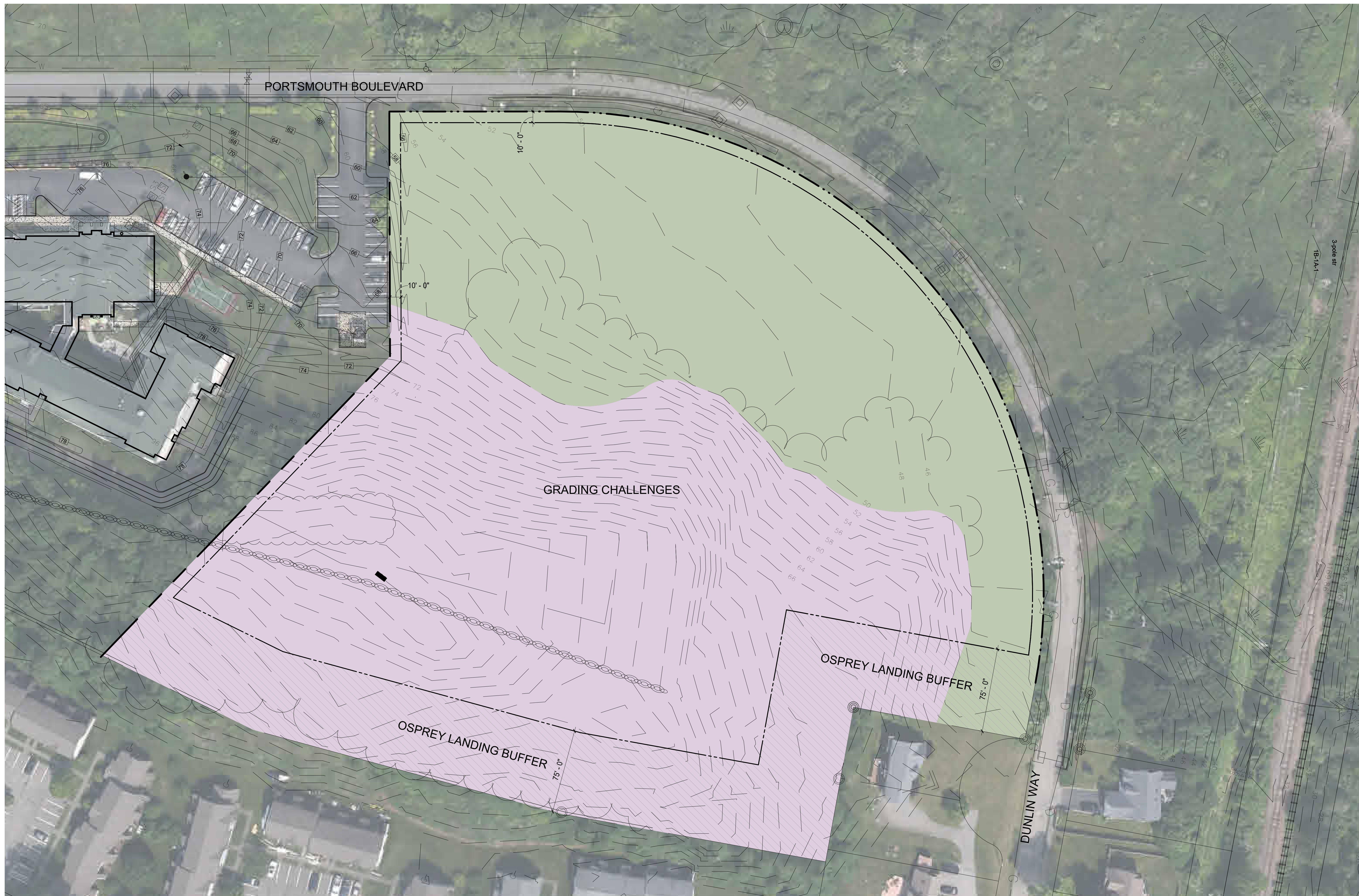
Patrick M. Crimmins, PE
Vice President



PROPOSED SITE

EXISTING CONDITIONS

Google



PLAN NOTES

- SITE CONSIDERATIONS:**
1. OSPREY LANDING BUFFER
 2. STEEP EXISTING GRADING
 3. SHALLOW LEDGE AND CLAY
 4. GNOD ZONING OVERLAY

1 EXISTING SITE
 SCALE: 1" = 40'-0"



1 SCHEMATIC SITE PLAN
SCALE: 1" = 40'-0"

REQUIRED PARKING			
TENANT PARKING	VISITOR PARKING	TOTAL REQUIRED SPACES	
270.2	53.8	336 SPACES PROVIDED	324

BUILDING A			
Name	Area	Count	% OF TOTAL
ONE BEDROOM UNIT	643 SF ... 647 SF	41	40.2%
STUDIO UNIT	431 SF ... 534 SF	24	23.5%
TWO BEDROOM UNIT	918 SF ... 1069 SF	37	36.3%
Grand total: 102			

BUILDING B			
Name	Area	Count	% OF TOTAL
ONE BEDROOM UNIT	642 SF ... 753 SF	20	30.8%
STUDIO UNIT	446 SF ... 474 SF	20	30.8%
TWO BEDROOM UNIT	888 SF ... 1068 SF	25	38.5%
Grand total: 65			

BUILDING C			
Name	Area	Count	% OF TOTAL
ONE BEDROOM UNIT	643 SF ... 647 SF	41	40.2%
STUDIO UNIT	423 SF ... 534 SF	24	23.5%
TWO BEDROOM UNIT	918 SF ... 1069 SF	37	36.3%
Grand total: 102			



HALEY WARD

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

5 March 2025

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

RE: Request for Design Review at 361 Hanover Street, Site Development and Revised Structure Locations

Dear Mr. Chellman and Planning Board Members:

On behalf of 361 Hanover Steam Factory, LLC, we are pleased to submit the attached plan set for **Design Review** for the above-mentioned project and request that we be placed on the agenda for your **March 20, 2025**, Planning Board Meeting. The project consists of the addition of **new structures** and the renovation of the existing commercial building at 361 Hanover Street with the associated and required site improvements. The new structures will be entirely residential to add much needed housing stock in a desirable location where significant walkable amenities are in proximity. The project was submitted for **Preliminary Conceptual Consultation** as required under Section 2.4.2 of the Site Plan Regulations on April 18, 2024, with revised plans based on comments from the Planning Board and the Public reviewed at the July 18, 2024, Planning Board meeting. The Preliminary Conceptual Consultation as well as the Design Review process are completed. The resulting consensus from the Planning Board was that the neighborhood will be better served if the entire project is residential, instead of having commercial uses on the first floor. The applicant submitted that scenario to the Portsmouth Zoning Board, and at their February 18, 2025, meeting the Zoning Board agreed and granted the following Variances:

- Variance from Section 10.642 to allow residential principal uses on the ground floor of the buildings;
- Variance from Section 10.5A41 - Figure 10.5A41.10D to a) allow for "Apartment", "Rowhouse" and "Duplex" building types where they are not permitted; and
- b) allow a ground floor height of 10.5 feet where 12 feet is required.

Since that process took considerable time, the applicant is back before the Planning Board to seek a new **Design Review** for the project, based on the changes.

The following plans are included in our submission:

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Site Zoning.
- Subdivision Plan – This plan shows the division of the existing parcel into two conforming lots.
- Site Orthophoto – This plan shows the site’s relationship to the surrounding properties.
- Existing Conditions Plan C1 – This plan shows the existing site conditions in detail.
- Demolition Plan C2 – This plan shows proposed site demolition prior to construction.
- Site Plan C3 – This plan shows the site development layout with the associated Zoning information and notations.
- Utility Plan C4 – This plan shows concept site utilities.
- Architectural Plans – These plans show building floor plans and elevations.

We look forward to an in-person presentation to the Planning Board and the Board’s review of this submission and vote to proceed to a Design Review Public Hearing at your April meeting.

Sincerely,

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

John R. Chagnon, PE

P:\NH\5010135-Hampshire_Development\2977.01-Hanover St., Portsmouth-JRC\JN 2977\2024 Site Plan\Applications\City of Portsmouth Site Plan Design Review\Planning Board Design Review Submission Letter 3-5-25.doc

PROPOSED DEVELOPMENT

361 HANOVER STREET PORTSMOUTH, NEW HAMPSHIRE DESIGN REVIEW PLANS

OWNER/APPLICANT:

361 HANOVER STEAM
FACTORY, LLC
41 INDUSTRIAL DRIVE UNIT 20
EXETER, NH 03833
TEL. (603) 235-5475

CIVIL ENGINEER/LAND SURVEYOR:

HALEY WARD, INC.
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, N.H. 03801
TEL. (603) 430-9282

ARCHITECT:

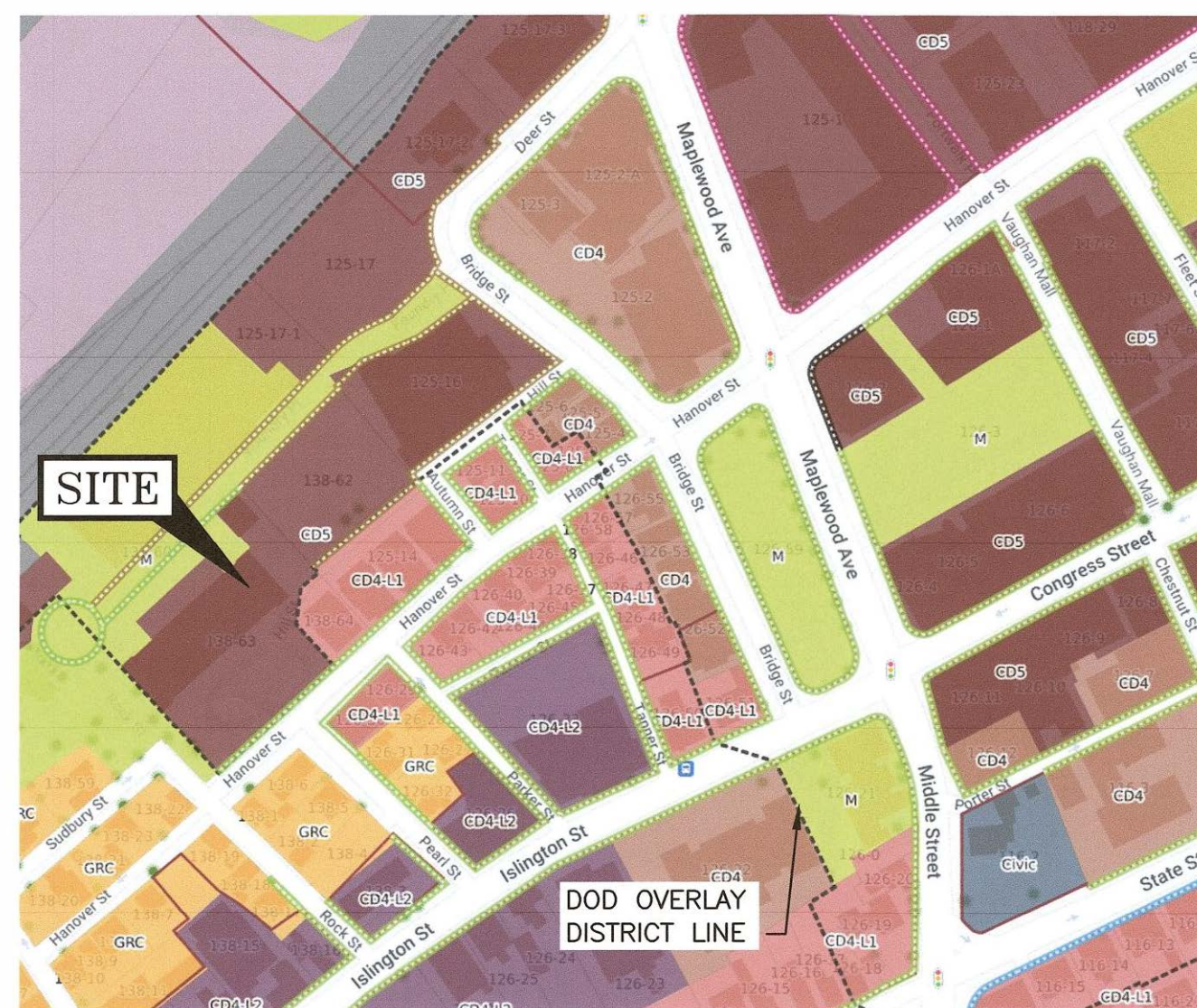
SCOTT BROWN
29 WATER STREET, SUITE 209
NEWBURYPORT, MA 01950
TEL. (978) 465-3535

PLANNING CONSULTANT:

NICHOLAS CRACKNELL
TEL. (978) 270-4789

LAND USE ATTORNEY:

BOSEN & ASSOCIATES
266 MIDDLE STREET
PORTSMOUTH, N.H. 03801
TEL. (603) 427-5500



MAP 10.5A21A
CHARACTER DISTRICTS
AND CIVIC DISTRICTS

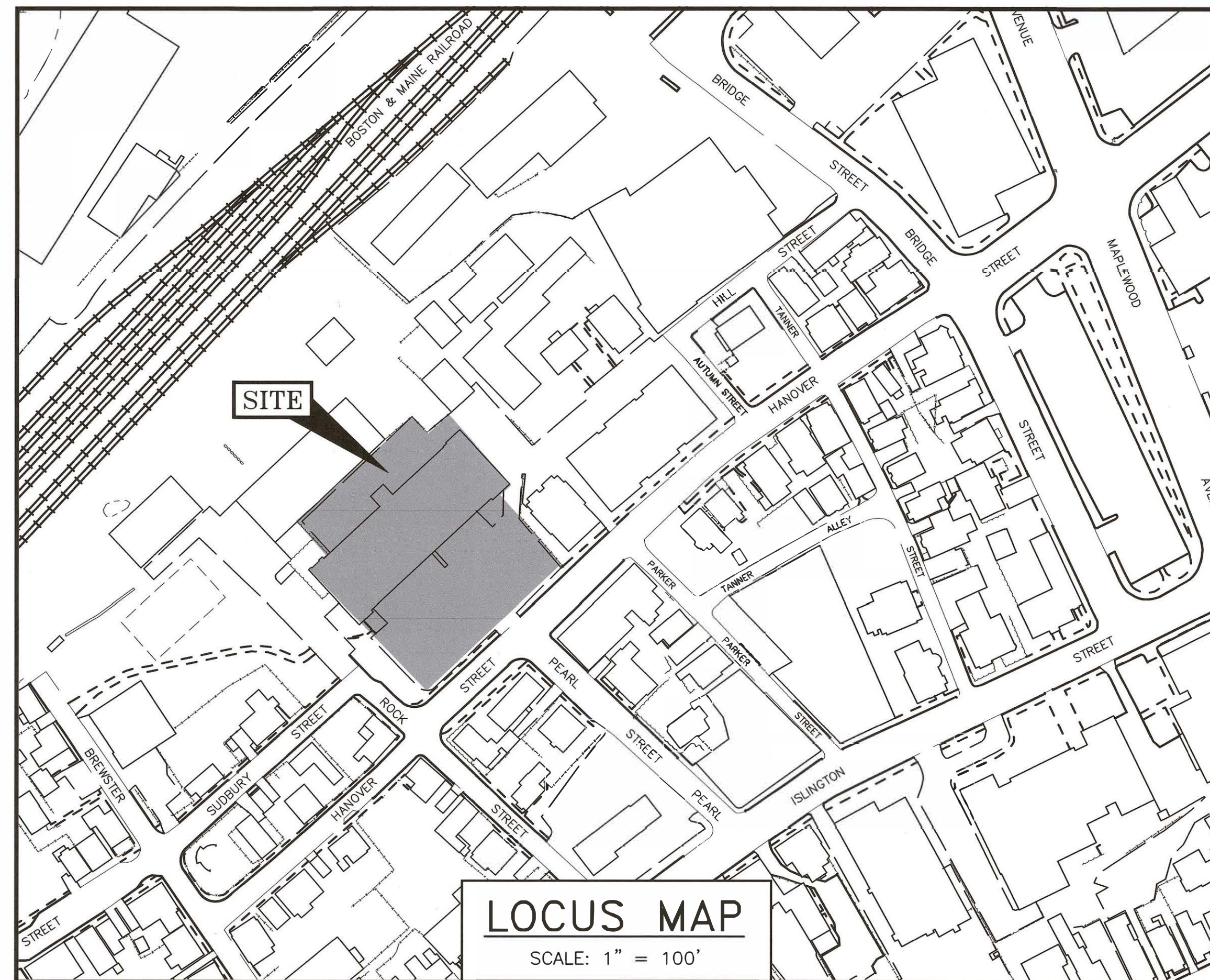
MAP 10.5A21B
BUILDING HEIGHT
STANDARDS

Height requirement area	Maximum building height*
1 Story	30'
2 Stories	35'
2 Stories (short 3rd)	35'
2-3 Stories	40'
2-3 Stories (short 4th)	45'
2-4 Stories	50'
2-4 Stories (short 5th)	60'
2-5 Stories	60'

*Penthouse Levels may exceed the building height by 2 feet.

INDEX OF SHEETS

DWG. NO.	DESCRIPTION
-	SUBDIVISION PLAN
-	SITE ORTHOPHOTO
C1	EXISTING CONDITIONS PLAN
C2	DEMOLITION PLAN
C3	SITE PLAN
-	LICENSE AREA PLAN
C4	UTILITY PLAN
-	ARCHITECTURAL PLANS



UTILITY CONTACTS

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

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

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

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

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

PERMIT LIST:

PORTSMOUTH HDC:
PORTSMOUTH ZONING BOARD:
PORTSMOUTH SITE REVIEW:
PORTSMOUTH CONDITIONAL USE PERMIT:

SITE EXCAVATION NOTE:

SITE EXCAVATION SHALL FOLLOW PROCEDURES AS OUTLINED IN THE FOLLOWING STATUTES:

RSA 227-C:8-A DISCOVERY OF REMAINS AND NOTIFICATION OF AUTHORITIES (CONSTRUCTION SITES).

RSA 289.3 CEMETERIES-LOCATIONS (25 FEET FROM KNOWN CEMETERY LOCATION).

IF REMAINS ARE ENCOUNTERED CONTACT:

MARK DOPERALSKI
STATE ARCHAEOLOGIST
DIVISION OF HISTORICAL RESOURCES
NH DEPARTMENT OF NATURAL AND CULTURAL RESOURCES
172 FEMBRIDGE ROAD
CONCORD, NH 03301
http://www.nh.gov/nhdhr

LEGEND:

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



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

APPROVED BY THE PORTSMOUTH PLANNING BOARD

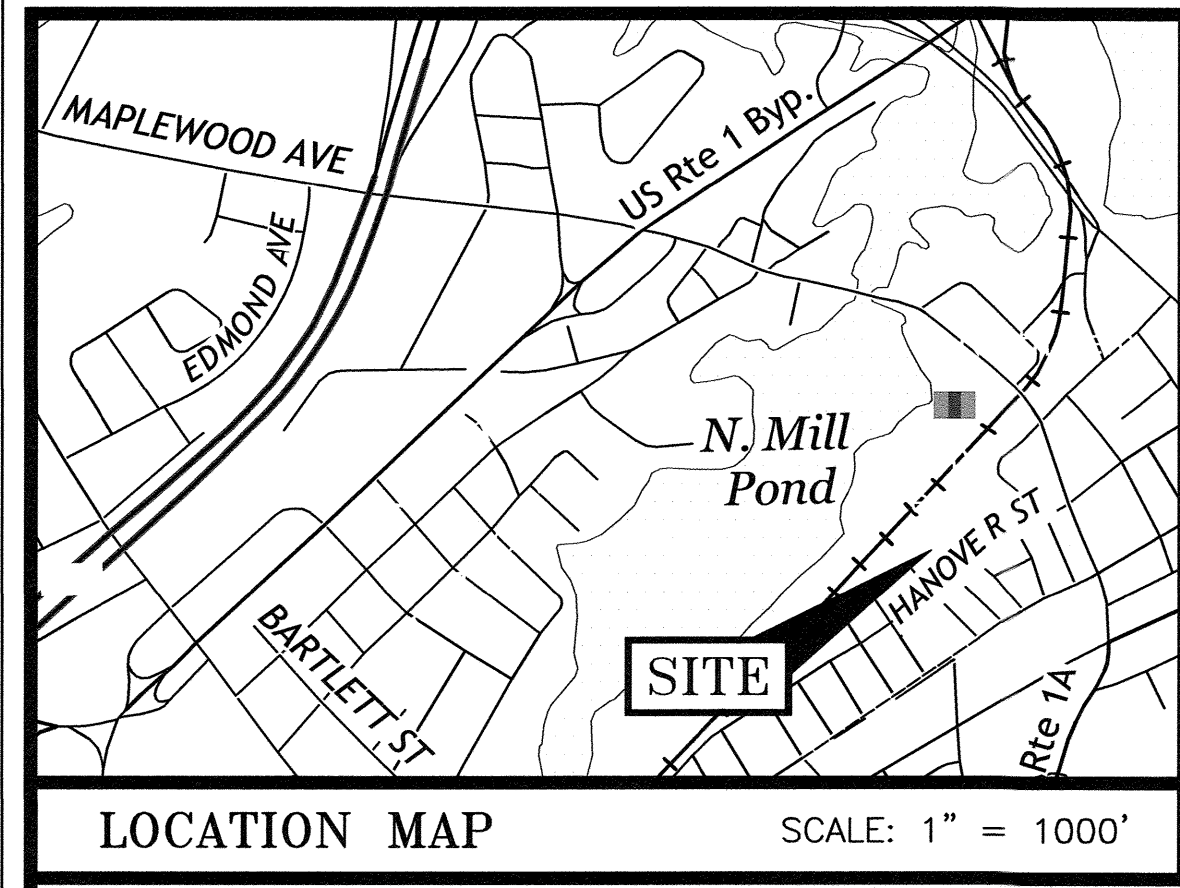
CHAIRMAN _____ DATE _____

DESIGN REVIEW PLANS
PROPOSED DEVELOPMENT
361 HANOVER STREET
PORTSMOUTH, N.H.

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9282
WWW.HALEYWARD.COM

PLAN SET SUBMITTAL DATE: 5 MARCH 2025

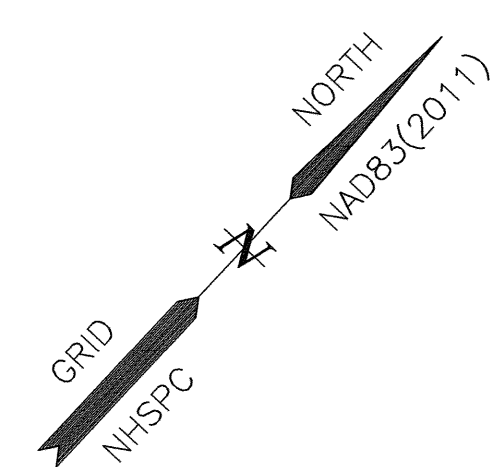
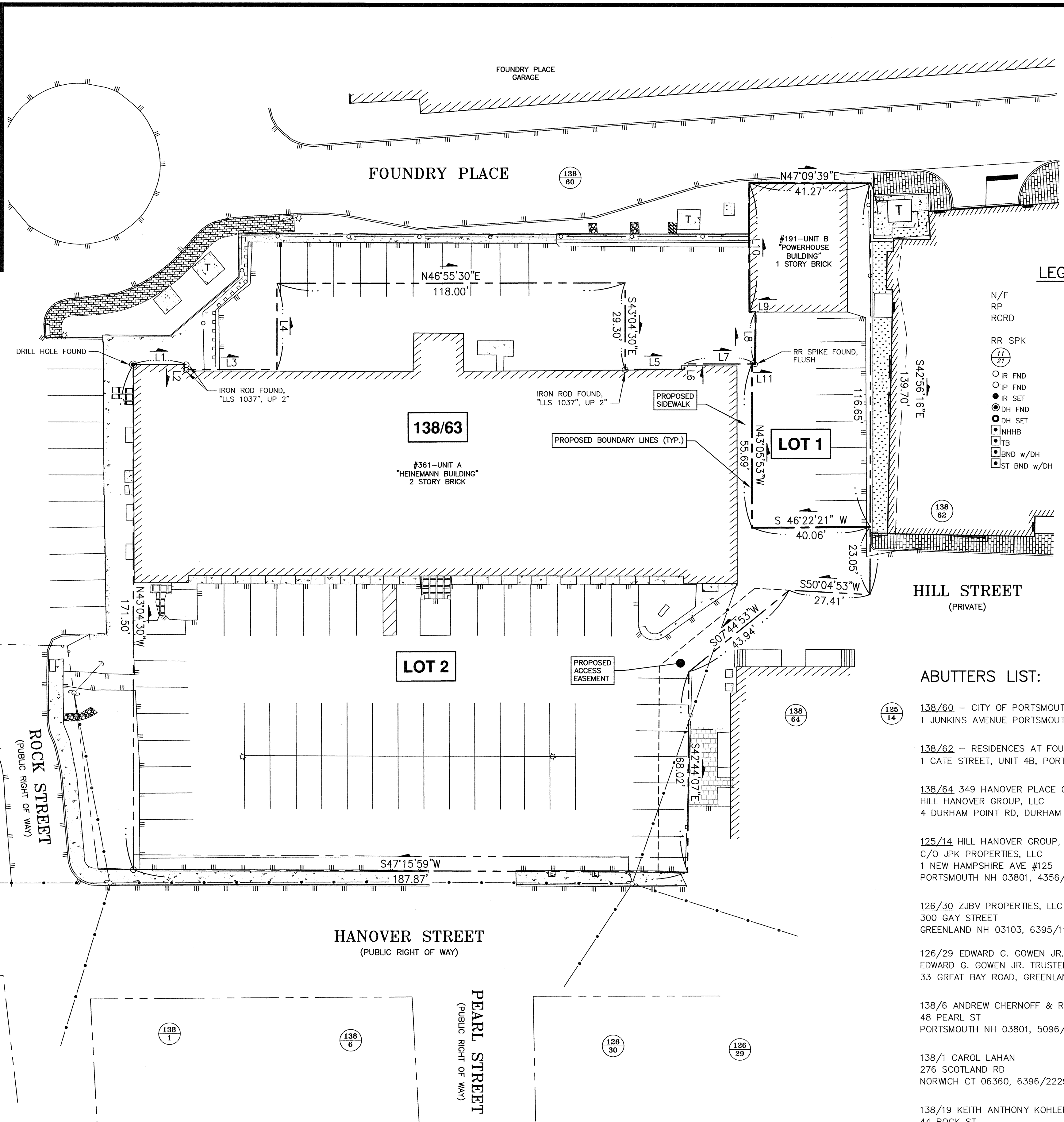
5010135.2977.01



LOCATION MAP SCALE: 1" = 1000'

PLAN REFERENCES:

- 1) "PLAN OF LAND IN PORTSMOUTH, N.H. PORTSMOUTH MFG & POWER CO. TO FRANKIE BROOKS" BY JOHN W. DURGIN. DA TED FEBRUARY 1918. RCRD PLAN 078.
- 2) "SUBDIVISION OF LAND OF PORTSMOUTH MFG. & POWER CO. PORTSMOUTH, N.H." BY JOHN W. DURGIN. DATED NOVEMBER 1925. RCRD PLAN #368.
- 3) "LAND IN PORTSMOUTH, N.H. PORTS. MFG. & POWER CO. TO HAROLD S. WOODS" BY JOHN W. DURGIN. DATED NOVEMBER 1926. RCRD PLAN #389.
- 4) "CONDOMINIUM SITE PLAN FOR HANOVER PLACE CONDOMINIUM 349 HANOVER STREET COUNTY OF ROCKINGHAM PORTSMOUTH, NH" BY MILLETTE, SPRAGUE & COLWELL, INC. DATED SEPTEMBER 28, 2004 LAST REVISED DECEMBER 20, 2005. RCRD PLAN D-33379.
- 5) "CONSOLIDATION & SUBDIVISION PLAN TAX MAP 125, LOT 17 & TAX MAP 138, LOT 62 DEER STREET ASSOCIATES BRIDGE, DEER & HILL STREETS CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE" BY AMBIT ENGINEERING, INC. DA TED JULY 2015. RCRD PLAN D-39699.
- 6) "KEARSARGE MILLS CONDOMINIUM PLANS" BY KIMBALL CHASE COMPANY, INC. DATED APRIL 15, 1986. RCRD PLAN D-14855.
- 7) "BOUNDARY LINE AGREEMENT PLAN KEARSARGE MILL CONDOMINIUMS PORTSMOUTH, N.H." BY JONES & BEACH ENGINEERS, INC. DATED APRIL 10, 1997 LAST REVISED APRIL 21, 1997. RCRD PLAN D-25421.
- 8) "AMENDED SITE PLAN, KEARSARGE MILL CONDOMINIUMS, 1 HANOVER STREET PORTSMOUTH, NH" BY KIMBALL CHASE CONSULTING ENGINEERS DATED 04-14-06 AND LAST REVISED 02-16-07. RCRD PLAN D-34716.



LEGEND

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- RR SPK RAILROAD SPIKE
- MAP 11/LOT 21
- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- DRILL HOLE FOUND
- DRILL HOLE SET
- NHDOT BOUND FOUND
- TOWN BOUND
- BOUND WITH DRILL HOLE
- STONE BOUND WITH DRILL HOLE

HILL STREET (PRIVATE)

ABUTTERS LIST:

- 138/60 - CITY OF PORTSMOUTH
1 JUNKINS AVENUE PORTSMOUTH NH 03801, 5848/0666
- 138/62 - RESIDENCES AT FOUNDY PLACE, LLC
1 CATE STREET, UNIT 4B, PORTSMOUTH NH 03801, 6475/1570
- 138/64 349 HANOVER PLACE CONDOS MASTER CARD
HILL HANOVER GROUP, LLC
4 DURHAM POINT RD, DURHAM NH 03824, 4356/0010
- 125/14 HILL HANOVER GROUP, LLC.
C/O JPK PROPERTIES, LLC
1 NEW HAMPSHIRE AVE #125
PORTSMOUTH NH 03801, 4356/0010
- 126/30 ZJBV PROPERTIES, LLC
300 GAY STREET
GREENLAND NH 03103, 6395/1921
- 126/29 EDWARD G. GOWEN JR. REVOCABLE LIVING TRUST
EDWARD G. GOWEN JR. TRUSTEE
33 GREAT BAY ROAD, GREENLAND, NH 03840, 4327/2531
- 138/6 ANDREW CHERNOFF & REBEKAH CHERNOFF
48 PEARL ST
PORTSMOUTH NH 03801, 5096/0104
- 138/1 CAROL LAHAN
276 SCOTLAND RD
NORWICH CT 06360, 6396/2229
- 138/19 KEITH ANTHONY KOHLER & NICOLE GABRIELLE LAPIERRE
44 ROCK ST
PORTSMOUTH NH 03801, 4505/0807
- 138/22 SEAN G. CAUGHRAN
407 HANOVER ST
PORTSMOUTH NH 03801, 3289/1071

LENGTH TABLE

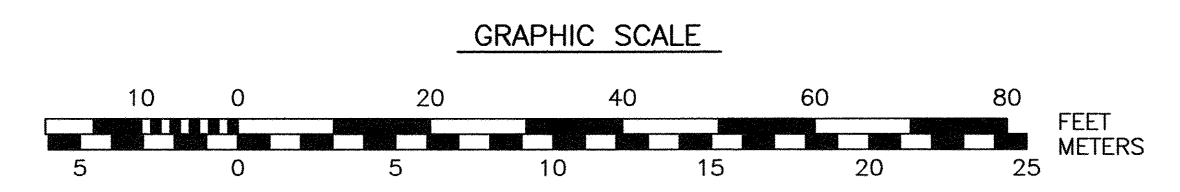
LINE	BEARING	DISTANCE
L1	N47°00'11"E	18.00'
L2	S43°03'50"E	1.78'
L3	N46°55'30"E	30.75'
L4	N43°04'30"W	29.30'
L5	N46°55'30"E	20.00'
L6	N43°04'30"W	1.80'
L7	N46°55'30"E	24.05'
L8	N42°30'12"W	17.65'
L9	S46°42'22"W	2.04'
L10	N43°17'38"W	43.88'
L11	N46°55'30"E	1.12'

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

JOHN R. CHAGNON, LLS DATE 4-3-24

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE



- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 138 AS LOT 63.
 - 2) OWNERS OF RECORD:
UNIT A:
361 HANOVER STEAM FACTORY, LLC
41 INDUSTRIAL DRIVE UNIT 20
EXETER, N.H. 03833
6352/2959
UNIT B:
POWERHOUSE REALTY TRUST
C/O ADAMS DAVID B. TRUSTEE
210 GATES STREET
PORTSMOUTH, NH 03801
5419/1223
 - 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.
 - 4) LOT AREAS:
EXISTING
43,245 S.F.
0.9928 AC.
PROPOSED LOT 1
4,717 S.F.
0.1083 AC.
PROPOSED LOT 2
38,528 S.F.
0.8845 AC.
 - 5) PARCEL IS LOCATED IN CHARACTER DISTRICT 5 (CD5), NORTH END INCENTIVE OVERLAY DISTRICT (NEIOD) AND DOWNTOWN OVERLAY DISTRICT.
 - 6) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED SUBDIVISION OF TAX MAP 139, LOT 63 IN PORTSMOUTH, NH INTO 2 LOTS.
 - 7) PARCEL IS BURDENED BY THE FOLLOWING EASEMENTS:
A) ACCESS EASEMENT TO THE CITY OF PORTSMOUTH TO ALLOW ACCESS TO A PARKING AREA. SEE R.C.R.D. 4735/2971
B) ACCESS EASEMENT TO HANOVER PLACE CONDOMINIUM ASSOCIATION. THIS EASEMENT TO BE RE-DEFINED AS SHOWN HEREON.
 - 8) THE PARCEL HAS THE BENEFIT OF A REVOCABLE LICENSE BETWEEN THE CITY OF PORTSMOUTH AND THE KEARSARGE MILL UNIT ON THE PLAN ENTITLED "KEARSARGE MILL CONDOMINIUMS HANOVER STREET, PORTSMOUTH, NH SITE PLAN AMENDMENT" PREPARED BY KIMBALL CHASE CONSULTING ENGINEERS DATED APRIL 14, 2006, LICENSE AND SITE PLAN ARE AVAILABLE WITH THE RECORDS OF THE CITY OF PORTSMOUTH, SEE ALSO PLAN REFERENCE #6.
 - 9) PROPERTY CORNERS WILL BE SET PRIOR TO RECORDING.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/3/24
REVISIONS		

**SUBDIVISION PLAN
TAX MAP 138 - LOT 63**

**KEARSARGE MILL UNIT OWNERS
ASSOCIATION**

OWNERS: 361 HANOVER STEAM
FACTORY, LLC & POWERHOUSE REALTY
TRUST

FOUNDY PLACE & HANOVER STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE



NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 138 AS LOT 63.

2) APPLICANT:
 361 HANOVER STEAM FACTORY, LLC
 41 INDUSTRIAL DRIVE UNIT 20
 EXETER, NH 03833
 6352/2959

3) THE PURPOSE OF THIS PLAN IS TO SHOW SITE FEATURES AS OF FEBRUARY 2023 ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 LOT 63.

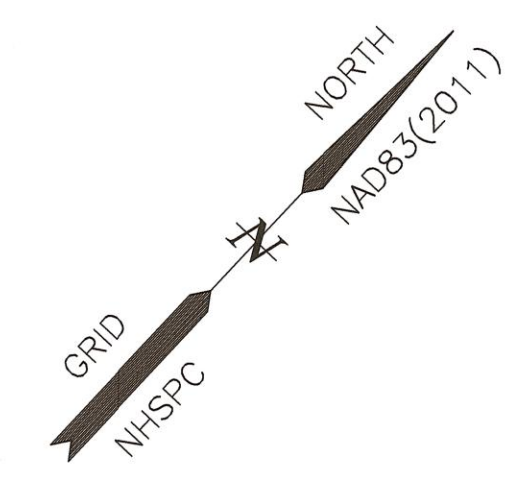
LICENSE AREA
 7,500 S.F.

138/60

#151-UNIT B
 "POWERHOUSE
 BUILDING"
 1 STORY BRICK

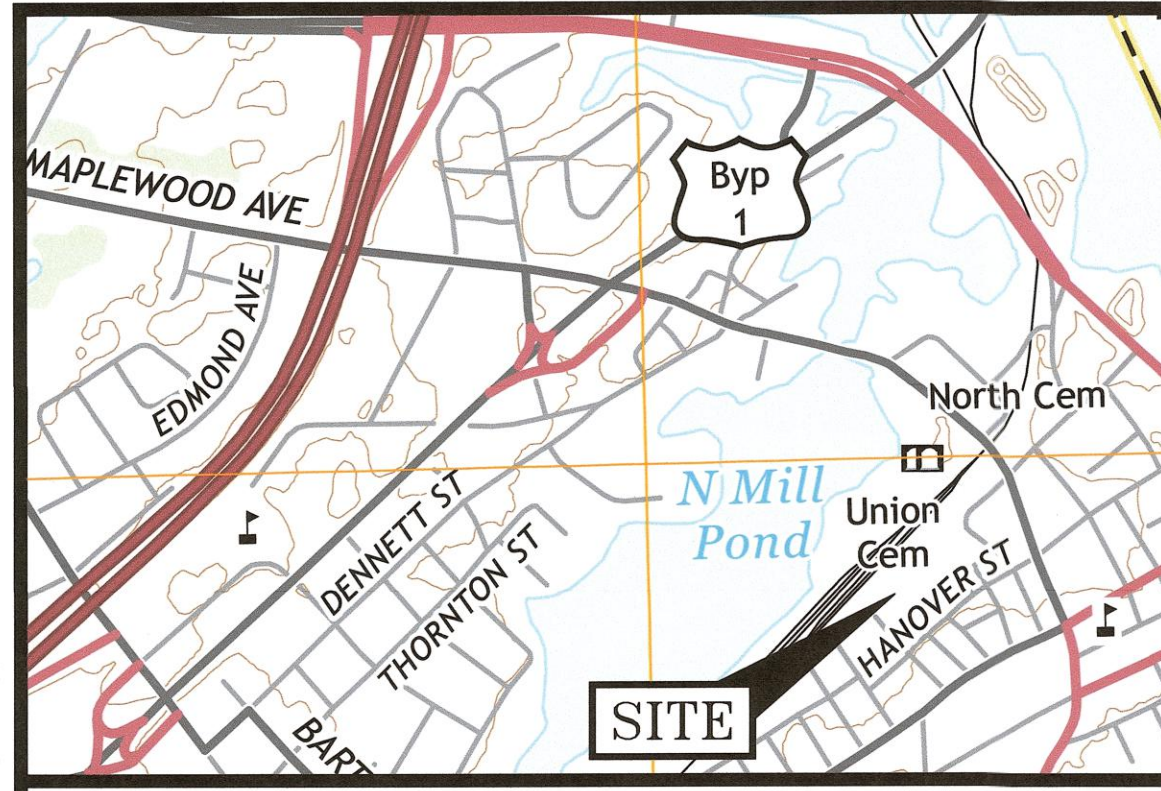
138/63

#361-UNIT A
 "HEINEMANN BUILDING"
 2 STORY BRICK



NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/3/24
REVISIONS		

SITE ORTHOPHOTO
TAX MAP 138 - LOT 63
361 HANOVER STEAM FACTORY, LLC
FOUNDRY PLACE & ROCK STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE



LOCATION MAP SCALE: 1"=1,000'

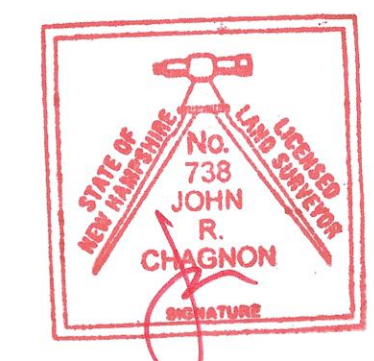
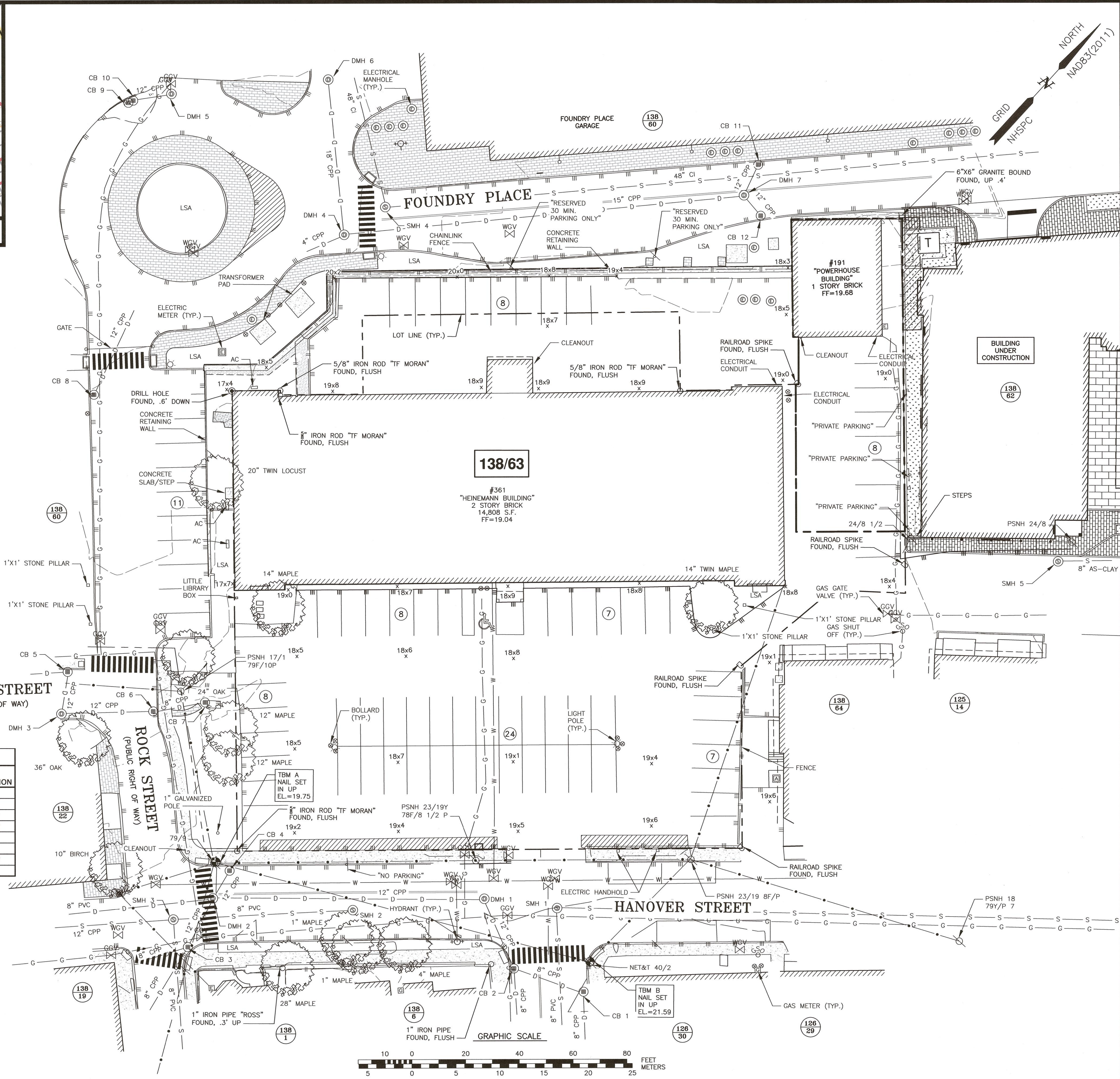
- NOTES:**
- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 AS LOT 63.
 - OWNER OF RECORD:
 361 HANOVER STEAM FACTORY, LLC
 41 INDUSTRIAL DRIVE UNIT 20
 EXETER, N.H. 03833
 6352/2959
 - PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F. JANUARY 29 2021.
 - EXISTING LOT AREA:
 38,528 S.F.
 - PARCEL IS LOCATED IN CHARACTER DISTRICT 5 (CD5), NORTH END INCENTIVE OVERLAY DISTRICT, AND DOWNTOWN OVERLAY DISTRICT.
 - DIMENSIONAL REQUIREMENTS:
 SEE ZONING ORDINANCE
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON PORTSMOUTH ASSESSOR'S MAP 138 AS LOT 63, AS AMENDED.
 - VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

DRAINAGE STRUCTURE TABLE

STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT IN	INVERT OUT	DIRECTION
CB 1	EX	20.66	8" CPP	17.51	17.46	SW
CB 2	EX	20.35	12" CPP	15.80	15.70	SE
CB 3	EX	19.29	8" CPP	16.50	16.54	NE
CB 4	EX	18.90	12" CPP	16.24	15.65	SE
CB 5	EX	15.00	12" CPP	16.29	10.00	SW
CB 6	EX	15.60	8" CPP	13.20	12.85	NE
CB 7	EX	17.43	8" CPP	16.28	16.28	SW
CB 8	EX	12.15	12" CPP	7.45	5.86	NW
CB 9&10	EX	9.76	12" CPP	5.86	5.86	NE
CB 11	EX	10.07	12" CPP	6.17	6.17	SE
CB 12	EX	10.22	12" CPP	6.92	6.92	W
DMH 1	EX	19.81	12" CPP	15.56	15.56	SW
DMH 2	EX	19.08	12" CPP	15.03	15.03	E
DMH 3	EX	15.30	12" CPP	10.65	10.65	NW
DMH 4	EX	11.86	18" CPP	5.46	5.46	NE
DMH 5	EX	9.87	4" PVC	9.36	NO DATA	S
DMH 6	EX	11.84	12" CPP	6.29	NO DATA	SW
DMH 7	EX	10.19	18" CPP	6.44	6.29	NW
			12" CPP	6.39		E

SEWER STRUCTURE TABLE

STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT IN	INVERT OUT	DIRECTION
SMH 1	EX	20.06	15" PVC	14.41	14.36	NE
SMH 2	EX	19.31	8" PVC	12.91	12.91	SW
SMH 3	EX	19.15	8" PVC	11.60	11.45	SW
SMH 4	EX	12.23	48" CI	-0.77	-0.77	NE



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

John R. Chagnon 4.3.24
 JOHN R. CHAGNON, LLS DATE

**SITE REDEVELOPMENT
 361 HANOVER STREET
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
2	ISSUED FOR REVIEW	4/3/24
1	UPDATE E.C. & ADD SPOT GRADES	2/28/24
0	ISSUED FOR COMMENT	1/31/24

REVISIONS

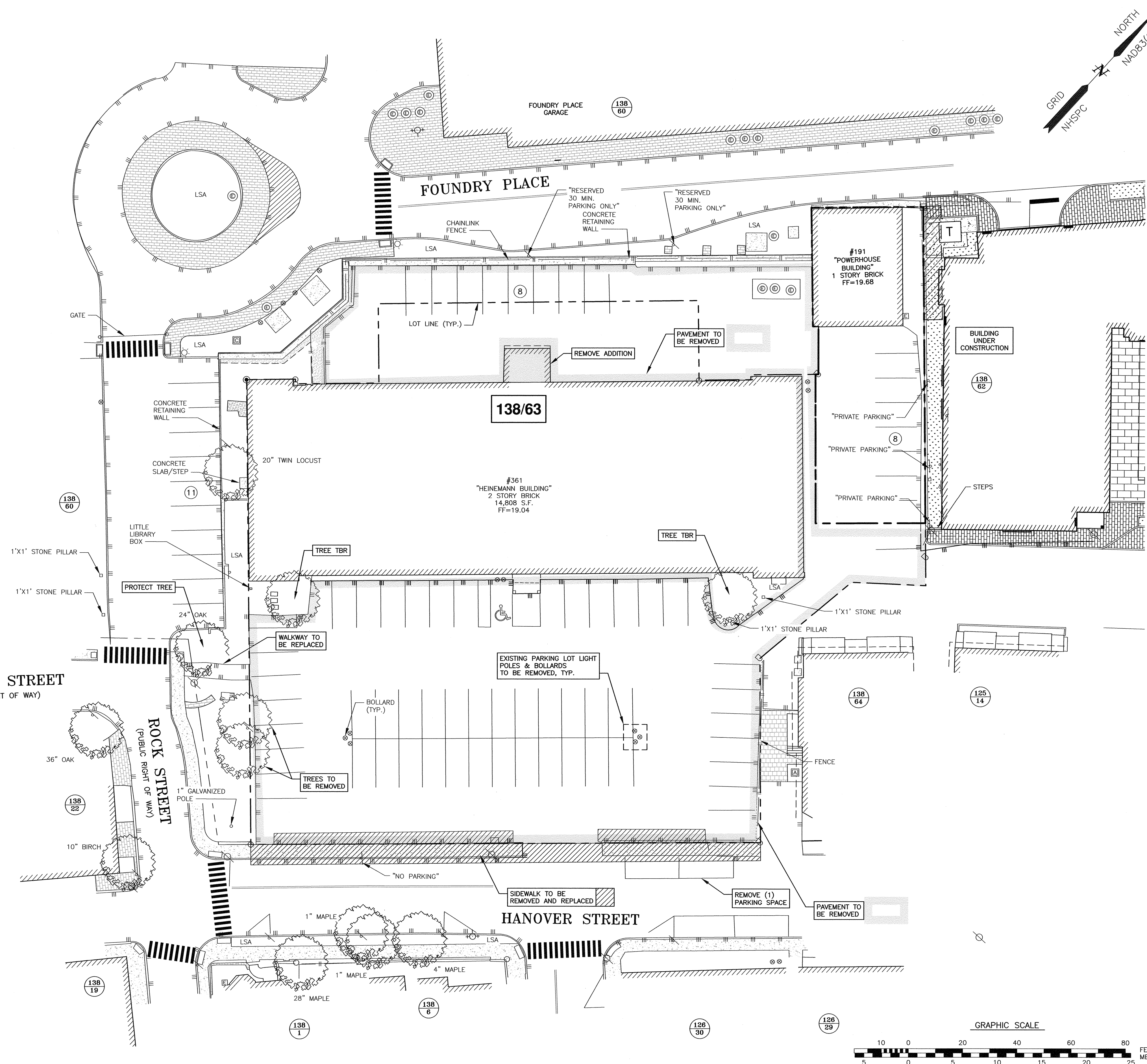
NO.	DESCRIPTION	DATE

SCALE: 1"=20' JANUARY 2024

EXISTING CONDITIONS PLAN **C1**

DEMOLITION NOTES

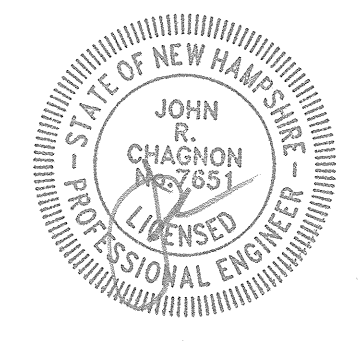
- A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.
- B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.
- C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION / DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.
- E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.
- F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.
- G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.
- I) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.
- J) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFETY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.
- K) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS.



- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
 - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION." (NHDES DECEMBER 2008).
 - 4) COORDINATE ACCESS IN STREET/ROW AREAS ADJACENT TO DEMOLITION TO INSURE SAFE PASSAGE. UTILIZE DETOURS IF NEEDED.
 - 5) EXISTING UTILITIES TO BE ABANDONED SHALL BE REMOVED TO THE UTILITY MAIN AND CAPPED PER THE UTILITY COMPANY REQUIREMENT.

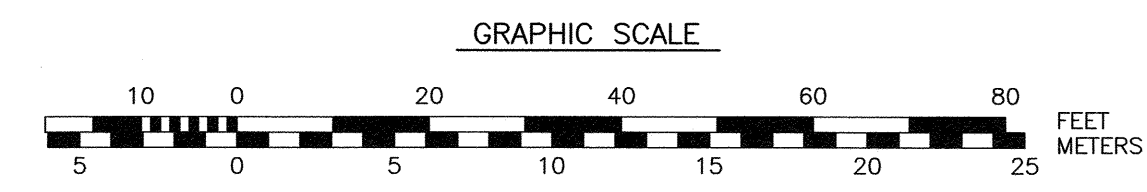
**SITE REDEVELOPMENT
 361 HANOVER STREET
 PORTSMOUTH, N.H.**

REVISIONS		
NO.	DESCRIPTION	DATE
1	UPDATE	7/3/24
0	ISSUED FOR COMMENT	4/3/24



SCALE: 1"=20' JANUARY 2024

DEMOLITION PLAN **C2**



PROPOSED ORDINANCE COMPLIANCE:

TOTAL BUILDING SQUARE FOOTAGE: 27,782/38,528=72.1%

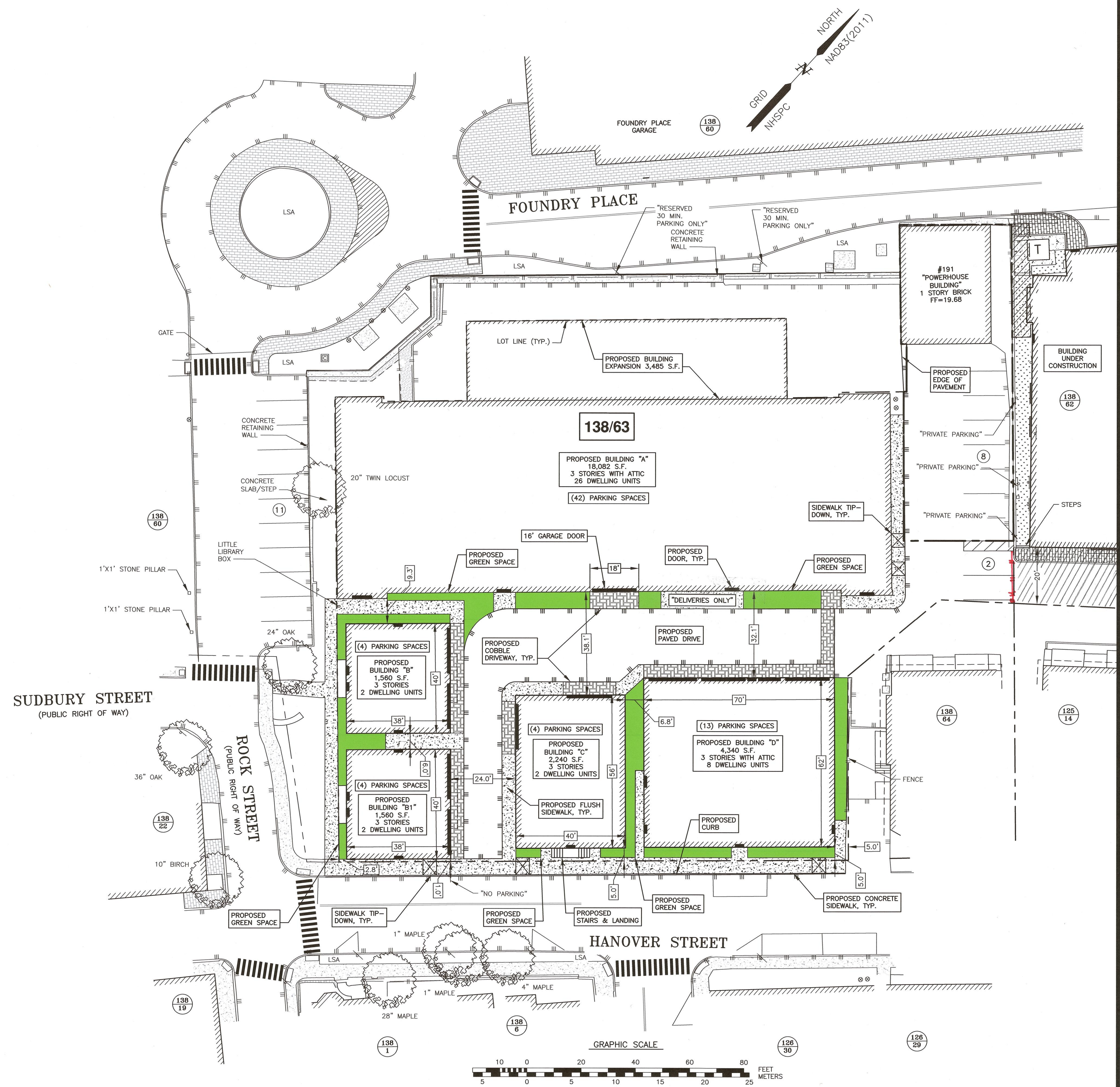
TOTAL IMPERVIOUS AREA: 36,602 SF

PROPOSED OPEN SPACE: 1,926 SF/38,528= 5%

BUILDING HEIGHT: TO CONFORM TO ORDINANCE

BUILDING SETBACKS: TO CONFORM TO ORDINANCE

FRONT LOT BUILDOUT: 80%

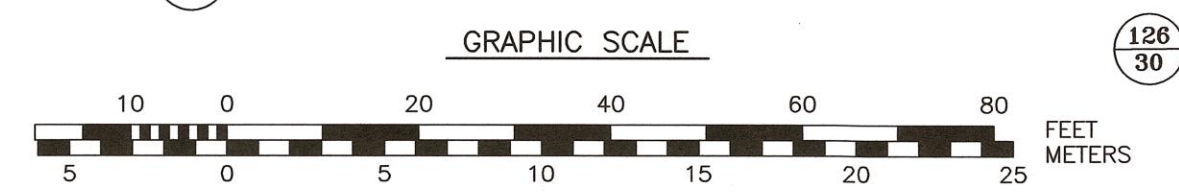


THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.

APPROVED BY THE PORTSMOUTH PLANNING BOARD

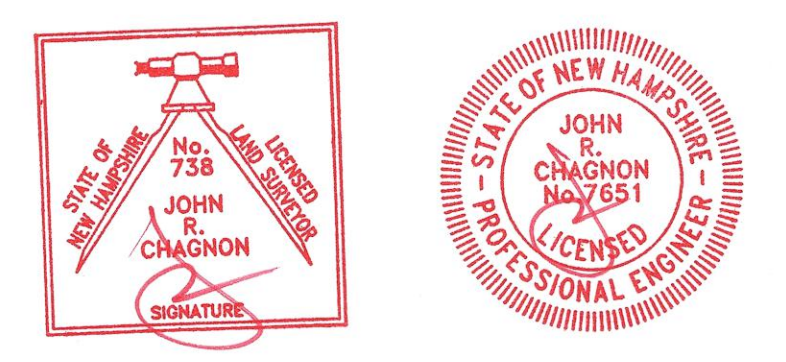
CHAIRMAN _____ DATE _____



- NOTES:**
- PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 AS LOT 63.
 - APPLICANT:
361 HANOVER STEAM FACTORY, LLC
41 INDUSTRIAL DRIVE UNIT 20
EXETER, N.H. 03833
 - PARCEL IS NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F, JANUARY 29 2021.
- PROPOSED LOT AREAS:**
- LOT 138/63
38,528 S.F.±
0.8845 AC
- LOT 138/63-1
4,717 S.F.
0.1083 AC
- PARCEL IS LOCATED IN CHARACTER DISTRICT 5 (CD5), NORTH END INCENTIVE OVERLAY, AND DOWNTOWN OVERLAY DISTRICT.
- DIMENSIONAL REQUIREMENTS:**
*SEE PORTSMOUTH ZONING ORDINANCE AND TABLE.
- MINIMUM LOT AREA: NR
SETBACKS:
FRONT: 5 FEET (MAXIMUM)
SIDE: NR
REAR: 5 FEET
MAXIMUM BUILDING COVERAGE: 95%
MINIMUM OPEN SPACE: 5%
 - THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE DEVELOPMENT ON ASSESSOR'S MAP 138 LOT 63.
 - VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
 - PROPOSED USE:
BUILDING A: 26 UNITS
BUILDING B: 2 UNITS
BUILDING B1: 2 UNITS
BUILDING C: 2 UNITS
BUILDING D: 8 UNITS
TOTAL: 40 UNITS
 - PARKING SPACES PROVIDED:
BUILDING A: 42 SPACES
BUILDING B: 4 SPACES
BUILDING B1: 4 SPACES
BUILDING C: 4 SPACES
BUILDING D: 13 SPACES
TOTAL: 69 SPACES

**SITE REDEVELOPMENT
361 HANOVER STREET
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
5	LAYOUT	3/5/25
4	SITE EXCAVATION NOTE	2/26/25
3	ZONING TABLE, NOTES 7-8, PARKING	2/10/23
2	BUILDING STORIES, ZONING STD.	1/2/25
1	REVISED LAYOUT	7/3/24
0	ISSUED FOR COMMENT	6/12/24



SCALE: 1"=20' JANUARY 2024

SITE PLAN **C3**

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 138 AS LOT 60.

2) OWNERS OF RECORD:
LOT 60
CITY OF PORTSMOUTH
JUNKINS AVENUE
PORTSMOUTH, NH 03801

LOT 63 - UNIT A
361 HANOVER STEAM FACTORY, LLC
41 INDUSTRIAL DRIVE UNIT 20
EXETER, N.H. 03833
6352/2959

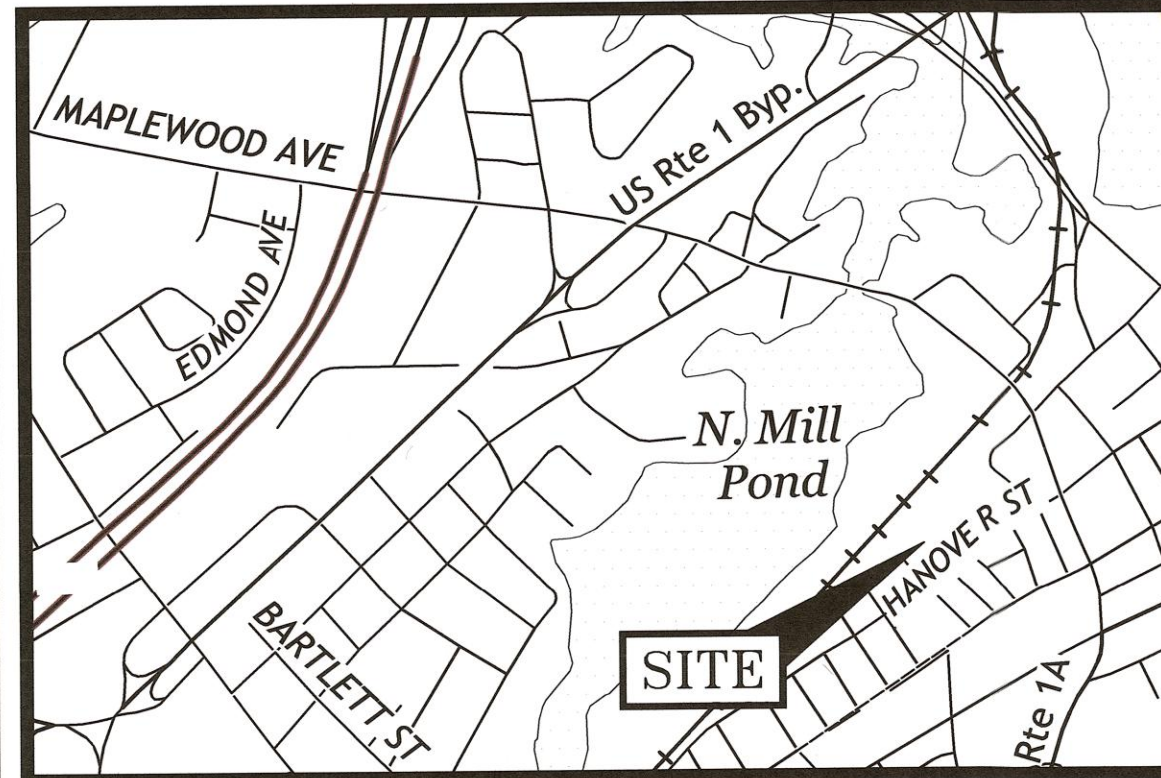
3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.

4) LOT AREA: 38,528 S.F.

5) PARCEL IS LOCATED IN CHARACTER DISTRICT 5 (CD5) AND DOWNTOWN OVERLAY DISTRICT.

6) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED LICENSE AREA ON TAX MAP 138, LOT 60 TO BENEFIT TAX MAP 138, LOT 63 IN PORTSMOUTH, NH.

7) THE LICENSE AGREEMENT BETWEEN THE CITY OF PORTSMOUTH AND 361 HANOVER STEAM FACTORY, LLC WILL REPLACE THE EXISTING PARKING LICENSE AGREEMENT RECORDED AT DEED BOOK 4735 PAGE 2971 AND PROVIDE A PUBLIC AND PRIVATE LANDSCAPING EASEMENT TO 361 HANOVER STEAM FACTORY, LLC.

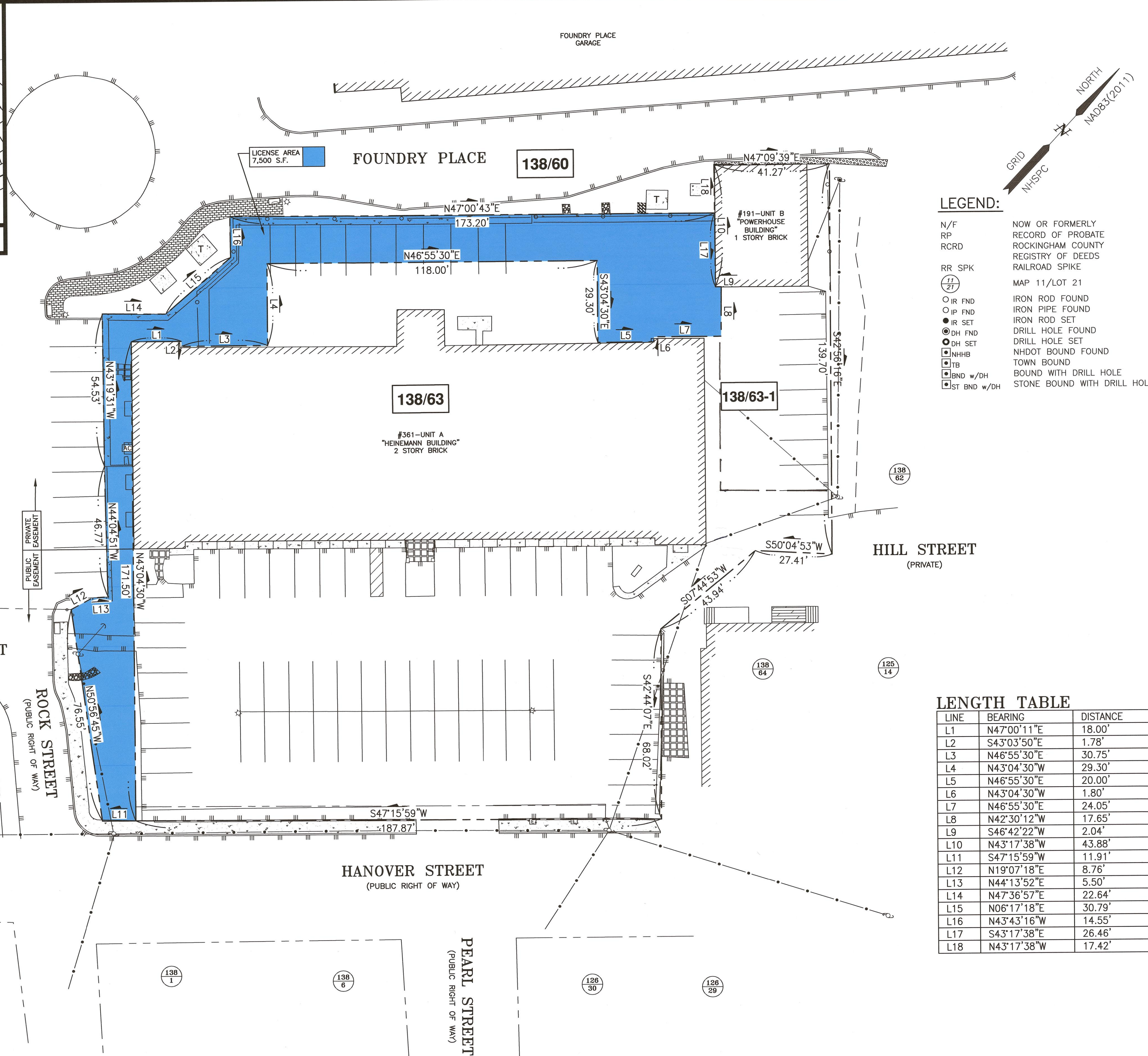


LOCATION MAP

SCALE: 1" = 1000'

PLAN REFERENCES:

- "PLAN OF LAND IN PORTSMOUTH, N.H. PORTSMOUTH MFG & POWER CO. TO FRANKIE BROOKS" BY JOHN W. DURGIN. DA TED FEBRUARY 1918. RCRD PLAN 078.
- "SUBDIVISION OF LAND OF PORTSMOUTH MFG. & POWER CO. PORTSMOUTH, N.H." BY JOHN W. DURGIN. DATED NOVEMBER 1925. RCRD PLAN #368.
- "LAND IN PORTSMOUTH, N.H. PORTS. MFG. & POWER CO. TO HAROLD S. WOODS" BY JOHN W. DURGIN. DATED NOVEMBER 1926. RCRD PLAN #389.
- "CONDOMINIUM SITE PLAN FOR HANOVER PLACE CONDOMINIUM 349 HANOVER STREET COUNTY OF ROCKINGHAM PORTSMOUTH, NH" BY MILLETTE, SPRAGUE & COLWELL, INC. DATED SEPTEMBER 28, 2004 LAST REVISED DECEMBER 20, 2005. RCRD PLAN D-33379.
- "CONSOLIDATION & SUBDIVISION PLAN TAX MAP 125, LOT 17 & TAX MAP 138, LOT 62 DEER STREET ASSOCIATES BRIDGE, DEER & HILL STREETS CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE" BY AMBIT ENGINEERING, INC. DA TED JULY 2015. RCRD PLAN D-39699.
- "KEARSARGE MILLS CONDOMINIUM PLANS" BY KIMBALL CHASE COMPANY, INC. DATED APRIL 15, 1986. RCRD PLAN D-14855.
- "BOUNDARY LINE AGREEMENT PLAN KEARSARGE MILL CONDOMINIUMS PORTSMOUTH, N.H." BY JONES & BEACH ENGINEERS, INC. DATED APRIL 10, 1997 LAST REVISED APRIL 21, 1997. RCRD PLAN D-25421.
- "AMENDED SITE PLAN, KEARSARGE MILL CONDOMINIUMS, 1 HANOVER STREET PORTSMOUTH, NH" BY KIMBALL CHASE CONSULTING ENGINEERS DATED 04-14-06 AND LAST REVISED 02-16-07. RCRD PLAN D-34716.



LEGEND:

- N/F NOW OR FORMERLY
- RP RECORD OF PROBATE
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- RR SPK RAILROAD SPIKE
- (17/21) MAP 11/LOT 21
- IR FND IRON ROD FOUND
- IP FND IRON PIPE FOUND
- IR SET IRON ROD SET
- DH FND DRILL HOLE FOUND
- DH SET DRILL HOLE SET
- NHFB NHDOT BOUND FOUND
- TB TOWN BOUND
- BND w/DH BOUND WITH DRILL HOLE
- JST BND w/DH STONE BOUND WITH DRILL HOLE

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N47°00'11"E	18.00'
L2	S43°03'50"E	1.78'
L3	N46°55'30"E	30.75'
L4	N43°04'30"W	29.30'
L5	N46°55'30"E	20.00'
L6	N43°04'30"W	1.80'
L7	N46°55'30"E	24.05'
L8	N42°30'12"W	17.65'
L9	S46°42'22"W	2.04'
L10	N43°17'38"W	43.88'
L11	S47°15'59"W	11.91'
L12	N19°07'18"E	8.76'
L13	N44°13'52"E	5.50'
L14	N47°36'57"E	22.64'
L15	N06°17'18"E	30.79'
L16	N43°43'16"W	14.55'
L17	S43°17'38"E	26.46'
L18	N43°17'38"W	17.42'

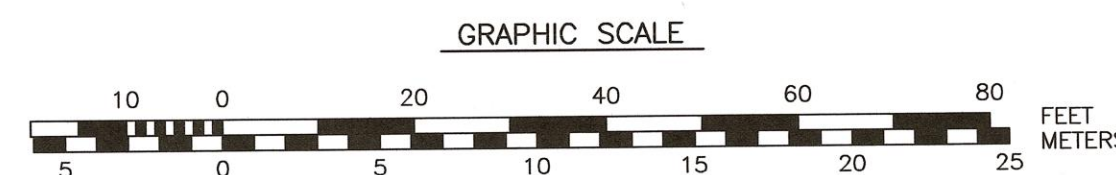


"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."

[Signature] 7-3-24
JOHN R. CHAGNON, LLS DATE

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

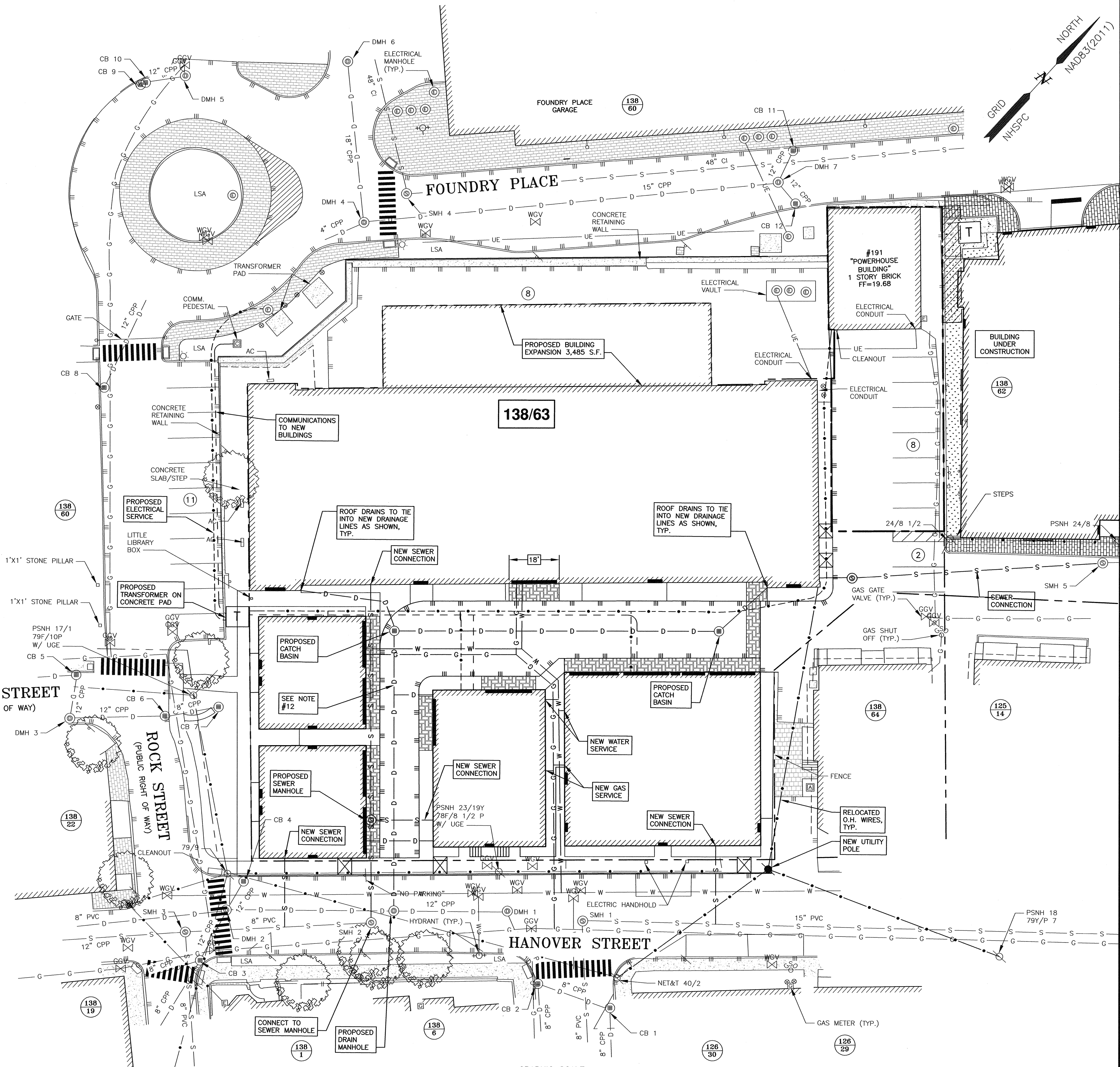


PROPOSED LICENSE AREA PLAN
TAX MAP 138 - LOT 63
CITY OF PORTSMOUTH
TO
361 HANOVER STEAM
FACTORY, LLC
FOUNDY PLACE & ROCK STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

P:\NA\5010135-Hampshire_Development\5010135-Hampshire_Site_Plan\Plans & Specs\Site\2977.01_Conveyance.dwg, 7/2/2024 9:40:53 AM, \S\RS\5010135\1\Portsmouth_Planter_Canon_Tx3000

UTILITY NOTES:

- 1) SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION.
- 2) COORDINATE ALL UTILITY WORK WITH APPROPRIATE UTILITY.
- 3) CONTRACTOR SHALL COORDINATE ALL ELECTRIC WORK INCLUDING BUT NOT LIMITED TO: CONDUIT CONSTRUCTION, MANHOLE CONSTRUCTION, UTILITY POLE CONSTRUCTION, OVERHEAD WIRE RELOCATION, AND TRANSFORMER CONSTRUCTION WITH POWER COMPANY.
- 4) ALL WATER MAIN INSTALLATIONS SHALL BE CLASS 52, POLYWRAPPED, CEMENT LINED DUCTILE IRON PIPE.
- 5) ALL WATERMAIN INSTALLATIONS SHALL BE PRESSURE TESTED AND CHLORINATED AFTER CONSTRUCTION AND BEFORE ACTIVATING THE SYSTEM. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORTSMOUTH.
- 6) ALL SEWER PIPE SHALL BE PVC SDR 35 UNLESS OTHERWISE STATED.
- 7) ALL WORK WITHIN CITY R.O.W. SHALL BE COORDINATED WITH CITY OF PORTSMOUTH.
- 8) CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO ADJACENT PROPERTIES THROUGHOUT CONSTRUCTION.
- 9) ANY CONNECTION TO EXISTING WATERMAIN SHALL BE CONSTRUCTED BY THE CITY OF PORTSMOUTH.
- 10) EXISTING UTILITIES TO BE REMOVED SHALL BE CAPPED AT THE MAIN AND MEET THE DEPARTMENT OF PUBLIC WORKS STANDARDS FOR CAPPING OF WATER AND SEWER SERVICES.
- 11) ALL ELECTRICAL MATERIAL WORKMANSHIP SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION, AND ALL APPLICABLE STATE AND LOCAL CODES.
- 12) THE EXACT LOCATION OF NEW UTILITY SERVICES AND CONNECTIONS SHALL BE COORDINATED WITH BUILDING DRAWINGS AND UTILITY COMPANIES.
- 13) ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
- 14) ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
- 15) THE CONTRACTOR SHALL OBTAIN, PAY FOR, AND COMPLY WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL INSPECTIONS, AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATED TO THE OWNER PRIOR TO THE COMPLETION OF PROJECT.
- 16) THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED IN THESE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL.
- 17) CONTRACTOR SHALL PROVIDE EXCAVATION, BEDDING, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICES.
- 18) A 10'-FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER AND SANITARY SEWER LINES. AN 18"-INCH MINIMUM OUTSIDE TO OUTSIDE VERTICAL SEPARATION SHALL BE PROVIDED AT ALL WATER/SANITARY SEWER CROSSINGS WATER ABOVE SEWER.
- 19) SAWCUT AND REMOVE PAVEMENT AND CONSTRUCT PAVEMENT TRENCH PATCH FOR ALL PROPOSED UTILITIES LOCATED IN EXISTING PAVEMENT AREAS TO REMAIN.
- 20) GATE VALVES, FITTINGS, ETC. SHALL MEET THE REQUIREMENTS OF THE CITY OF PORTSMOUTH.
- 21) COORDINATE TESTING OF SEWER CONSTRUCTION WITH THE CITY OF PORTSMOUTH.
- 22) ALL SEWER PIPES WITH LESS THAN 6' COVER SHALL BE INSULATED.

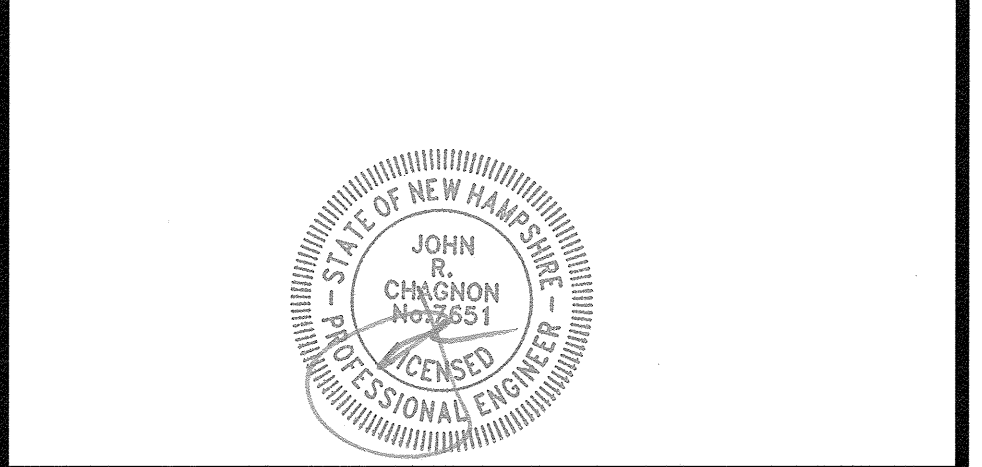


HALEYWARD
 ENGINEERING | ENVIRONMENTAL | SURVEYING
 200 Griffin Rd. Unit 14
 Portsmouth, New Hampshire 03801
 603.430.9282
 WWW.HALEYWARD.COM

- NOTES:**
- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
 - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
 - 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
 - 4) INSTALL CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED CATCH BASINS (IN THE PROJECT VICINITY) UNTIL CONSTRUCTION IS COMPLETED AND THE SITE IS STABILIZED.
 - 5) ALL WATER MAIN AND SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE NEW HAMPSHIRE STATE PLUMBING CODE AND CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS.
 - 6) UTILITY AS-BUILTS SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF THE PROJECT.
 - 7) EVERSOURCE WORK ORDER #XXXXXX
 - 8) PROPOSED SEWER FLOW:
 36 UNITS X 170 GPD/UNITS = 6,120 GPD
 TOTAL FLOW: 6,120 GPD
 - 9) THE APPLICANT SHALL HAVE A COMMUNICATIONS SITE SURVEY CONDUCTED BY A MOTOROLA COMMUNICATIONS CARRIER APPROVED BY THE PORTSMOUTH'S COMMUNICATIONS DIVISION. THE RADIO COMMUNICATIONS CARRIER MUST BE FAMILIAR AND CONVERSANT WITH THE PORTSMOUTH POLICE AND FIRE RADIO SYSTEMS CONFIGURATION. IF THE SITE SURVEY INDICATES THAT IT IS NECESSARY TO INSTALL A SIGNAL REPEATER EITHER ON OR NEAR THE PROPOSED PROJECT, THOSE COSTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER WILL BE REQUIRED TO MAINTAIN ANY INSTALLED EQUIPMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE TO PAY FOR THE SITE SURVEY WHETHER OR NOT THE SURVEY INDICATES THAT EQUIPMENT IS NECESSARY. THE OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR PORTSMOUTH. THE SURVEY SHALL BE COMPLETED AND ANY REQUIRED EQUIPMENT INSTALLED, TESTED, AND ACCEPTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - 10) FINAL CONDUIT LOCATION SUBJECT TO CONFIRMATION FROM UTILITY PROVIDERS.
 - 11) EXISTING UTILITIES TO BE ABANDONED SHALL BE REMOVED TO THE UTILITY MAIN AND CAPPED PER THE UTILITY COMPANY REQUIREMENT.
 - 12) ROOF LEADERS FOR BUILDING B, C, & D WILL CONNECT TO THIS DRAIN LINE.

**SITE REDEVELOPMENT
 361 HANOVER STREET
 PORTSMOUTH, N.H.**

NO.	ISSUED FOR COMMENT	DATE
0	ISSUED FOR COMMENT	12/3/24
REVISIONS		

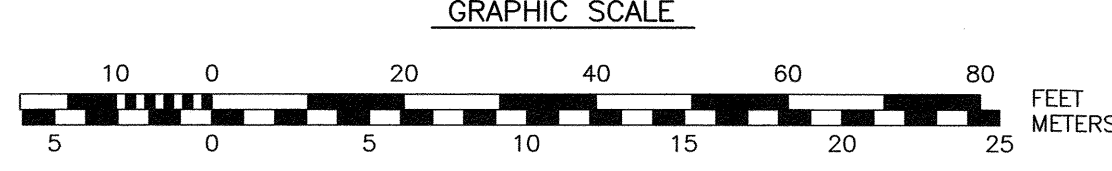


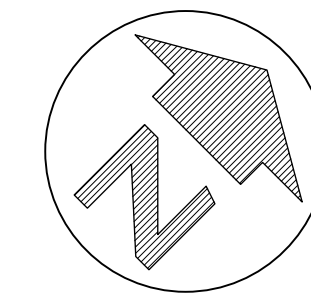
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UTILITY PLAN **C4**

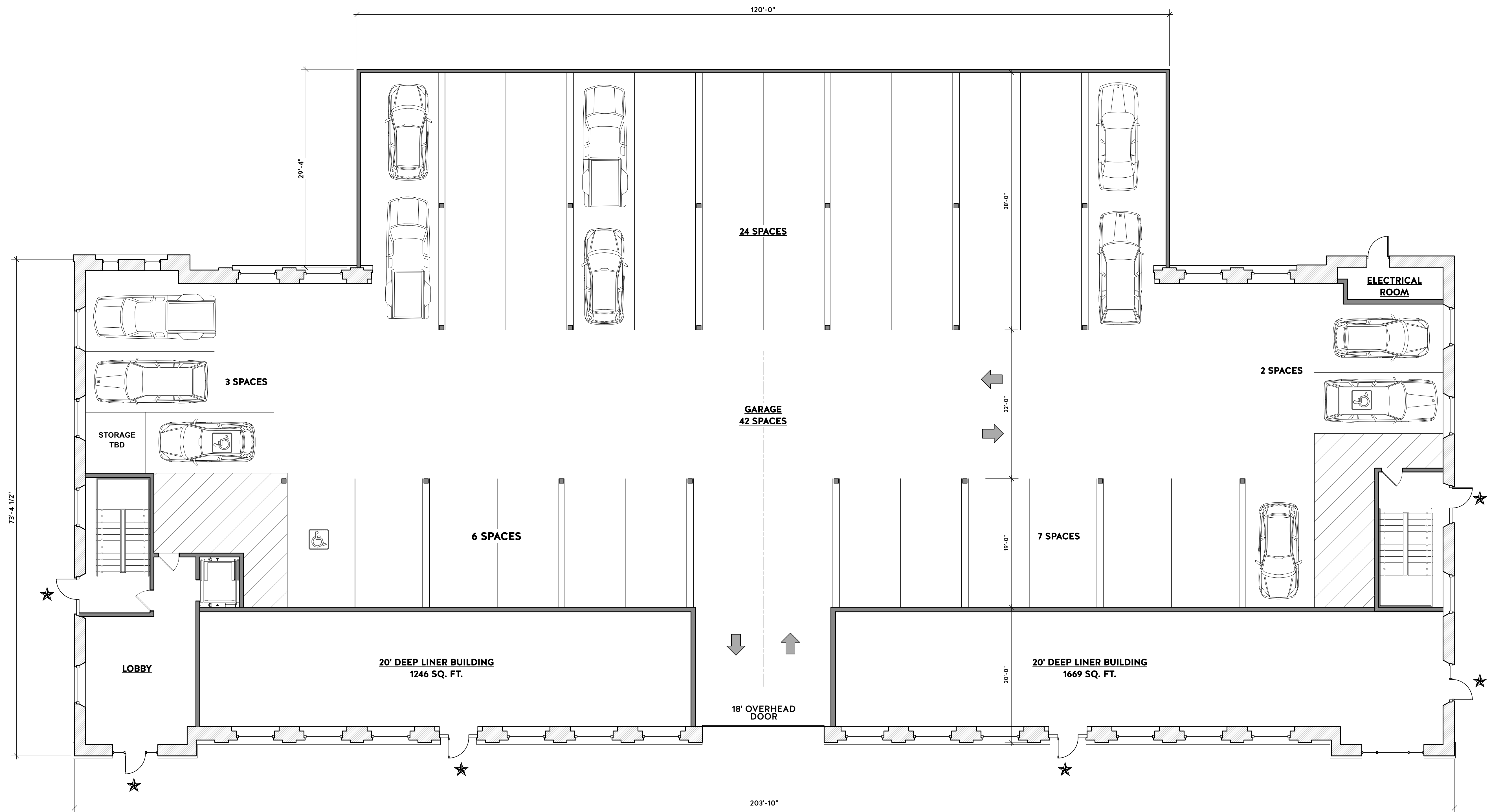
SEWER STRUCTURE TABLE

STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT IN	INVERT OUT	DIRECTION
SMH 1	EX	20.06	15" PVC		14.36	NE
SMH 2	EX	19.31	8" PVC	14.41	12.91	SE
SMH 3	EX	19.15	8" PVC		11.45	SW
			8" PVC	11.60		NE
			8" PVC	13.90		SE
SMH 4	EX	12.23	48" CI	-0.77		NW
			48" CI		-0.77	NE





BUILDING A
AT
361 HANOVER STREET
PORTSMOUTH, NH 03801



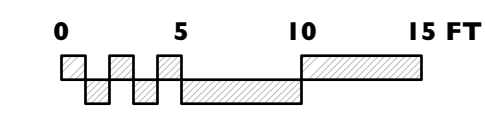
1 GROUND LEVEL PLAN
Scale: 1/8" = 1'-0"

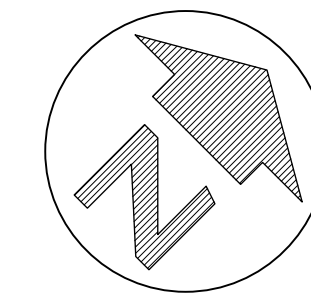
REVISION & REISSUE NOTES		
No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION

Project # 2024-09	Project Manager X.X.	Date 3-5-25
Scale: AS NOTED		

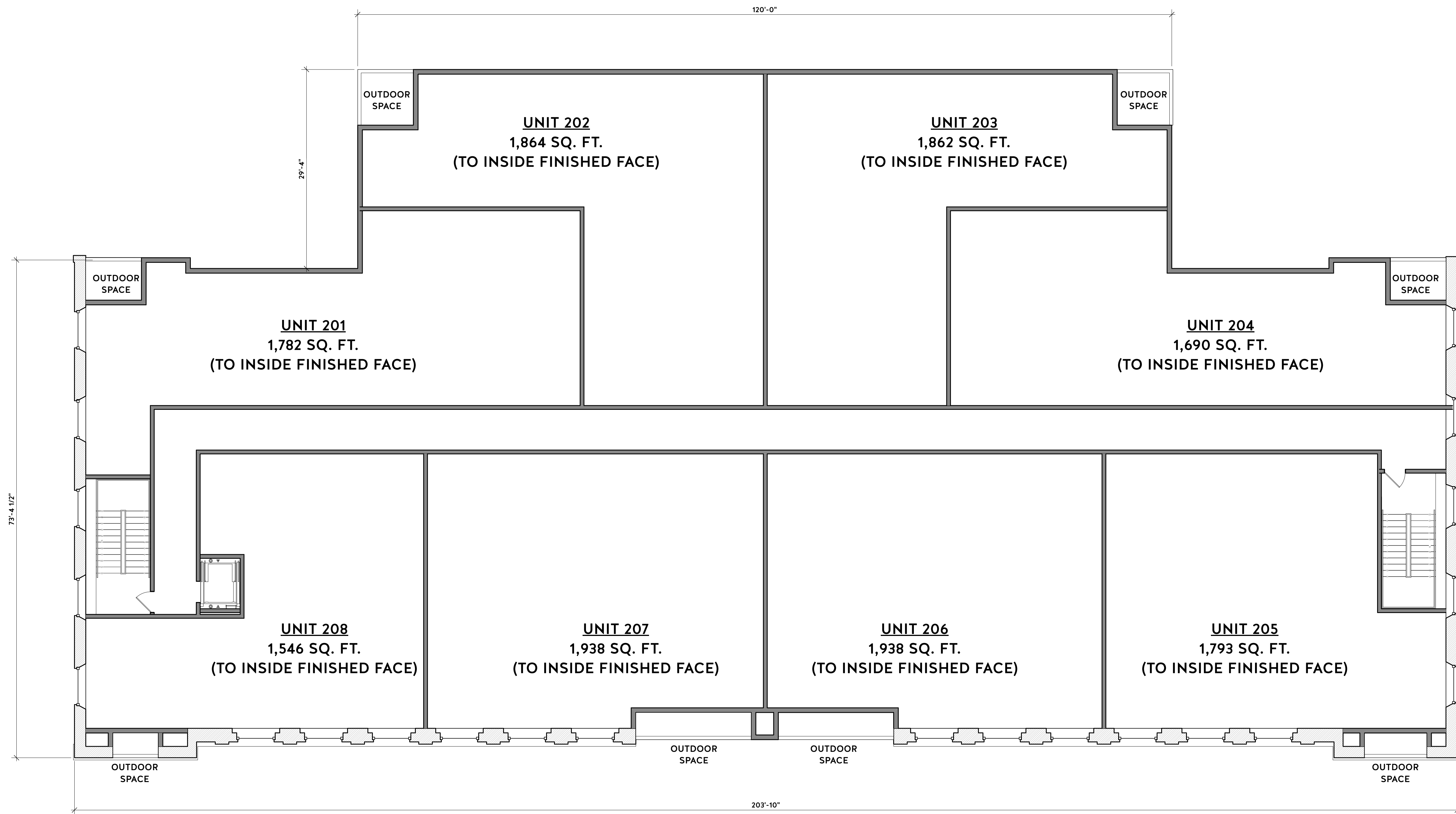
GROUND LEVEL
PLAN: BUILDING A

A1.1a





BUILDING A
 AT
361 HANOVER STREET
 PORTSMOUTH, NH 03801



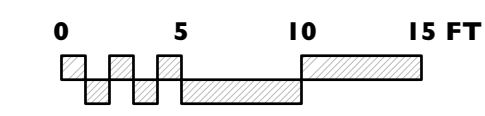
REVISION & REISSUE NOTES		
No.	Date	Notes
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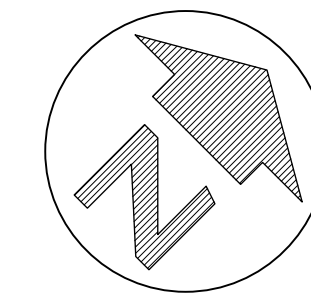
Project # 2024-09	Project Manager X.X.	Date 3-5-25
Scale: AS NOTED		

**SECOND LEVEL PLAN:
 BUILDING A**

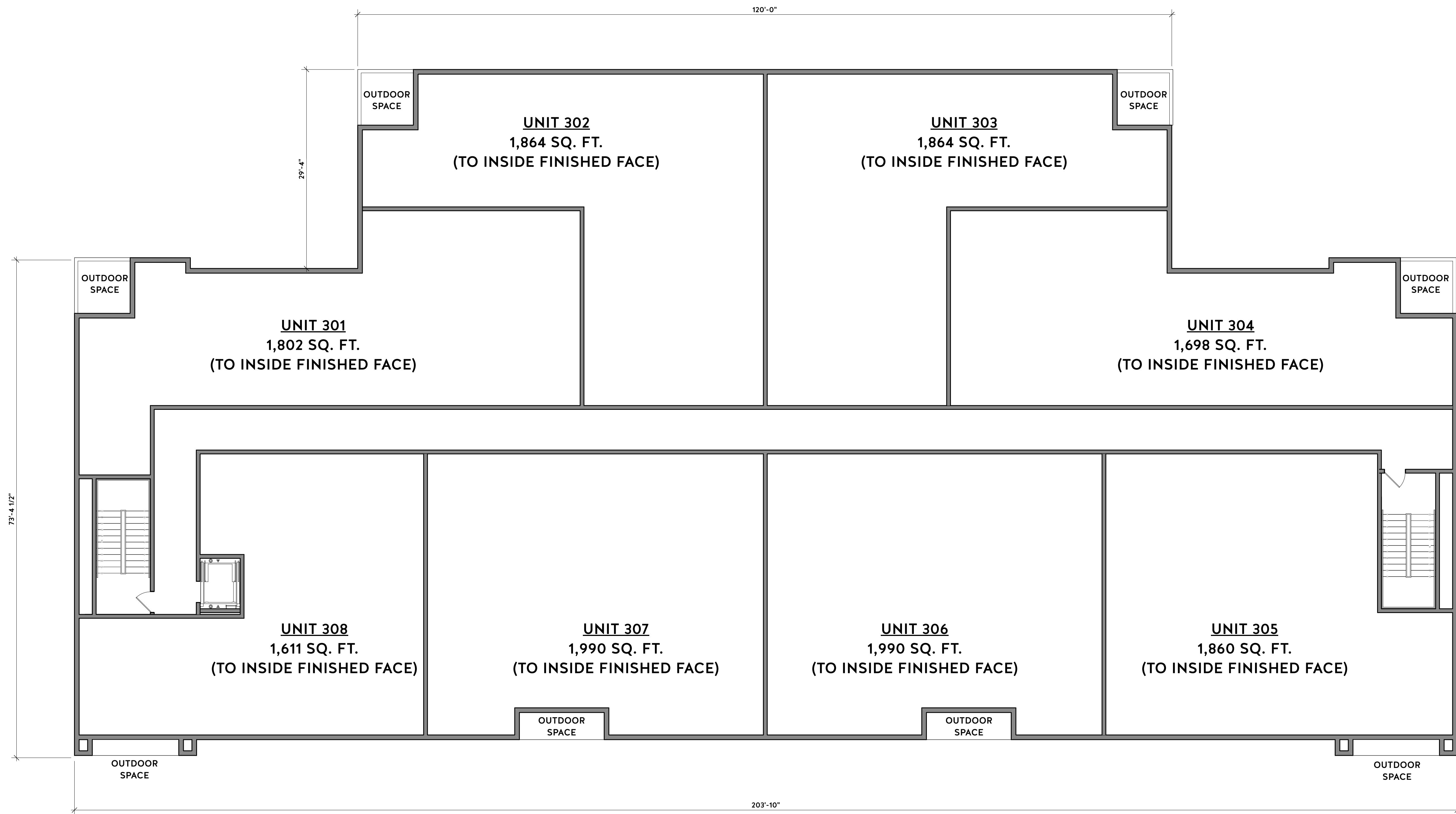
A1.2a

1 SECOND LEVEL PLAN
 Scale: 1/8" = 1'-0"





BUILDING A
 AT
361 HANOVER STREET
 PORTSMOUTH, NH 03801



REVISION & REISSUE NOTES

No.	Date	Notes
A	3-35-25	DESIGN REVIEW SUBMISSION

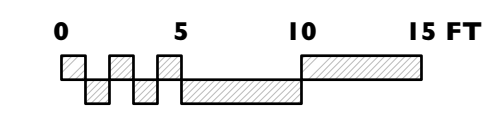
Project #	Project Manager	Date
2024-09	X.X.	3-5-25

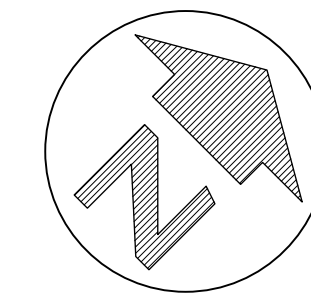
Scale: AS NOTED

**THIRD LEVEL PLAN:
 BUILDING A**

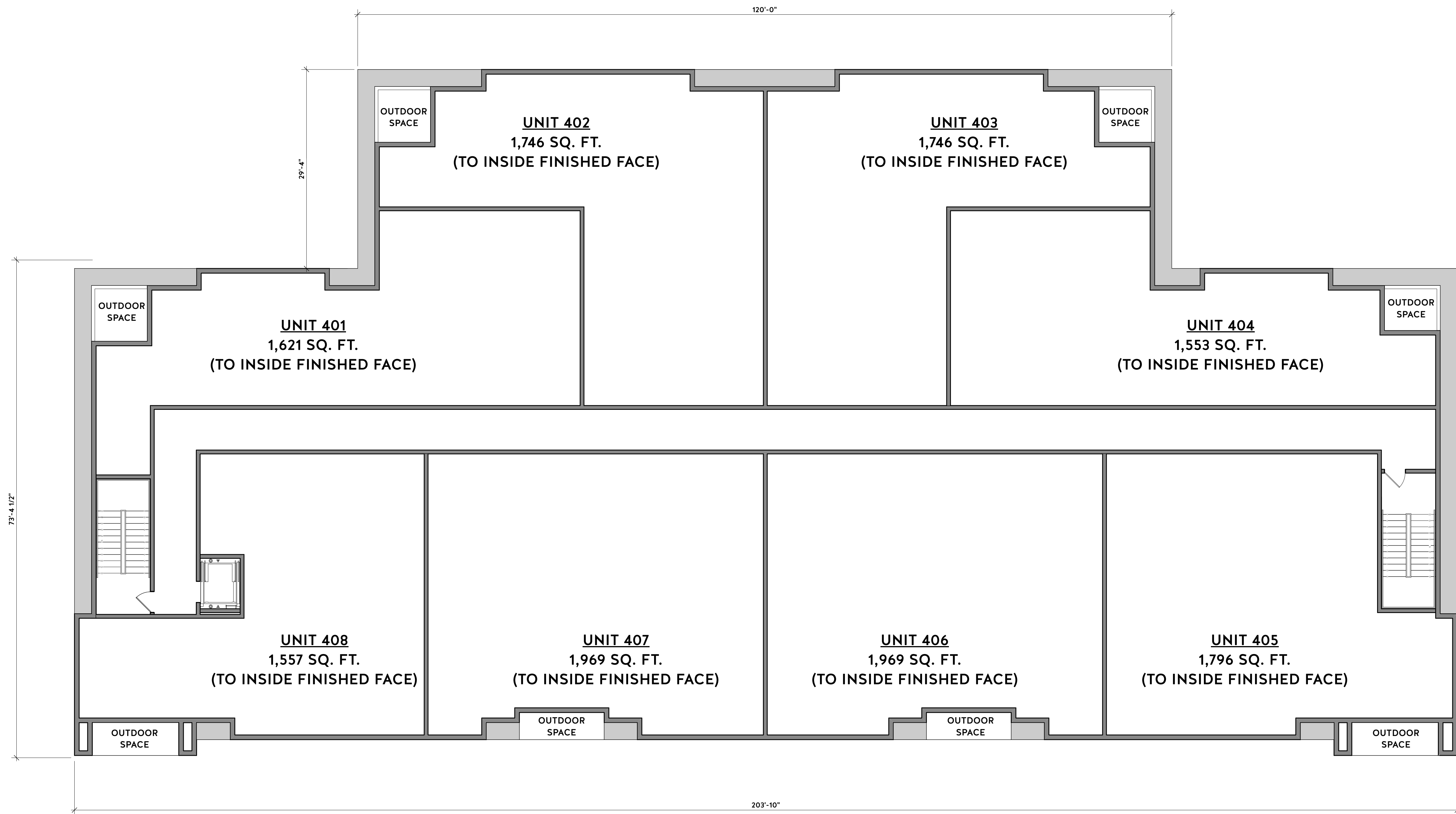
A1.3a

1 **THIRD LEVEL PLAN**
 Scale: 1/8" = 1'-0"





BUILDING A
 AT
361 HANOVER STREET
 PORTSMOUTH, NH 03801



REVISION & REISSUE NOTES

No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION

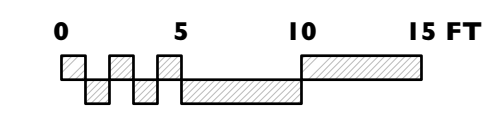
Project #	Project Manager	Date
2024-09	X.X.	3-5-25

Scale: AS NOTED

**FOURTH LEVEL PLAN:
 BUILDING A**

A1.4a

1 FOURTH LEVEL PLAN
 Scale: 1/8" = 1'-0"



BUILDING A
AT
361 HANOVER STREET
PORTSMOUTH, NH 03801



2 SOUTH (LEFT SIDE) ELEVATION
Scale: 1/8" = 1'-0"



1 EAST (FRONT) ELEVATION
Scale: 1/8" = 1'-0"

REVISION & REISSUE NOTES

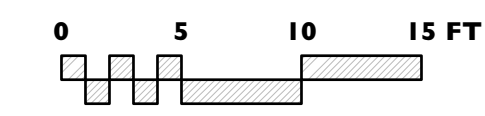
No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION

Project #	Project Manager	Date
2024-09	X.X.	3-5-25

Scale: AS NOTED

PROPOSED
ELEVATIONS:
BUILDING A

A2.1a



BUILDING A
AT
361 HANOVER STREET
PORTSMOUTH, NH 03801



2 NORTH (RIGHT SIDE) ELEVATION
Scale: 1/8" = 1'-0"



1 WEST (REAR) ELEVATION
Scale: 1/8" = 1'-0"

REVISION & REISSUE NOTES

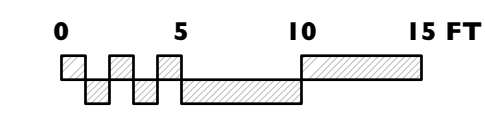
No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION

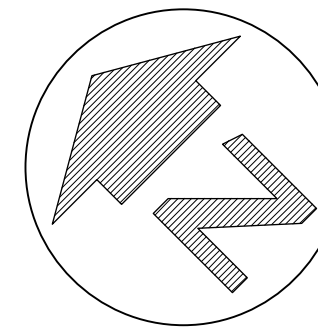
Project #	Project Manager	Date
2024-09	X.X.	3-5-25

Scale: AS NOTED

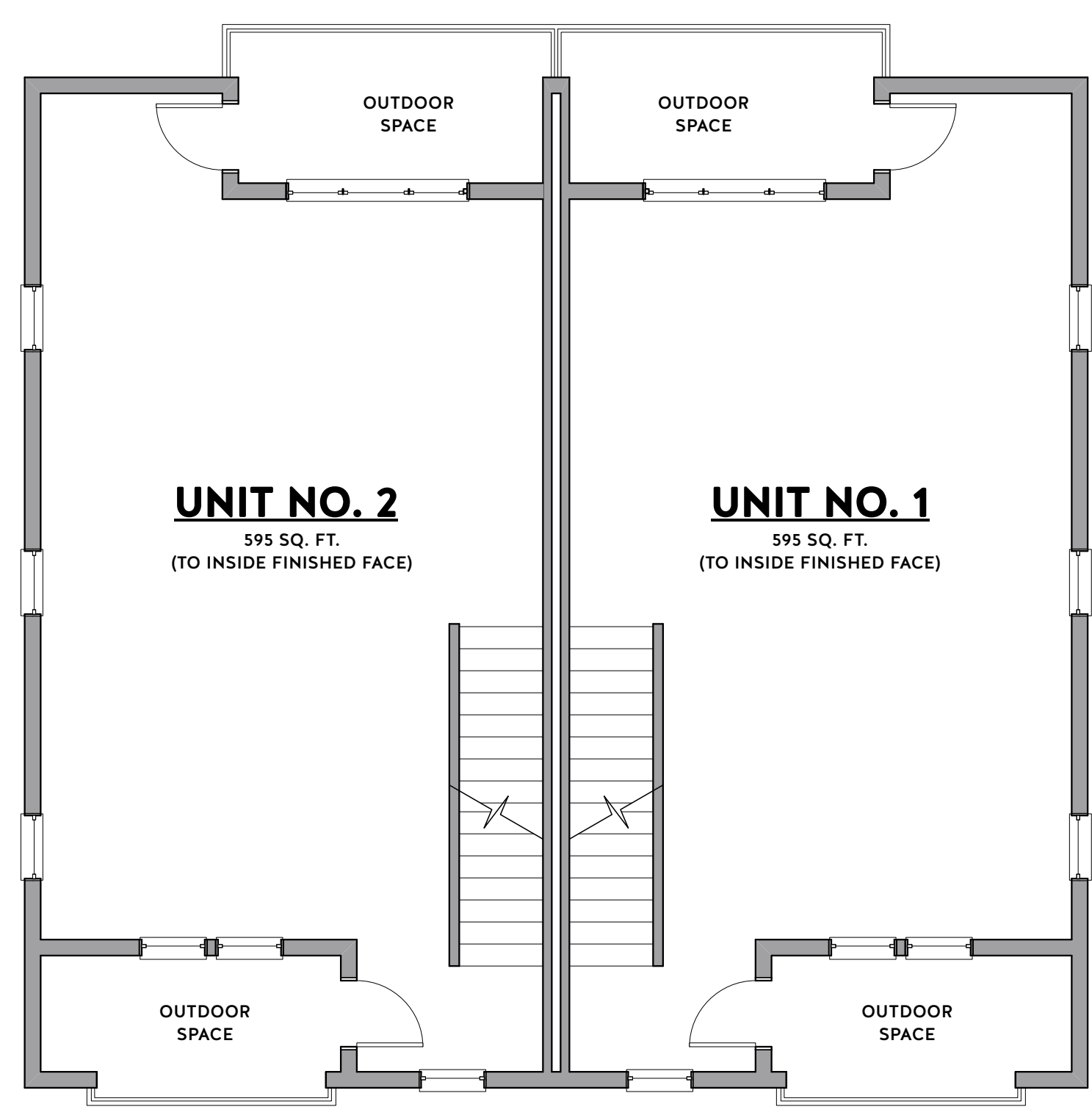
PROPOSED
ELEVATIONS:
BUILDING A

A2.2a

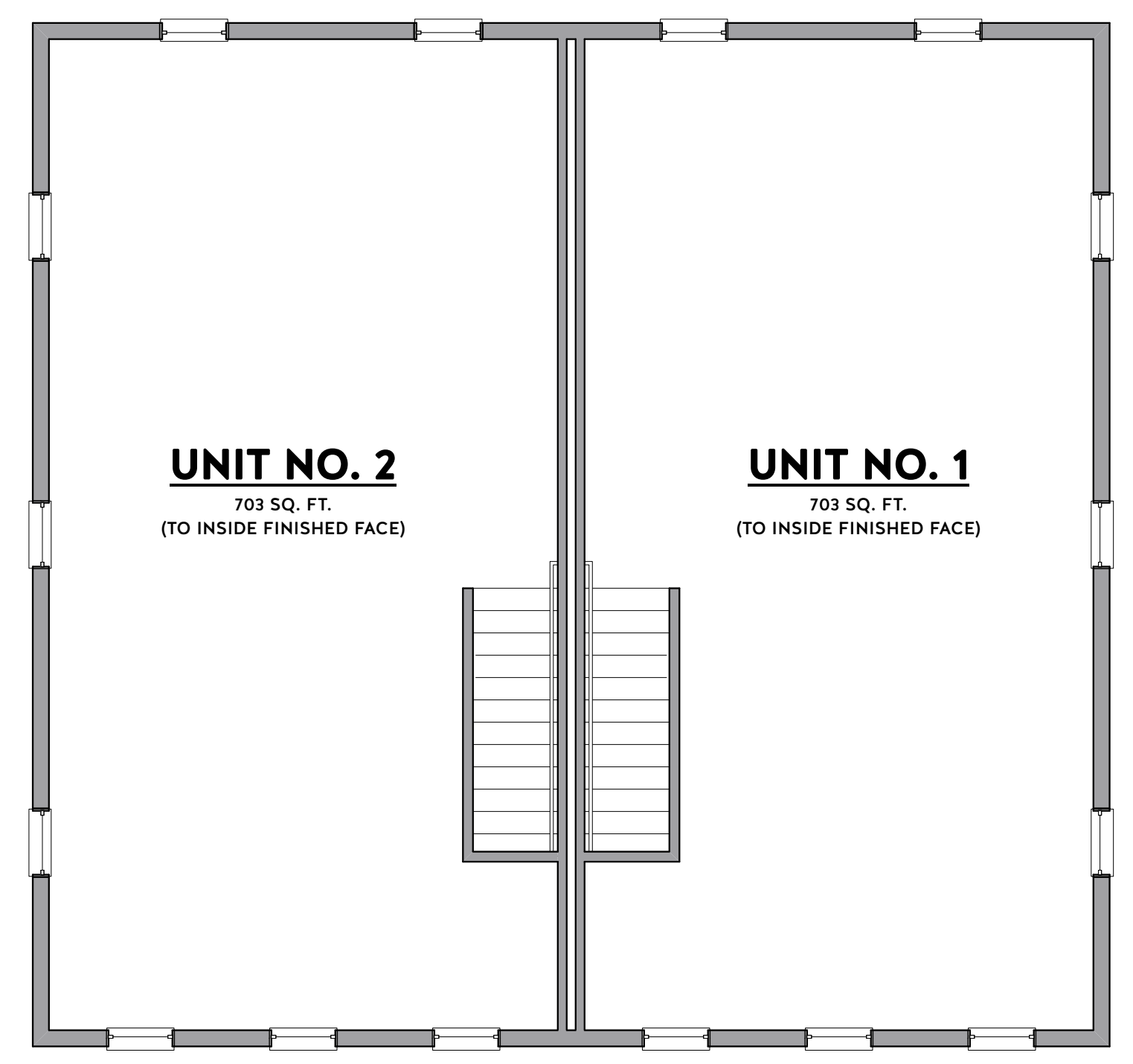




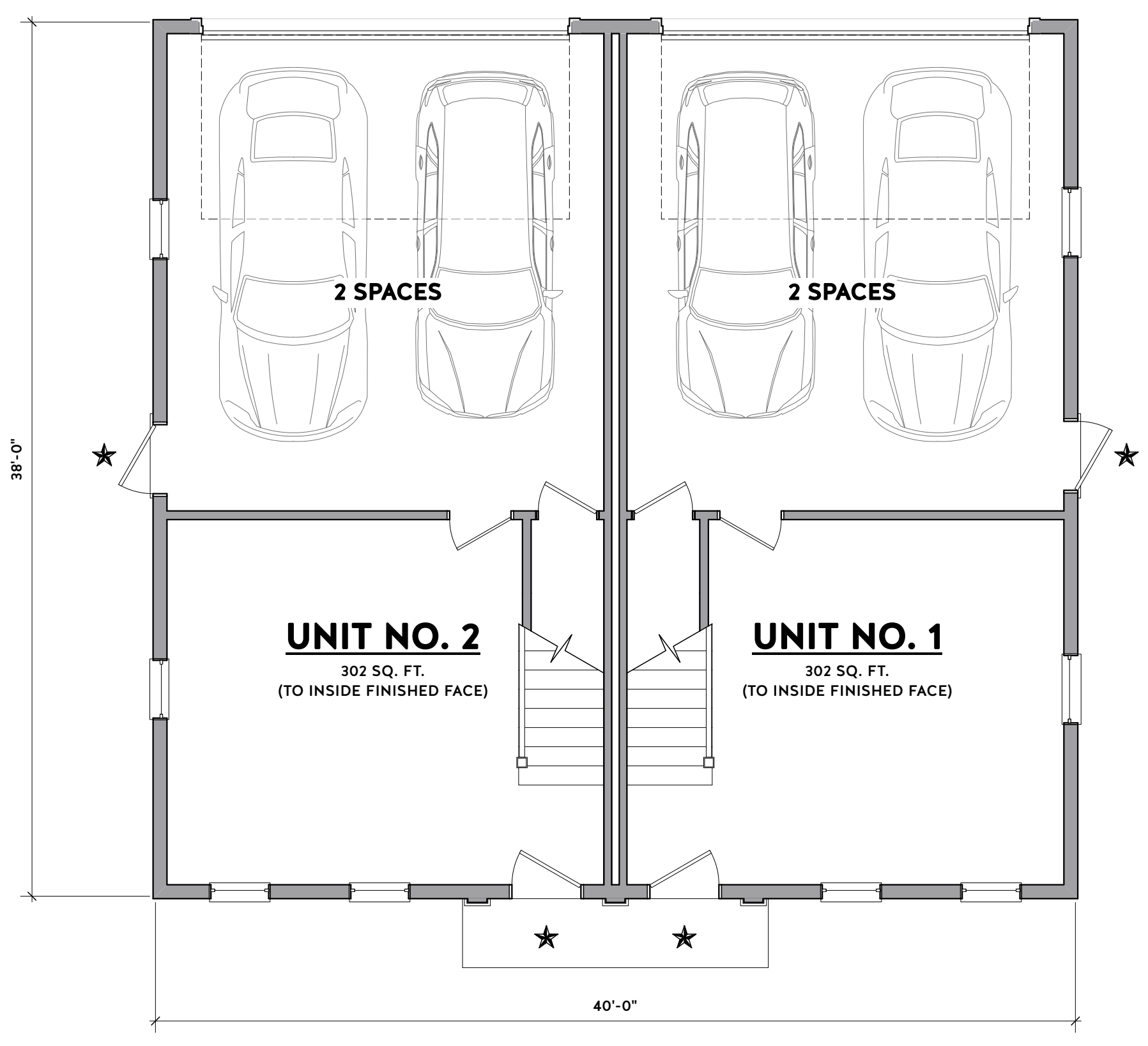
BUILDINGS B1/B2
AT
361 HANOVER STREET
PORTSMOUTH, NH 03801



2 SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"



3 THIRD FLOOR PLAN
Scale: 3/16" = 1'-0"



1 GROUND FLOOR PLAN
Scale: 3/16" = 1'-0"

REVISION & REISSUE NOTES

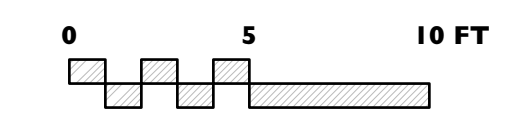
No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION

Project #	Project Manager	Date
2024-09	X.X.	3-5-25

Scale: AS NOTED

LAYOUT PLANS:
BUILDINGS B1/B2

A1.1b



BUILDINGS B1/B2
AT
361 HANOVER STREET
PORTSMOUTH, NH 03801



4 BUILDING B: NORTH (REAR) ELEVATION
Scale: 3/16" = 1'-0"



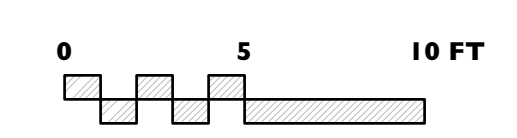
3 BUILDING B: WEST (LEFT SIDE) ELEVATION
Scale: 3/16" = 1'-0"



2 BUILDING B: EAST (RIGHT SIDE) ELEVATION
Scale: 3/16" = 1'-0"



1 BUILDING B: SOUTH (FRONT) ELEVATION
Scale: 3/16" = 1'-0"



REVISION & REISSUE NOTES

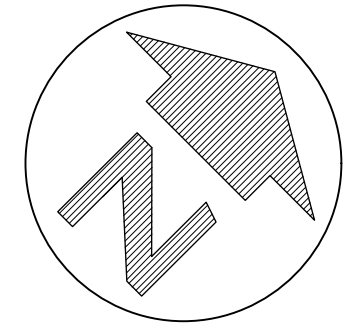
No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION

Project #	Project Manager	Date
2024-09	X.X.	3-5-25

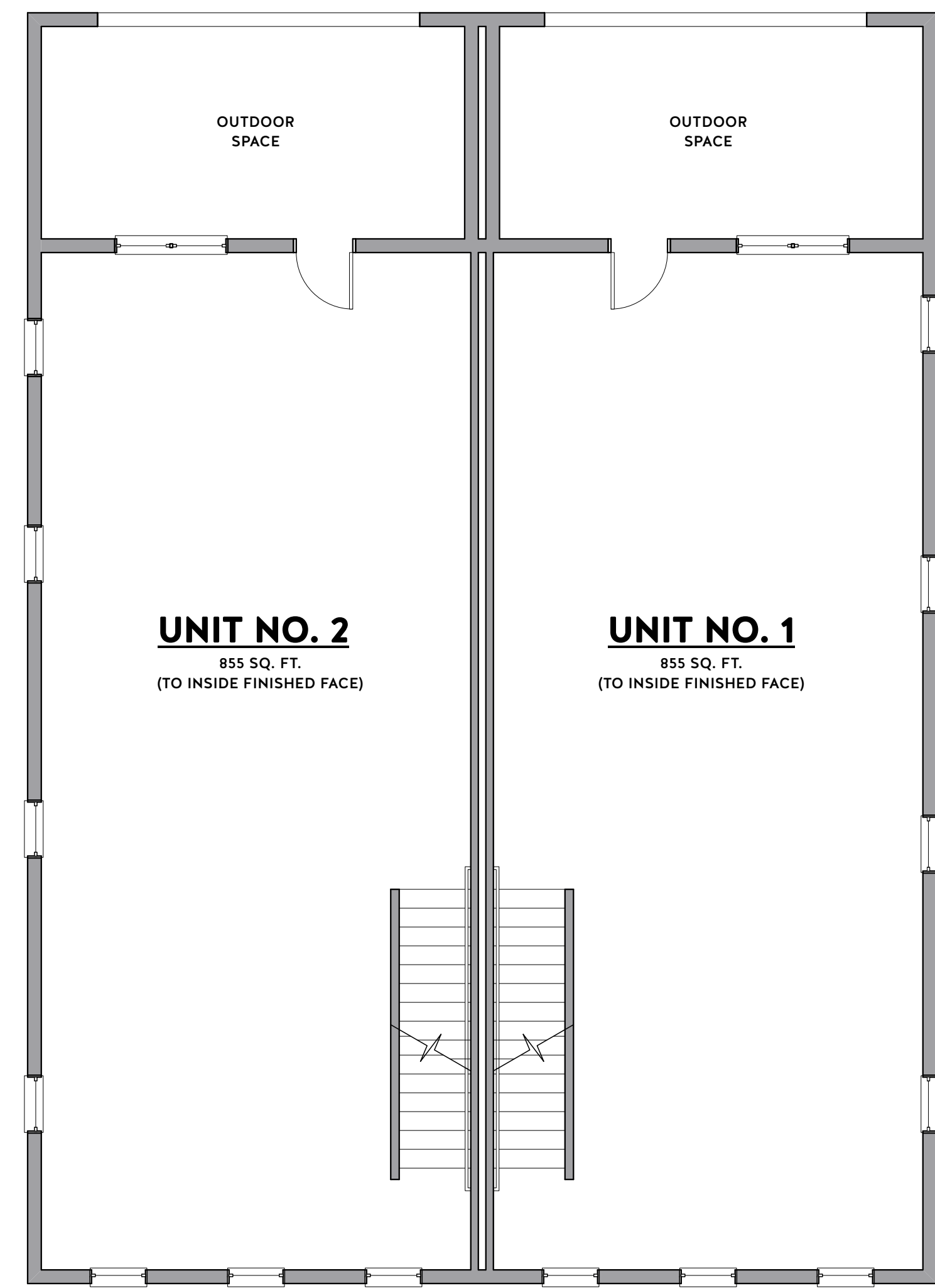
Scale: AS NOTED

PROPOSED
ELEVATIONS:
BUILDING B1/B2

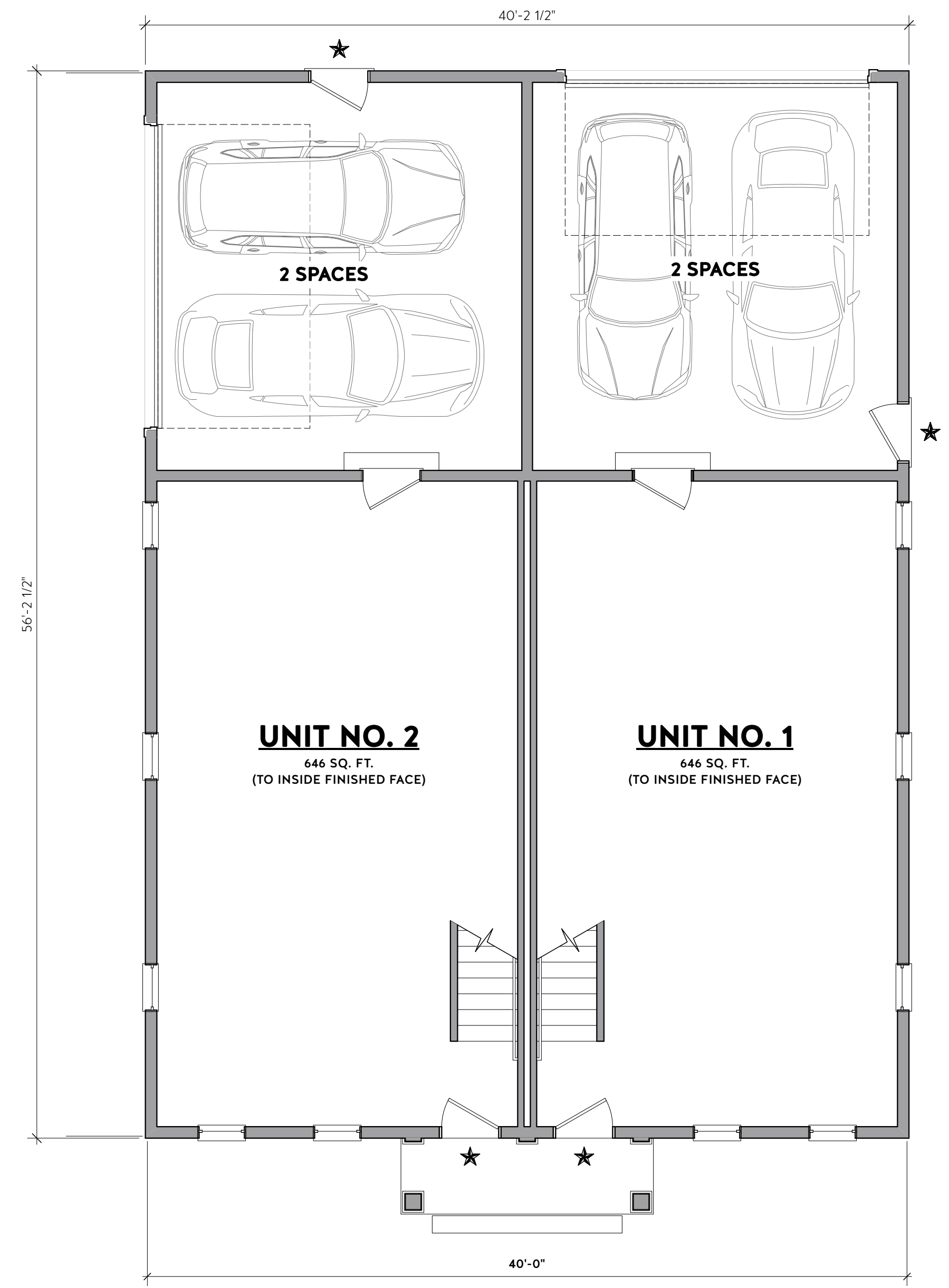
A2.1b



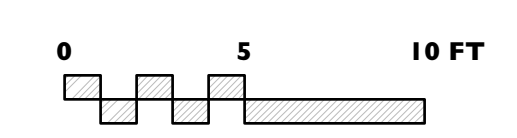
BUILDING C
 AT
 361 HANOVER STREET
 PORTSMOUTH, NH 03801



2 SECOND FLOOR PLAN
 Scale: 3/16" = 1'-0"



1 GROUND FLOOR PLAN
 Scale: 3/16" = 1'-0"



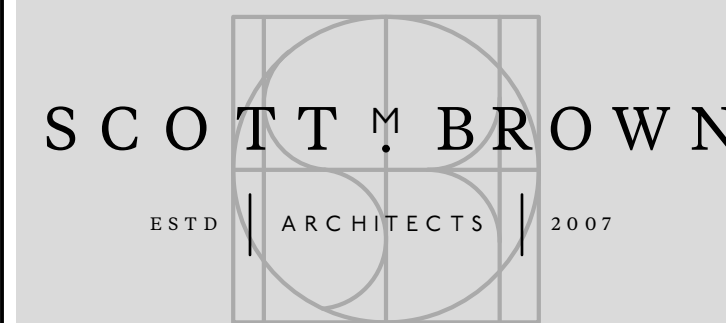
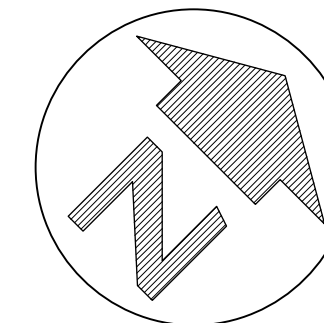
REVISION & REISSUE NOTES		
No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION

Project #	Project Manager	Date
2024-09	X.X.	3-5-25

Scale: AS NOTED

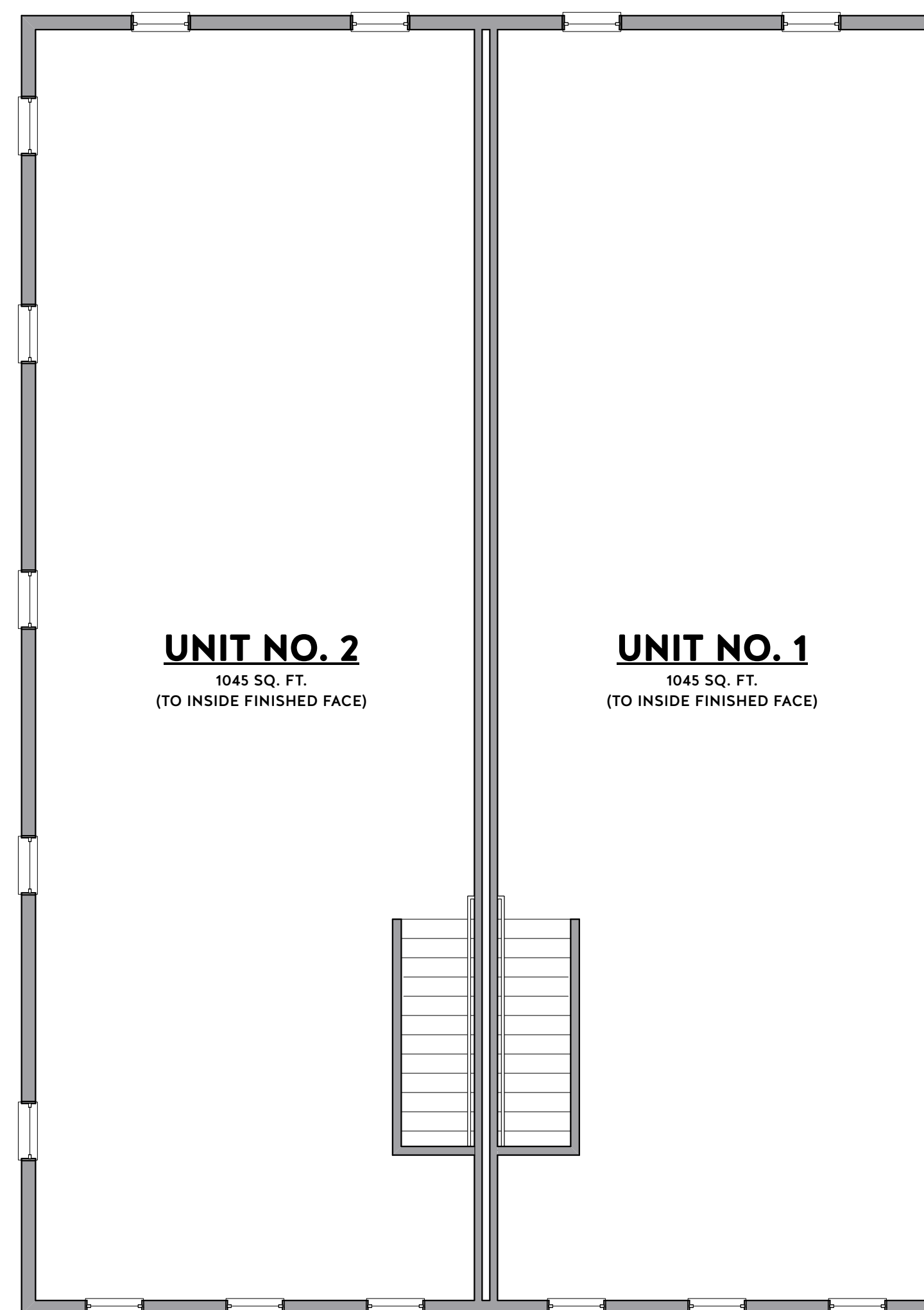
LAYOUT PLANS:
 BUILDING C

A1.1c



48 MARKET STREET
 NEWBURYPORT, MA 01950
 T. 978.465.3535
 WWW.SCOTTBROWNARCHITECT.COM

BUILDING C
 AT
361 HANOVER STREET
 PORTSMOUTH, NH 03801



UNIT NO. 2
 1045 SQ. FT.
 (TO INSIDE FINISHED FACE)

UNIT NO. 1
 1045 SQ. FT.
 (TO INSIDE FINISHED FACE)

REVISION & REISSUE NOTES

No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION

Project #	Project Manager	Date
2024-09	X.X.	3-5-25

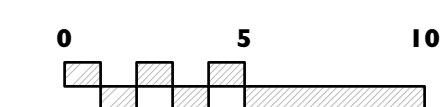
Scale: AS NOTED

**LAYOUT PLANS:
 BUILDING C**

A1.2c

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1 THIRD FLOOR PLAN
 Scale: 3/16" = 1'-0"



BUILDING C
AT
361 HANOVER STREET
PORTSMOUTH, NH 03801

REVISION & REISSUE NOTES

No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION

Project #	Project Manager	Date
2024-09	X.X.	3-5-25

Scale: AS NOTED

ELEVATION OPTIONS:
BUILDING C

A2.1c



4 BUILDING C: SOUTH (LEFT SIDE) ELEVATION
Scale: 3/16" = 1'-0"



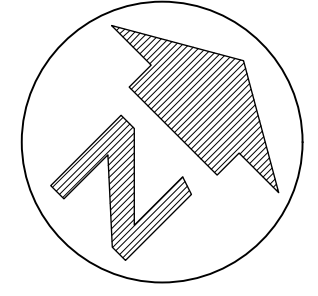
3 BUILDING C: WEST (REAR) ELEVATION
Scale: 3/16" = 1'-0"



2 BUILDING C: NORTH (RIGHT SIDE) ELEVATION
Scale: 3/16" = 1'-0"



1 BUILDING C: EAST (FRONT) ELEVATION
Scale: 3/16" = 1'-0"



SCOTT M. BROWN

ESTD ARCHITECTS 2007

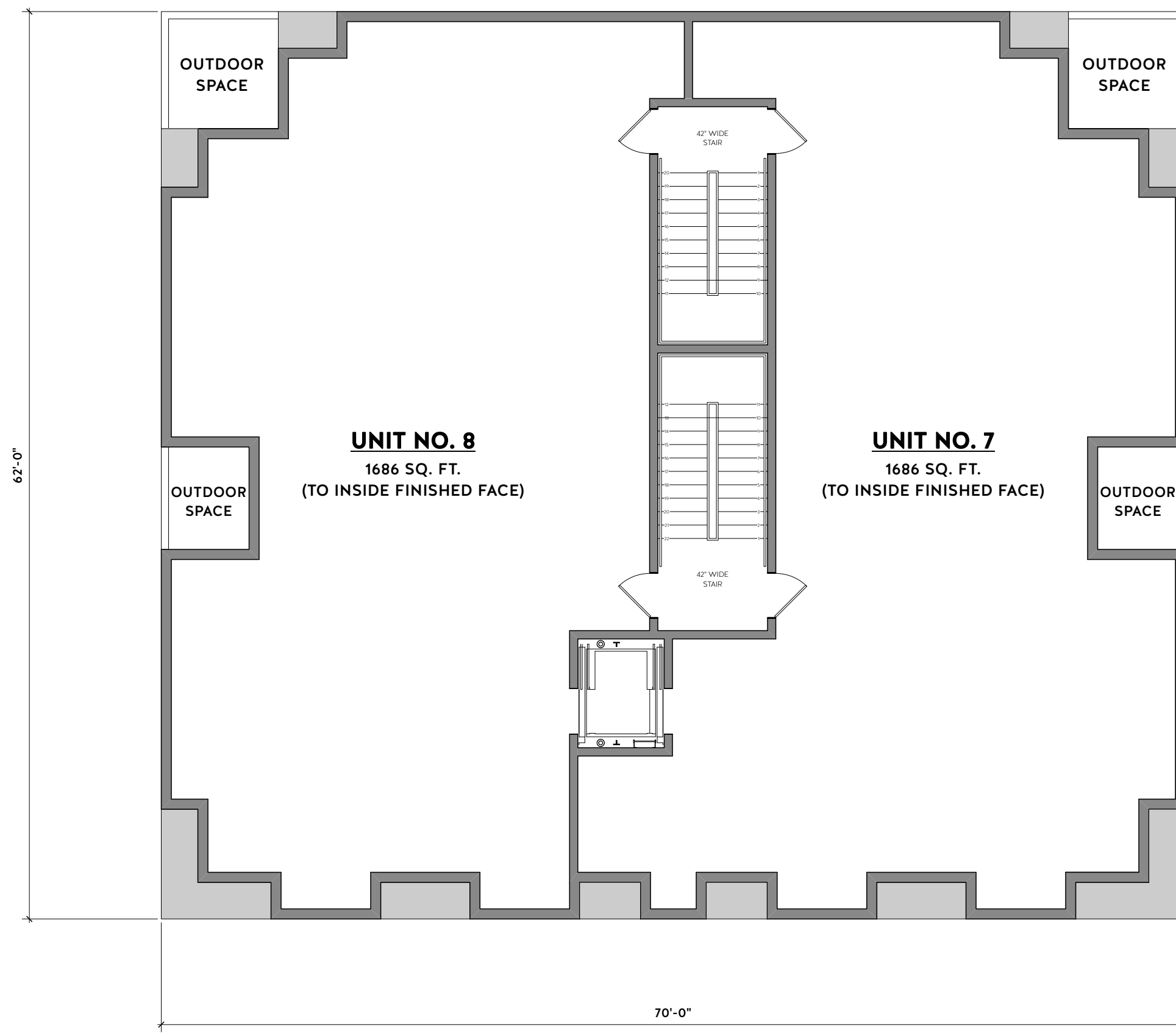
48 MARKET STREET

NEWBURYPORT, MA 01950

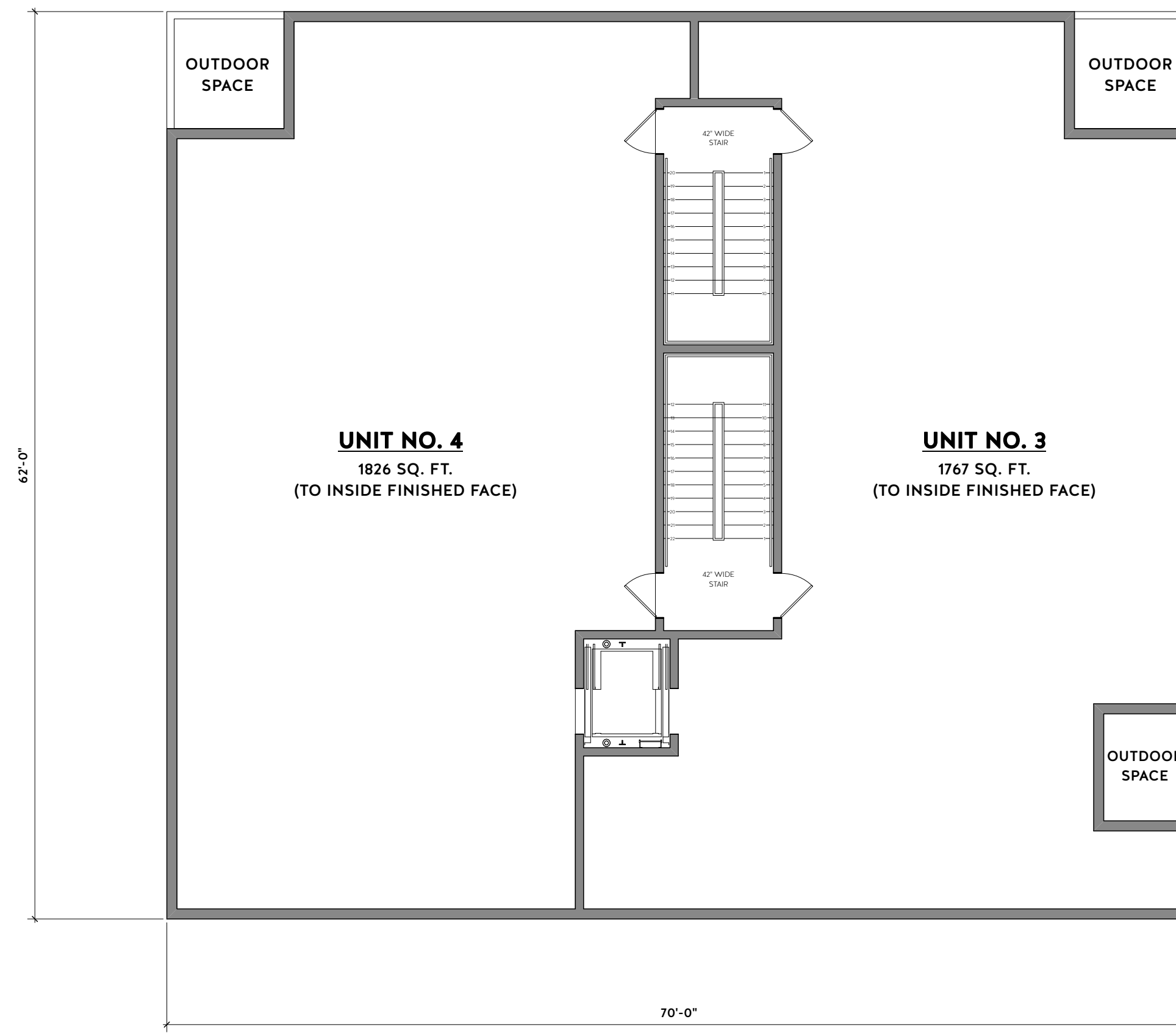
T. 978.465.3535

WWW.SCOTTBROWNARCHITECT.COM

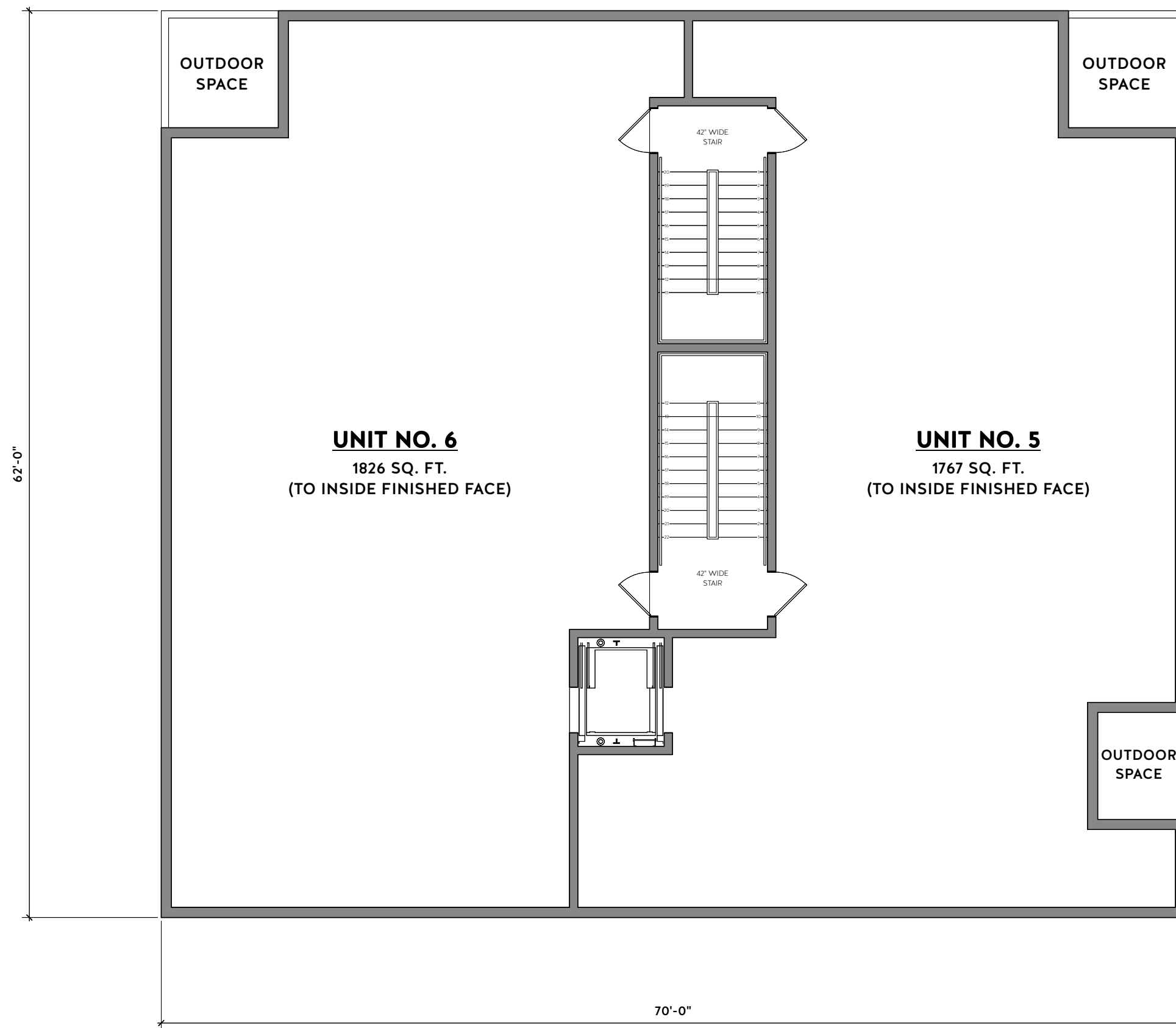
BUILDING D AT 361 HANOVER STREET PORTSMOUTH, NH, 03801



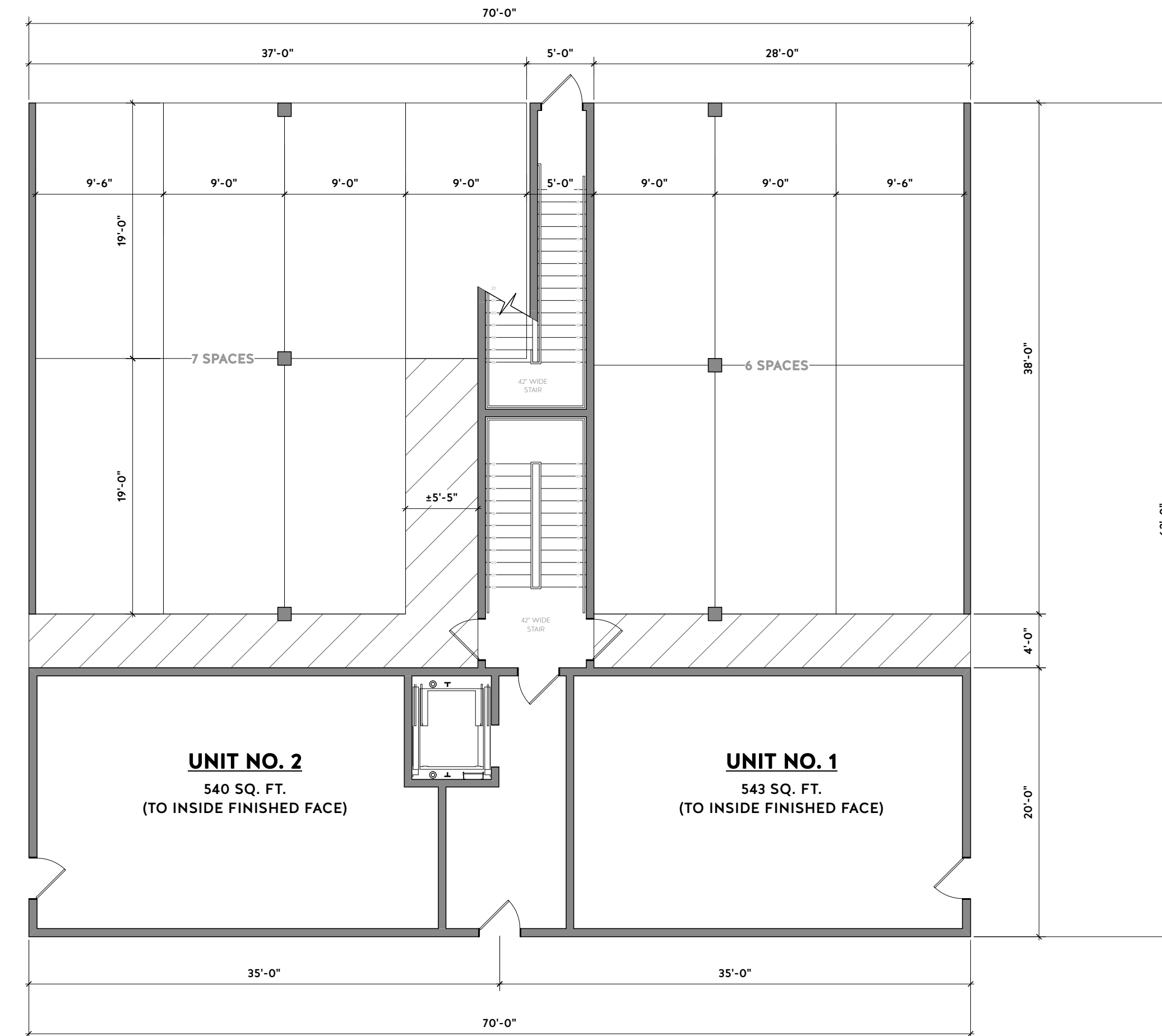
4 FOURTH FLOOR PLAN
Scale: 1/8" = 1'-0"



2 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"



3 THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"



1 GROUND LEVEL PLAN
Scale: 1/8" = 1'-0"



REVISION & REISSUE NOTES

No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION

Project #	Project Manager	Date
2024-09	X.X.	3-5-25

Scale: AS NOTED

FLOOR LAYOUT PLANS: BUILDING D

A1.1d

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BUILDING D
AT
361 HANOVER STREET
PORTSMOUTH, NH, 03801



2 BUILDING D: SOUTH (LEFT SIDE) ELEVATION
Scale: 3/16" = 1'-0"



1 BUILDING D: EAST (FRONT) ELEVATION
Scale: 3/16" = 1'-0"

REVISION & REISSUE NOTES

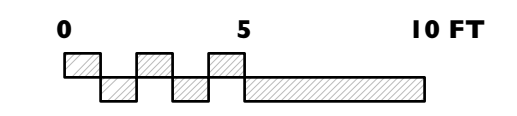
No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION

Project #	Project Manager	Date
2024-09	X.X.	3-5-25

Scale: AS NOTED

ELEVATIONS:
BUILDING D

A2.1d



BUILDING D
AT
361 HANOVER STREET
PORTSMOUTH, NH, 03801



2 BUILDING D: NORTH (RIGHT SIDE) ELEVATION
Scale: 3/16" = 1'-0"



1 BUILDING D: WEST (REAR) ELEVATION
Scale: 3/16" = 1'-0"

REVISION & REISSUE NOTES

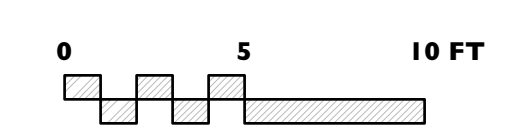
No.	Date	Notes
A	3-5-25	DESIGN REVIEW SUBMISSION

Project #	Project Manager	Date
2024-09	X.X.	3-5-25

Scale: AS NOTED

ELEVATIONS:
BUILDING D

A2.2d



Annette Roylos

By Michael Roylos as Executor of Estate

25 Sims Avenue Portsmouth, NH 03801

1/14/2025

Portsmouth Planning Department City Hall -1 Junkins Avenue Portsmouth, NH 03801

RE: Request for Involuntary Merger Reversal - 25 Sims Avenue, Portsmouth, NH 03801

Dear Planning Board Members:

I am writing pursuant to NH RSA 674:39-aa to request the restoration of our previously and involuntarily merged lots to their premerger status as Executor of the property located at 25 Sims Avenue in Portsmouth, New Hampshire, identified as Tax Map 233, Lot 71.

These lots were involuntarily merged by municipal action without the consent of the previous owner. Based on our research and property records, this involuntary merger occurred after the 12/01/81 Property Assessment Record which is attached. The property originally comprised 3 separate lots as evidenced by the attached documentation.

In accordance with RSA 674:39-aa, we are submitting the following documentation to support this request:

1. Current deed showing our ownership
2. Chain of title documentation
3. Historical tax records showing the involuntary merger timeline
4. Original subdivision plans/surveys
5. Current plot plan showing existing conditions
6. Tax cards showing lot history

We affirm that:

- These lots were involuntarily merged prior to September 18, 2010
- No owner of the lots took any action to voluntarily merge these lots
- The merger was conducted by the municipality for tax/assessment purposes without owner consent

We understand that upon approval, we will need to record the restoration at the Rockingham County Registry of Deeds. Please contact us if any additional information is needed to process this request.

Thank you for your attention to this matter.

Sincerely,

Michael Roylos

Phone: 207-432-4492 Email: Mike@qrpucks.com

Attachments:

1. Certificate of Appointment for Michael Roylos
2. Death Certificate for Annette Roylos
3. Tax Map 233
4. 25 Sims Ave Current Tax Valuation
5. Historical Property Residential Record Cards 1973-2017 Showing merged properties
6. Historical Property Assessment Records of Lots 42,43,44
7. Historical Property Assessment Records of Lot 71 Showing 2 lots- 1981
8. Copy of 1918 Daniels Park Map showing lots 44,43,42
9. Copy of Deed conveying lots 42 & 43 on 5/17/1962
10. Copy of Deed conveying lot 44 on 5/15/1965

From: [Kimberli Kienia](#)
To: [Kimberli Kienia](#)
Subject: FW: 25 Sims Ave
Date: Wednesday, March 12, 2025 11:02:06 AM

-----Original Message-----

From: QR Pucks.com <mike@qrpucks.com>
Sent: Tuesday, March 11, 2025 5:48 PM
To: Peter M. Stith <pmstith@portsmouthnh.gov>
Cc: Rosann Maurice - Lentz <rlentz@portsmouthnh.gov>
Subject: Re: 25 Sims Ave

You don't often get email from mike@qrpucks.com. Learn why this is important
<<https://aka.ms/LearnAboutSenderIdentification>>

Hi Peter, Thanks again for your help with this. I trust this will clarify the request.

Annette Roylos 2/11/2025
By Michael Roylos as Executor of Estate

25 Sims Avenue Portsmouth, NH 03801

Portsmouth Planning Department City Hall -1 Junkins Avenue Portsmouth, NH 03801

RE: Updated Request for Involuntary Merger Reversal - 25 Sims Avenue, Portsmouth, NH 03801

Dear Planning Board Members:

I am updating my previous request pursuant to NH RSA 674:39-aa and clarifying the restoration of the property located at 25 Sims Avenue in Portsmouth, New Hampshire, identified as Tax Map 233, Lot 71 as discussed.

I am seeking to unmerge lot 44 only. Lots 42 and 43 were deemed merged when the dwelling was built straddling the lot line but lot 44 was purchased two years later and merged involuntarily.

Based on our research and property records, this involuntary merger occurred after the 12/01/81 Property Assessment Record which is attached .In accordance with RSA 674:39-aa, I have previously submitted the following documentation to support this request:

1. Current deed showing ownership
2. Chain of title documentation
3. Historical tax records showing the involuntary merger timeline
4. Original subdivision plans/surveys
5. Current plot plan showing existing conditions
6. Tax cards showing lot history
7. We affirm that:

- * These lots were involuntarily merged prior to September 18, 2010
- * No owner of the lots took any action to voluntarily merge these lots
- * The merger was conducted by the municipality for tax/assessment purposes without owner consent
- * I understand that upon approval, I will need to record the restoration at the Rockingham County Registry of Deeds. Please contact me if any additional information is needed to process this request.

Thank you for your attention to this matter.

Sincerely,

Michael Roylos

Phone: 207-432-4492 Email: Mike@qrpucks.com <<mailto:Mike@qrpucks.com>>

<<https://mailtrack.io/trace/mail/538a76e1376ea46fa63923f896d75d4d2fd50dd2.png?u=8924516>>

On Tue, Mar 11, 2025 at 11:26 AM QR Pucks.com <mike@qrpucks.com <<mailto:mike@qrpucks.com>>> wrote:

Hi Peter,

I will have a supplement to your email address by Wednesday morning.
Thanks very much for your help and swift guidance on this.
It's greatly appreciated.

Mike

On Tue, Mar 11, 2025, 11:13 AM Peter M. Stith <pmstith@portsmouthnh.gov <<mailto:pmstith@portsmouthnh.gov>>> wrote:

Mike,

Attached is your cover letter. If you can provide a supplemental letter clarifying your intent, I can include it in the Planning Board packet.

Thank you,

Peter Stith, AICP
Planning Manager
Planning & Sustainability Department
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801
603.610.4188
www.portsmouthnh.gov <<https://mailtrack.io/1/59546d2432991072810c8d152158dd583827b2a7?url=http%3A%2F%2Fwww.portsmouthnh.gov&u=8924516&signature=f6681601cca00158>>

-----Original Message-----

From: QR Pucks.com <mike@qrpucks.com <<mailto:mike@qrpucks.com>>>
Sent: Tuesday, March 11, 2025 11:04 AM
To: Peter M. Stith <pmstith@portsmouthnh.gov <<mailto:pmstith@portsmouthnh.gov>>>
Cc: Rosann Maurice - Lentz <rlentz@portsmouthnh.gov <<mailto:rlentz@portsmouthnh.gov>>>
Subject: 25 Sims Ave

You don't often get email from mike@qrpucks.com <<mailto:mike@qrpucks.com>> . Learn why this is important <<https://aka.ms/LearnAboutSenderIdentification>>>

Hi Peter,

[Rosann suggested I get in touch with you so I can move this forward.Do you need another letter asking for the unmerging of just Lot 44?](#)

[For some reason, I can't find my original letter for this property.](#)

[Could you forward it to me or a link where I can find it?](#)

[Thanks very much,](#)

[Mike](#)

[Notice: Email Address Change](#)

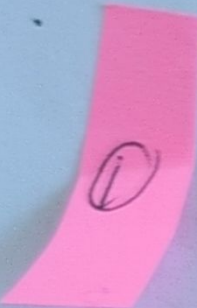
[Our email domain has changed. Please use @portsmouthnh.gov](#)
<<https://mailtrack.io/1/275a1184e169e68c5dc3884d8529312e0ee30aa4?url=http%3A%2F%2Fportsmouthnh.gov&u=8924516&signature=9c48558d00f4ab28>> instead of
@cityofportsmouth.com <<https://mailtrack.io/1/a529e8c7331cba780e9c5e7d91b835c35839e8cf?url=http%3A%2F%2Fcityofportsmouth.com&u=8924516&signature=90ef0c985aed46e2>> for future
communications. Thank you for your attention!

THE STATE OF NEW HAMPSHIRE
JUDICIAL BRANCH
NH CIRCUIT COURT

10th Circuit - Probate Division - Brentwood
PO Box 789
Kingston NH 03848-0789

Telephone: 1-855-212-1234
TTY/TDD Relay: (800) 735-2964
<https://www.courts.nh.gov>

CERTIFICATE OF APPOINTMENT
(Letter of Appointment)



Case Name: Estate of Annette Roylos

Case Number: 318-2024-ET-00773

On June 27, 2024, the following person(s) was/were appointed to administer the estate of Annette Roylos. The named executor(s) accepted this responsibility.

Executor(s)

Michael R Roylos

18 Loraine Street
Portland ME 04103

Home: 2074324492

This document, when signed under seal, certifies that this appointment did occur as stated and remains in effect as dated below.

June 27, 2024

/s/ Kathleen E. Tripp
Clerk of Court
State of New Hampshire
Rockingham County



This electronic certification stamp meets the statutory requirement for certified or attested documents pursuant to Supplemental Rules of the Circuit Court of New Hampshire for Electronic Filing.

CERTIFICATION OF VITAL RECORD

State of New Hampshire

FILE # 2024004037

CERTIFICATE OF DEATH

FULL NAME OF DECEASED
DATE OF DEATH
TIME OF DEATH
DATE OF BIRTH
BIRTHPLACE
MOTHER'S/PARENT'S NAME
FATHER'S/PARENT'S NAME
PLACE OF DEATH
DOMESTIC STATUS
SPOUSE'S/PARTNER'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION
SOCIAL SECURITY NUMBER
RESIDENCE
PLACE OF DISPOSITION
DATE OF DISPOSITION
MANNER OF DEATH
MARGINAL NOTES

ANNETTE ROYLOS
APPROX APRIL 04, 2024
UNKNOWN
JANUARY 27, 1925
PORTSMOUTH, NEW HAMPSHIRE
JENNY ROYLOS (STRATHIS)
CHRISTOS ROYLOS
PORTSMOUTH, NEW HAMPSHIRE
NEVER MARRIED/CIVIL UNION

AGE 99 YRS

SEX FEMALE

PORTSMOUTH, NEW HAMPSHIRE
SAGAMORE CEMETERY, PORTSMOUTH, NEW HAMPSHIRE
APRIL 19, 2024
NATURAL

FILE DATE APRIL 14, 2024

2



4130688

I HEREBY CERTIFY THIS IS A TRUE COPY ISSUED FROM THE OFFICIAL RECORDS ON FILE AT THIS OFFICE AND SHALL BE RECEIVED AS EVIDENCE WITH THE SAME EFFECT AS THE ORIGINAL.

ATTEST:
Kelli J. Barnaby
DATE ISSUED: April 15, 2024

STATE/LOCAL REGISTRAR:
Kristin M. Kenniston
Kristin M. Kenniston, State Registrar

STATE/CITY/TOWN OF: PORTSMOUTH

This copy not valid without official vital record watermark, holographic seals, and displaying seal and signature of Registrar. It shall be unlawful for anyone to reproduce this certificate other than local or State Registrar.



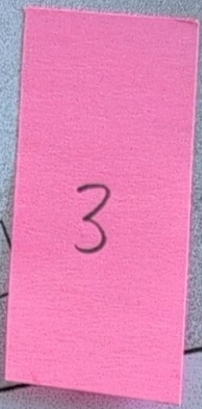
VS-SP1

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

Division 1918
David's Park

JAY MAP
233-2009

113
CURRENT USE: 12.770 ac
NOT IN CURRENT USE: 1.000 ac
TOTAL: 13.770 ac

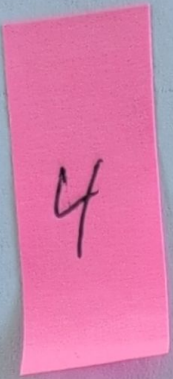


W-13

233-2009
214
233-2009



25 SIMS AVE



Location 25 SIMS AVE

Mblu 0233/ 0071/ 0000/ /

Acct# 30437

Owner ROYLOS SOPHIE C

PBN

Assessment \$652,900

Appraisal \$652,900

PID 30437

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$279,800	\$373,100	\$652,900

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$279,800	\$373,100	\$652,900

Owner of Record

Owner ROYLOS SOPHIE C
Co-Owner ROYLOS ANNETTE
Address 18 LORAIN ST
PORTLAND, ME 04103

Sale Price \$0
Certificate
Book & Page 1589/0296
Sale Date 06/30/1961

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
ROYLOS SOPHIE C	\$0		1589/0296	06/30/1961

Building Information

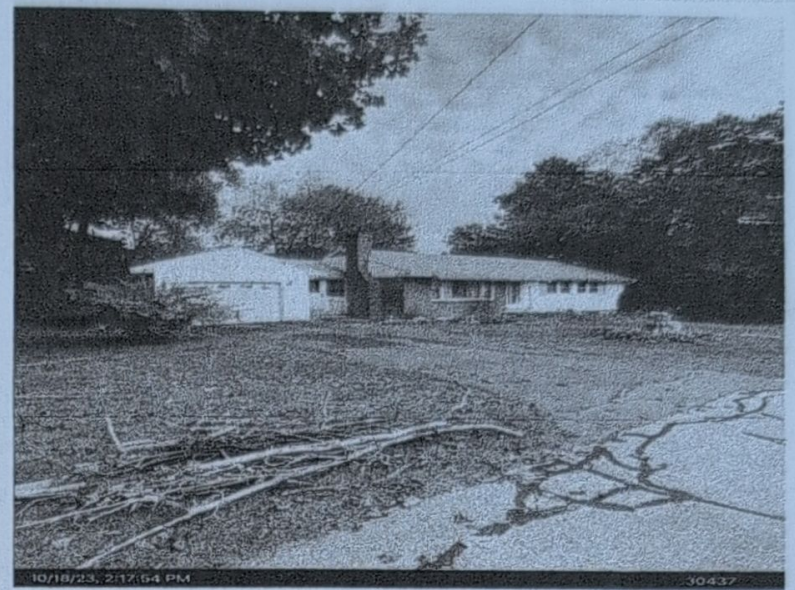
Building 1 : Section 1

Year Built: 1962
Living Area: 1,336
Replacement Cost: \$388,635
Building Percent Good: 72

Replacement Cost

Less Depreciation: \$279,800

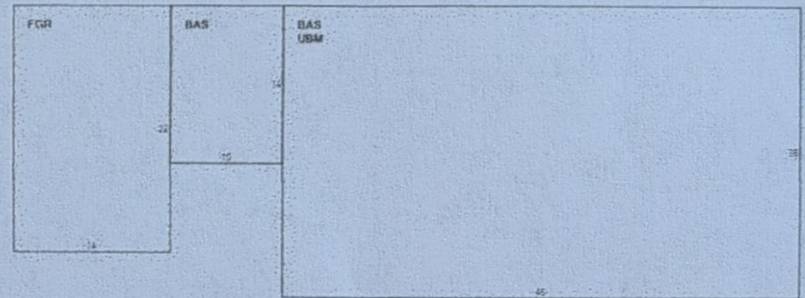
Building Photo



(https://images.vgsi.com/photos2/PortsmouthNHPhotos/\0042\30437_304)

Building Attributes	
Field	Description
Style:	Ranch
Model	Residential
Grade:	C+
Stories:	1
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Brick/Masonry
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	0
Total Rooms:	7
Bath Style:	Avg Quality
Kitchen Style:	Avg Quality
Kitchen Gr	
WB Fireplaces	1
Extra Openings	0
Metal Fireplaces	0
Extra Openings 2	0
Bsmt Garage	

Building Layout



(ParcelSketch.ashx?pid=30437&bid=30437)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,336	1,336
FGR	Garage, Attached	308	0
UBM	Basement, Unfinished	1,196	0
		2,840	1,336

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
 Description SINGLE FAM MDL-01
 Zone SRB
 Neighborhood 123
 Alt Land Appr No
 Category

Land Line Valuation

Size (Acres) 0.34
 Frontage
 Depth
 Assessed Value \$373,100
 Appraised Value \$373,100

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$177,900	\$232,200	\$410,100
2022	\$177,900	\$232,200	\$410,100
2021	\$177,900	\$232,200	\$410,100

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$177,900	\$232,200	\$410,100
2022	\$177,900	\$232,200	\$410,100
2021	\$177,900	\$232,200	\$410,100

To have and to hold the said granted premises, with all the privileges and appurtenances, thereunto belonging, to Sophie C. Roylos and Annette Roylos..... the said grantees, as joint tenants, with right of survivorship, the survivor of them, and his or her heirs and assigns, to their own use and behoof forever.

for ourselves

And we the said grantors/and for our heirs, executors and administrators, do hereby covenant, grant and agree, to and with the said grantees, the survivor of them, and his or her heirs and assigns, that until the delivery hereof we are the lawful owners of the said premises, we are seized and possessed thereof in our own right in fee simple; and have full power and lawful authority to grant and convey the same in manner aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever;

and that we and our heirs, executors and administrators, shall and will warrant and defend the same to the said grantees, the survivor of them, and his or her heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

Handwritten initials or signature.

And ~~we~~ We, Frederick J. and Glenna A. Brown, being husband and wife ~~of the said~~

for the consideration aforesaid, do hereby release to the said grantees, ~~my~~ all our respective CURTESY and ~~rights of~~ **dower** in the before mentioned premises.

And we do each of us hereby release all rights of **homestead** secured to us, or either of us under and by virtue of any law of the State of New Hampshire and all other rights and interest therein.

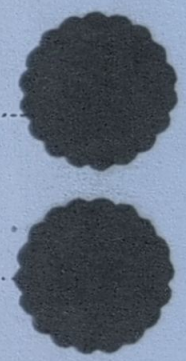
In witness whereof We have hereunto set our hands and seals, this sixteenth day of October in the year of our Lord 19 62.

Signed, sealed and delivered in presence of

Charles J. [Signature]

Frederick J. Brown

Glenna A. Brown



The State of

New Hampshire

Rockingham, NH

October 16th

A.D. 19 62

Personally appeared the above named Frederick J. Brown and Glenna A. Brown and acknowledged the foregoing to be their voluntary act and deed — Before me:

Charles J. [Signature]
Notary Public — Justice of the Peace

Rec'd & recorded Oct. 17, 10:40 A.M., 1962.

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

✓

PLAN	LOT	RECORD OF OWNERSHIP	DATE OF TRANSFER	SALE PRICE IF KNOWN	ASSESSMENT RECORD
58	44				1951 LAND
ADDRESS					1951 BLDGS.
DESCRIPTION					1951 TOTAL EXEMPT
L SIMS AVE 50					1955 LAND
5,000 100					1955 BLDGS.
					1955 TOTAL 150
					1958 LAND
					1958 BLDGS.
					1958 TOTAL 200
					1959 LAND 250
					1959 BLDGS.
					1959 TOTAL 250
		Sophie C. & Annette Roylos	1766/84	5/15/65	1.10-S
		Raymond L. & Virginia Miller	1459/195	2/20/58	1.10-S
		Henry J. Robbins	1369/425	9/23/55	151.00
		City of Portsmouth	917/405	6/4/36	

6

RURAL PROPERTY

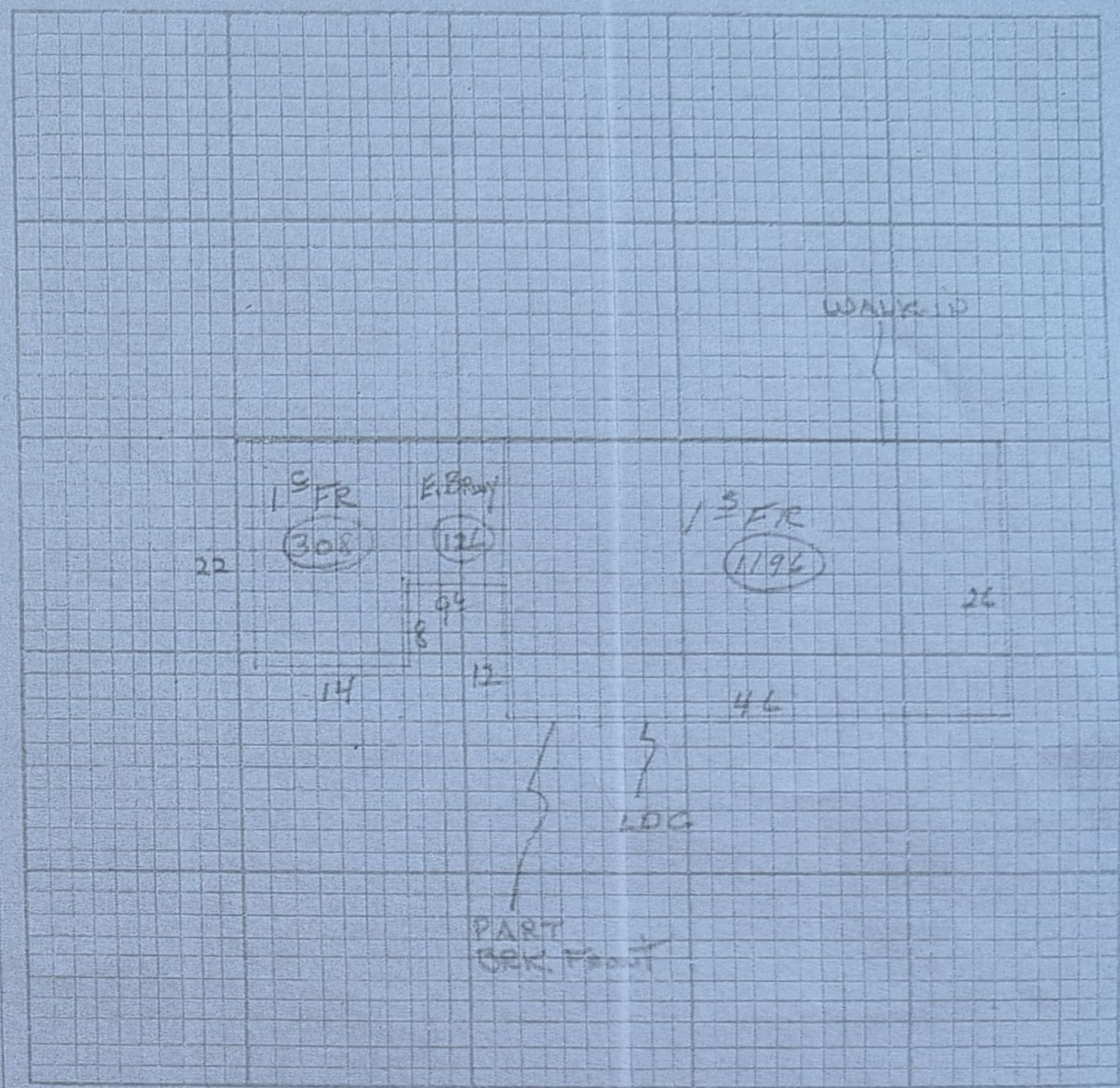
PROPERTY FACTORS				LAND VALUE COMPUTATIONS AND SUMMARY				OWNERS PREVIOUS TO 1951		
TOPOGRAPHY	LEVEL	ROLLING	LEDGE	CLASSIFICATION	NO OF ACRES	RATE	TOTAL	NAME	DATES	ASSESSMENTS
SOIL TYPE	LOAM	SAND	CLAY	TILLABLE						
LAND CLASS	GOOD	FAIR	POOR	PASTURE						
DRAINAGE	GOOD	FAIR	POOR	WOODED						
WATER SUPPLY	GOOD	FAIR	POOR	WASTE LAND						
FENCES	GOOD	FAIR	NONE	TOTAL ACREAGE						
ELECTRICITY	YES	NO		TOTAL VALUE LAND						
TELEPHONE	YES	NO		TOTAL VALUE BUILDINGS						
ROAD	PAVED	IMPR.	DIRT	TOTAL VALUE LAND & BUILDINGS						
REMARKS								Arthur F Rand	1908	

URBAN PROPERTY

PROPERTY FACTORS			LAND VALUE COMPUTATIONS AND SUMMARY					
TOPOGRAPHY	IMPROVEMENTS		FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	TOTAL
LEVEL	WATER							
HIGH	SEWER							
LOW	GAS							
ROLLING	ELECTRICITY							
SWAMPY	ALL UTILITIES							
	GARBAGE DISPOSAL							
STREET	TREND OF DISTRICT							
PAVED	IMPROVING							
SEMI-IMPROVED	STATIC							
DIRT	DECLINING							
SIDEWALK								
								250

RECORD OF BUILDINGS

CONSTRUCTION					NOTES—SPECIAL EQUIPMENT			
OCCUPANCY		FLOORS			COMPUTATIONS			
SINGLE FAMILY	<input checked="" type="checkbox"/>	B	1	2	3	UNIT		1951
TWO FAMILY		CEMENT	<input checked="" type="checkbox"/>			1ST	S.F.	@
APARTMENT		EARTH				2ND	S.F.	@
STORE		PINE		<input checked="" type="checkbox"/>			S.F.	@
THEATRE		HARDWOOD		<input checked="" type="checkbox"/>				
HOTEL		<i>Tile Bk.</i>		<input checked="" type="checkbox"/>				
OFFICES		ATTIC FL. & STRS						
WAREHOUSE		INTERIOR FINISH						
COMM. GARAGE		B	1	2	3			
GAS STATION		PINE		<input checked="" type="checkbox"/>				
FOUNDATION		HARDWOOD				ADDITIONS		
CONCRETE	<input checked="" type="checkbox"/>	PLASTER				BASEMENT		
CONCRETE BLOCK		UNFINISHED	<input checked="" type="checkbox"/>			WALLS		
BRICK OR STONE		METAL CLG.				ROOF		
PIERS		RECREAT. ROOM				FLOORS		
CELLAR AREA FULL	<input checked="" type="checkbox"/>	FINISHED ATTIC				ATTIC		
NO CELLAR		FIREPLACE		<input checked="" type="checkbox"/>		FINISH		
EXTERIOR WALLS		HEATING				FIREPLACE		
CLAPBOARDS		PIPELESS FURNACE				HEATING		
WIDE SIDING		HOT AIR FURNACE				PLUMBING		
DROP SIDING		FORCED AIR FURN.				TILING		
NO SHEATHING		STEAM				TOTAL		
WOOD SHINGLES	<input checked="" type="checkbox"/>	HOT WAT. OR VAPOR	<input checked="" type="checkbox"/>			FACTOR		
ASBES. SHINGLES		NO HEATING				REPL. VAL.		
STUCCO ON FRAME		GAS BURNER						
STUCCO ON TILE		OIL BURNER		<input checked="" type="checkbox"/>				
BRICK VENEER	<input checked="" type="checkbox"/>	STOKER						
BRICK ON TILE		PLUMBING						
SOLID BRICK		BATHROOM	<input checked="" type="checkbox"/>					
STONE VENEER		TOILET ROOM						
CONC. OR CIND. BL.		WATER CLOSET						
TERRA COTTA		KITCHEN SINK						
VITROLITE		STD. WAT. HEAT						
PLATE GLASS		AUTO. WAT. HEAT						
INSULATION	<input checked="" type="checkbox"/>	ELECT. WAT. SYST.						
WEATHERSTRIP		LAUNDRY TUBS						
ROOFING		NO PLUMBING						
ASPH. SHINGLES	<input checked="" type="checkbox"/>	TILING						
WOOD SHINGLES		BATH FL. & WCOT.		<input checked="" type="checkbox"/>				
ASBES. SHINGLES		TOILET FL. & WCOT.						
SLATE		LIGHTING						
TILE		ELECTRIC						
METAL		NO LIGHTING						
COMPOSITION		NO. OF ROOMS						
ROLL ROOFING		BSMT.		2ND.				
INSULATION	<input checked="" type="checkbox"/>	1ST.	<i>6</i>	3RD.				



SUMMARY OF BUILDINGS

OCCUPANCY	TYPE	GRADE	AGE	DATE REMOD.	COND.	REPL. VAL.	PHYS. DEPR.	PHYS. VALUE	FUNCT. DEPR.	SOUND VALUE
	<i>1 1/2 FR. Row 11 & Attached Gar. & Bury</i>		<i>63</i>							<i>2500</i>
DATE LISTED	MEAS.	AREA	PRICED	TOTAL VALUE BUILDINGS						
				TOTAL VALUE BUILDINGS						

GRADE DENOTES QUALITY OF CONSTRUCTION:— A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

PROPERTY OWNER	PROPERTY LOCATION	SIDE	LOCATION CODE		PLAN LOT
ROYLOS/SOPHIE C ROYLOS/ANNETTE 25 SIMS AVE	25 SIMS AVE	E	/ / / /		058 043 / R33 071
PORTSMOUTH NH 03801	CITY OF PORTSMOUTH N.H. JOHN B. PETTY CAE, ASSESSOR	TYPE	PROJECT	CONTROL NO	CARD
		RESD	31001	1907058004300	1 OF 1

REMARKS-1
ALSO INCLUDES LOTS 42 & 44

RECORD OF TRANSFER	DATE	BOOK	PAGE	AMOUNT	MORTGAGE
1 WOODS/BERNARD F	70661	1589	296		
2					
3					
4					
5					
6					
7					

LAND FACTORS				LAND IMPROVEMENTS			SUMMARY	
TOPOGRAPHY-1 LEVEL	LOCATION DRAINAGE	GOOD					19 72	APPRAISED
IMPROVEMTS-1 C WATER	ZONING	GOOD					LAND	5480
-2 SEWER	NEIGHBORHOOD	02					BLDGS	22706
-3 ELEC	SOIL-1	STATIC					TOTAL	28186
	-2	SANDY						
STREET/RD-1 IMPROVE		LOAM		VALUE	EQ	ASSESSMENT	19	ASSESSED
							LAND	5500
							BLDGS	22700
							TOTAL	28200

ACREAGE COMPUTATION									
TYPE	ACRES	PRICE	TOTAL	DEPR	VALUE	EQ	ASSESSMENT		
1 H-LOT 54 A	.290	10000	5400		5400	100	5400	19	LAND
2 REAR 2	.040	2000	80		80	100	100	BLDGS	
3								TOTAL	
4								19	LAND
5								BLDGS	
6								TOTAL	
	.330	ACREAGE TOTAL			5480	100	5500	19	LAND
								BLDGS	
								TOTAL	

LOT COMPUTATION												
FRONT	REAR	FRONTAGE	DEPTH	STREET PRICE	DEPTH %	ADJ FR PR	TOTAL	DEPRECIATION	CORNER	VALUE	EQ	ASSESSMENT
1												
2												
3												
4												
LOT TOTAL												
LAND TOTAL										5480	100	5500

RECORD OF BUILDINGS

CONSTRUCTION				NOTES—SPECIAL EQUIPMENT							
OCCUPANCY		FLOORS			COMPUTATIONS						
SINGLE FAMILY		B	1	2					3	UNIT	1951
TWO FAMILY										1ST S.F. @	
APARTMENT						2ND S.F. @					
STORE						S.F. @					
THEATRE		CEMENT									
HOTEL		EARTH									
OFFICES		PINE									
WAREHOUSE		HARDWOOD									
COMM. GARAGE		ATTIC FL. & STRS.									
GAS STATION		INTERIOR FINISH									
		B	1	2	3						
FOUNDATION		PINE									
CONCRETE		HARDWOOD									
CONCRETE BLOCK		PLASTER									
BRICK OR STONE		UNFINISHED									
PIERS		METAL CLG.									
CELLAR AREA FULL		RECREAT. ROOM									
NO. CELLAR		FINISHED ATTIC									
		FIREPLACE									
EXTERIOR WALLS		HEATING									
CLAPBOARDS		PIPELESS FURNACE									
WIDE SIDING		HOT AIR FURNACE									
DROP SIDING		FORCED AIR FURN.									
NO SHEATHING		STEAM									
WOOD SHINGLES		HOT WAT. OR VAPOR									
ASBES. SHINGLES		NO HEATING									
STUCCO ON FRAME		GAS BURNER									
STUCCO ON TILE		OIL BURNER									
BRICK VENEER		STOKER									
BRICK ON TILE		PLUMBING									
SOLID BRICK		BATHROOM									
STONE VENEER		TOILET ROOM									
CONC. OR CIND. BL.		WATER CLOSET									
		KITCHEN SINK									
TERRA COTTA		STD. WAT. HEAT									
VITROLITE		AUTO. WAT. HEAT									
PLATE GLASS		ELECT. WAT. SYST.									
INSULATION		LAUNDRY TUBS									
WEATHERSTRIP		NO PLUMBING									
ROOFING		TILING									
ASPH. SHINGLES		BATH FL. & WCOT.									
WOOD SHINGLES		TOILET FL. & WCOT.									
ASBES. SHINGLES		LIGHTING									
SLATE		ELECTRIC									
TILE		NO LIGHTING									
METAL		NO. OF ROOMS									
COMPOSITION		BSMT.									
ROLL ROOFING		2ND.									
		1ST.									
INSULATION		3RD.									
		DATE	LISTED	MEAS.	AREA	PRICED	19	TOTAL VALUE BUILDINGS			
							19	TOTAL VALUE BUILDINGS			

SUMMARY OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION:— A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

DANIELS PARK

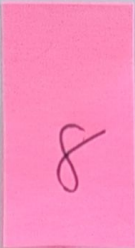
Portsmouth, N.H.

Belmont Realty Co.
Providence, R.I.

June 1918.

C.A. Thayer Engr.

Scale 60' = 1".

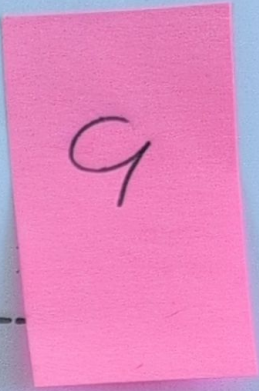


Plan # 0241



Know all men by these presents

that We, Frederick J. Brown and Glenna A. Brown both of Greenland, County of Rockingham, and State of New Hampshire,



for and in consideration of the sum of -----One Dollar-----

to ^{us} in hand, before the delivery hereof, well and truly paid by Sophie C. Roylos and Annette Roylos both of Portsmouth, County of Rockingham, and State of New Hampshire,

the receipt whereof ~~we~~ do hereby acknowledge, have given, granted, bargained, sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Sophie C. Roylos and Annette Roylos

as joint tenants, with right of survivorship, the survivor of them, and his or her heirs and assigns forever.

Being lots numbered 42 and 43, with the buildings thereon, on a plan of Daniels' Park made by C. A. Thayer, C. E., dated June, 1918 and recorded in Rockingham County Registry of Deeds, Book of Plans No. 1, Page 166, in which reference may be made for a more particular description.

Being the same premises which we acquired by Warranty Deed of Sophie C. Roylos and Annette Roylos, dated May 17, 1962, recorded in Rockingham County Registry of Deeds, Book 1627, Page 74.



Know all men by these presents

THAT, We, Raymond L. Miller and Virginia D. Miller both

of Portsmouth, Rockingham County, State of New Hampshire, for consideration paid, grant to Sophie C. Roylos and Annette Roylos both

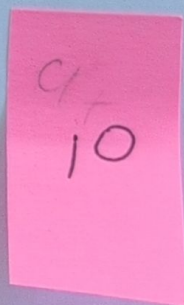
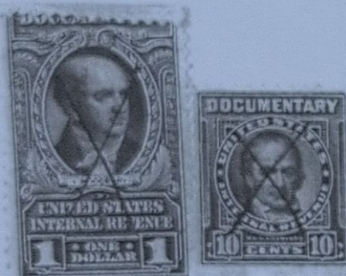
of Portsmouth, Rockingham County, State of New Hampshire, as joint tenants, with rights of survivorship/ and not as tenants in common, with WARRANTY COVENANTS,

A certain tract of land, situate on the northeasterly side of Simes Avenue in Portsmouth, County of Rockingham, and State of New Hampshire, more particularly bounded and described as follows:

Beginning at a point on the southwesterly side of Simes Avenue at the westerly corner of land now or formerly of Warren O. Teague, etal; thence in a general northwesterly direction by Simes Avenue, fifty (50) feet to land now or formerly of Bernard F. Woods; thence in a general northeasterly direction by land of Woods, one hundred (100) feet to a point at land now or formerly of Michael Zymaris, etal; thence turning and running in a general southeasterly direction by land of Michael Zymaris, fifty (50) feet, more or less, to a point at land now or formerly of said Teague; thence turning and running in a general southwesterly direction by land of said Teague, one hundred (100) feet, more or less, to the point of beginning.

Said tract of land is otherwise identified as Lot #14 on Plan 58 of the Portsmouth City Assessor's Plans.

Being the same premises which we acquired by Warranty Deed of Henry J. Robbins, dated February 17, 1958, recorded in Rockingham County Registry of Deeds, Book 1459, Page 195.



We, Raymond L. and Virginia D. Miller, being husband and wife, ~~wife~~ ~~and said Grantor~~ ~~and said Grantor~~ our respective ~~release to said Grantees~~ ~~rights of~~ ~~dower~~ ~~curtesy~~ and homestead and other interest therein.

WITNESS our hands and seals this 15 day of May, 1965

Witness:

Carole J. Bryan (T.H.)

Raymond L. Miller
Virginia D. Miller



The State of New Hampshire

Rockingham, ss.

May 15 1965

Then personally appeared the above named Raymond L. Miller and Virginia D. Miller and acknowledged the foregoing instrument to be their voluntary act and deed, before me

REC'D & RECORDED MAY 17 1965 9:38 AM


Carole J. Bryan
Notary Public Justice of the Peace.



CITY OF PORTSMOUTH

Assessors Office

Municipal Complex
1 Junkins Avenue
Portsmouth, New Hampshire 03801
Tel: (603) 610-7249 – Fax: (603) 427-1579

To: Rick Chellman, Chair Planning Board
Cc: Karen S. Conard, City Manager
From: Rosann Lentz, City Assessor 
Date: March 10, 2025
RE: City Council Referral- Request of Restoration of Involuntarily Merged Lots to pre-merger status at 25 Sims Ave

At its meeting on March 3, 2025, the City Council considered a request from Michael Roylos, Executor of the Estate of Annette Roylos, requesting the restoration of involuntarily merged lots located at 25 Sims Avenue to their pre-merger status pursuant to NH RSA 674:39-aa. These lots are represented as historical lot numbers 42, 43, and 44 on Tax Map 58. The Council voted to refer to the Planning Board and Assessor for a report back.

Description

Current assessment records identify 25 Sims Avenue as having .34 acres with a three-bedroom single family dwelling built around 1962 located on the parcel. Older assessment records dating back to the 50's identified the parcels as Tax Map 58 Lots 42, 43, and 44; these remained separately assessed until 1971. A map for reference purposes only identifies the three lots (see Attachment 1)

History

Deeds: Deeds were researched back to 1962 and 1965. Book 1646 page 245 dated October 17, 1962, identifies two lots; 42 and 43. Book 1766 page 84 dated May 15, 1966 identifies lot 44.

Property Assessment Records:

In 1972 the assessor merged all three lots and to date, these three lots have been assessed as one individual parcel now known as Tax Map 233 Lot 71 (see Attachment 2).

Historical Building Inspection and Planning Files: Typically, this office does research on historical permits and planning files for building permits, plot plans, surveys etc., showing the placement of dwellings and any conditions needing to be met for permitting and zoning approvals over the years. No historical research could be completed as no files exist for 25 Sims Avenue.

Map Geo 2020 Ariel

When viewing the ariel photo on the City Website through Map Geo, it is clear the dwelling is situated on the property line of lots 42 and 43. Lot 44 appears to have no structures (see Attachment 3).

Court Decisions

Upon review of various New Hampshire court decisions concerning the denial of restorations of lots, the courts have held that the conveyance of multiple lots in a single deed does not, standing alone, support a voluntary merger *Roberts v. Town of Windham*, 165 N.H. 186,192 (2013).

Additionally, court decisions also looked at the use of the property in its entirety by reviewing a lots physical characteristics and the overt actions that occurred over time to the placement of buildings, driveways, outbuildings etc. These decisions, citing totality of changes, can reasonably support that lots by predecessors or current owners were voluntarily merged when facts show the primary and accessory buildings, access, etc. work as a unit. *Robillard v. Town of Hudson*, 120 N.H. 477,416 (1980); *Town of Newbury v. Landrigan*, 165 N.H.236,241 (201); and *Roberts v. Town of Windham*, 165 N.H. 186 (2013).

Summary

No written request for a voluntary merger was found and upon review of lots 42 and 43 from the Map Geo 2024 ariel (Attachment 2), it is a reasonable conclusion these lots were merged overtly when looking at the use of the property and the building straddling the lot line.

Lot 44 was purchased sometime after the construction of the dwelling and no apparent overt actions have been taken to suggest the three lots support the use of the property in its entirety.

Based upon the request of Mr. Roylos that all three lots be unmerged to their pre-merger status, it is recommended this request be denied.

Attachments:

Attachment 1



Property Information

Property ID 0233-0071-0000
Location 25 SIMS AVE
Owner ROYLOS SOPHIE C



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 09/26/2024

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

Attachment 2



Property Information	
Property ID	0233-0071-0000
Location	25 SIMS AVE
Owner	ROYLOS SOPHIE C



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

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Geometry updated 09/26/2024

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

Attachment 3



Property Information
Property ID 0233-0071-0000
Location 25 SIMS AVE
Owner ROYLOS SOPHIE C



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

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Geometry updated 09/26/2024

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



CITY OF PORTSMOUTH

Assessors Office

Municipal Complex
1 Junkins Avenue
Portsmouth, New Hampshire 03801
Tel: (603) 610-7249 – Fax: (603) 427-1579

To: Rick Chellman, Chair Planning Board
Cc: Karen S. Conard, City Manager
From: Rosann Lentz, City Assessor
Date: March 12, 2025
RE: City Council Referral- Request of Restoration of Involuntarily Merged Lots to pre-merger status at 25 Sims Ave – **Amendment**

On March 12, 2025, Michael Roylos as Executor for the Estate of Annette Roylos, amended his request to unmerge lot 44 only.

Lots 42 & 43

Due to the placement of the single-family dwelling straddling Lots 42 and 43, the use of these lots would not qualify them to be restored to their pre-merger status.

Lot 44

Lot 44 was purchased two years after the construction of the dwelling. Case law looks at the use of the property and any overt actions that occurred over time to the placement of buildings, driveways, outbuildings, etc. Lot 44 appears to have had no overt taken actions over time causing this lot to be part of the use property in its entirety.

Recommendation

In reviewing RSA 674:39-aa and case law, it is recommended the request be approved to restore Lot 44 to its pre-merger status.

Section 10.440 Table of Uses – Residential, Mixed Residential, Business and Industrial Districts

Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO CD4- L1	CD4- L2	MRB	CD5 CD4	GB	G1	G2	B CD4- W	WB	OR	I	WI	Supplemental Regulations
1. Residential Uses																		
1.10 Single family dwelling	P	P	P	P	N	P	P	P	N	N	P	P	N	N	N	N	N	
1.20 Accessory dwelling unit																		10.814 (Accessory Dwelling Units)
1.21 Attached accessory dwelling unit (AADU)																		
1.211 Up to 750 sq. ft. GLA and entirely within an existing single-family dwelling	AP	AP	AP	AP	N	AP	AP	AP	CU	N	CU	CU	N	N	N	N	N	
1.212 Up to 750 sq. ft. GLA and in an expansion of an existing single-family dwelling	CU	CU	CU	CU	N	CU	CU	CU	N	N	CU	CU	N	N	N	N	N	
1.30 Two-family dwelling	N	N	P	P	P	P	P	P	P	N	P	P	N	N	N	N	N	10.640 (Downtown Overlay district)
1.40 Townhouse	N	N	S	P	P	P	P	P	P	N	P	P	P	N	N	N	N	10.640 (Downtown Overlay district)
1.50 Multifamily dwelling																		10.5A32 (Character district permitted uses)
1.51 3 or 4 dwelling units	N	N	S	P	P	P	P	P	P	N	P	P	P	N	N	N	N	10.640 (Downtown Overlay district)
1.52 5 to 8 dwelling units	N	N	N	S	P	P	P	P	P	N	P	P	P	N	N	N	N	10.813 (Multifamily Dwellings in the Business District)
1.53 More than 8 dwelling units	N	N	N	N	P	N	N	N	P	N	P	P	P	N	N	N	N	

Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO	CD4-	MRB	CD5	GB	G1	G2	B	WB	OR	I	WI	Supplemental Regulations
						CD4- L1	L2		CD4				CD4- W					
1.60 Conversion of a building existing on January 1, 1980, with less than the required minimum lot area per dwelling unit specified in Article 5																		10.640 (Downtown Overlay District) 10.812 (Conversion of Existing Dwelling to Multifamily Dwelling)
1.61 To 2 dwelling units	N	N	S	S	N	P	P	P	S	N	N	N	N	N	N	N	N	
1.62 To 3 or 4 dwelling units	N	N	S	S	N	P	P	P	S	N	N	N	N	N	N	N	N	
1.63 To 5 to 8 dwelling units	N	N	N	S	N	S	S	S	S	N	N	N	N	N	N	N	N	
1.64 To more than 8 dwelling units	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
1.70 Live/work unit	N	N	N	N	N	P	P	P	P	N	P	P	P	N	N	N	N	
1.71 Coliving	N	N	N	N	N	N	N	N	CU	N	N	N	N	N	N	N	N	10.815 Coliving
1.80 Manufactured housing park	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	N	10.816 (Manufactured Housing Park Dimensional Standards)
1.90 Planned unit development (PUD)																		10.720 (Planned Unit Developments)
1.91 Open space PUD	CU	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
1.92 Residential density incentive PUD	N	N	CU	N	N	N	N	N	N	N	N	N	N	N	N	N	N	

Article 8 Supplemental Use Standards

Section 10.810	Residential and Institutional Residence or Care Uses
Section 10.820	Educational, Religious, Charitable, Cultural, Public and Recreational Uses
Section 10.830	Business Uses
Section 10.840	Motor Vehicles and Motor Vehicle Uses
Section 10.850	Industrial Uses
Section 10.860	Hours of Operation

10.815 **Coliving**

10.815.10 Purpose and Eligibility

10.815.11 In order to provide additional affordable and innovative living options within the City, and to allow the adaptive reuse of some existing buildings, **Coliving** is hereby defined and created as a special use to be allowed in the downtown, subject to the provisions and requirements of this Section.

10.815.20 Standards and Requirements

10.815.21 **Coliving Units** shall not be rented for less than 30 days continuous occupancy.

10.815.22 **Coliving Units** shall be for not more than two-person (double) occupancy.

10.815.23 **Coliving Units** may include private sanitation facilities but shall not include permanent cooking facilities.

10.815.24 **Coliving Units** shall be at least 100 square feet of Gross Living Area (GLA) for single occupancy and 120 square feet of GLA for double occupancy. GLA for Coliving Units shall be measured in the same manner as for **Accessory Dwelling Units**.

10.815.25 **Coliving Facilities** shall include at least one full-time manager on site at all times for every 40 residents.

10.815.26 **Coliving Facilities** shall not exceed: 80 residents per **building**; or 40 residents/floor.

10.815.27 Ownership of a **Coliving Facility** shall include all of the **Coliving Units** within that **Coliving Facility**.

10.815.28 **Coliving Units** may be rented or leased by the owner of a **Coliving Facility** but the ownership of **Coliving Units** shall not be severed from the **Coliving Facility** of which they are a part.

10.815.29 **Coliving Common Areas** shall comprise at least 1,200 square feet of gross floor area plus 20 square feet per **Coliving Unit**.

10.815.30 Parking Requirements

10.815.31 Motor vehicle parking shall be required for **Coliving Facilities** as follows:

1. If any part of the **Coliving Facility** is located within 600 feet (approximately a 2.5 minute walk) of a public parking garage, No parking required.
2. If no part of the **Coliving Facility** is located within 600 feet (approximately a 2.5 minute walk) of a public parking garage, off-street parking is required at the rate of 1 space per every 4 **Coliving Units**.

10.815.40 Review and Approval Process

10.815.41 In granting a conditional use permit for a Coliving Facility, the Planning Board may modify a specific standard set forth in Sections 10.815.20 and 10.815.30, provided that the Board finds such modification will promote design flexibility and overall project quality.

10.815.50 Permitting System for Coliving Facilities

10.815.51 Permit Requirement

No **Coliving Facility** shall operate in the City without a valid permit issued by the City Clerk's office. Permits will only be issued for lawfully existing **Coliving Facilities** that comply with the standards and requirements outlined in this Section 10.815, as well as all other applicable laws, ordinances, and regulations.

Receipt of a permit under this section shall be a condition precedent to issuance of a Certificate of Occupancy for any **Coliving Facility**. This shall be a requirement whether or not it is made an express condition of approval by the Planning Board in granting a CUP for a **Coliving Facility**.

10.815.52 Permit Administration

The permitting system for a **Coliving Facility** shall be administered by the City Clerk's office. The City Clerk shall maintain records of all issued permits and ensure compliance with all necessary conditions outlined in this Section.

10.815.53 Application Process

An application for a **Coliving Facility** permit shall be submitted to the City Clerk's office shall include the following:

- A. A copy of the validly issued CUP for the **Coliving Facility**, accompanied by an affidavit certifying compliance with any conditions contained within the CUP.
- B. Contact information for the full-time manager or managers who are located on site at all times, including verification that the minimum number of on-site managers is met.
- C. Proof that exterior signage in compliance with Section 10.815.55.
- D. Affidavit certifying compliance with all applicable health, safety, zoning, and building codes.
- E. Any necessary inspection reports confirming compliance with City regulations.
- F. An annual inspection report by the property manager(s) indicating continuing compliance with the Conditional Use Permit (CUP) and the requirements of this Section.

The City Clerk shall not issue a permit or renew any permit for a **Coliving Facility** unless the City Clerk has received certification from the Director of Planning and Sustainability, or their designee, certifying that application in question complies with the provisions of Article 10.815 and the conditions, if any, of the CUP. The Code Official may make such investigation as necessary to confirm the property is in compliance with this section.

10.815.54 Issuance of Permit

The City Clerk may issue the permit only upon confirmation that the **Coliving Facility** complies with all applicable City regulations, and after any necessary inspections or investigations by the City.

10.815.55 Signage and Property Management Contact

A permanent sign must be posted on the **Coliving Facility** that includes the name and contact information of the property management responsible for the facility. This contact must be available on a 24-hour, 7-day a week basis for the duration of the facility's operation. This contact information must be on file with the City Clerk and updated within 7 days of any change. Signage required by this section shall be in a form acceptable to the Director of Planning and Sustainability and shall be exempt from the requirements of Article 12.

10.815.60 Enforcement and Penalties

10.815.61 General Enforcement

Violations of this Section may be enforced by the City in accordance with the provisions contained in Article 2 of this Ordinance. This authority shall be in addition to any other authority provided by law, including but not limited to authority contained within the Building Code, Fire Code, and Life Safety Code.

10.815.62 Inspection Requirements

Coliving Facilities shall be inspected in accordance with local Fire and Housing Codes and subject to fees as outlined in Chapter 1 of the City Code. These inspections shall occur regularly to ensure that the facility is compliant with all applicable safety standards.

10.815.70 Relationship to Other Provisions of this Zoning Ordinance

In the event of a conflict with any other provisions of the Zoning Ordinance, the provisions of this Section shall take precedence; otherwise, all other applicable provisions shall apply.

Boarding house

A residential **structure**, other than a **bed and breakfast**, in which rooms are rented, leased or otherwise made available for compensation to more than two but not more than 10 individuals, and where such rooms do not contain separate cooking or bathroom facilities. **There must be posted at all times at the front entrance of the facility a sign indication 24 hour, seven days a week, valid and effective contact information for the management of the facility.**

Coliving

A use that combines private resident **Coliving Units** used primarily for living and sleeping with shared resident **Coliving Common Areas** that provide common areas for resident's other daily needs as described herein.

Coliving Common Area

Those shared portions of a **Coliving Facility** containing permanent provisions for resident's living, eating, cooking, sanitation, bathing, laundry, recreation, resident meetings and wellness.

Coliving Facility

A building or portion thereof containing the combination of **Coliving Units** and **Coliving Common Areas** for more than 10 individuals.

Coliving Unit

A private living and sleeping area for not more than 2 people in a **Coliving Facility**.

Gross living area (GLA)

The total area of finished residential space in an accessory dwelling unit or a **Coliving Unit**, including all conditioned living space, but excluding unconditioned space such as decks, porches, garages, or other such spaces that have not been converted into living space. GLA is calculated by measuring the interior perimeter of the accessory dwelling unit or the **Coliving Unit**.

Family

An individual living alone, or any of the following groups living together as a single housekeeping unit and sharing common living, sleeping, cooking and eating facilities: (a) Two or more individuals related by blood, marriage, civil union, adoption or guardianship; (b) Two or three individuals not related by blood, marriage, civil union, adoption or guardianship, along with one or more dependents related to any of them by blood, marriage, civil union, adoption or guardianship. **Individuals living in a Coliving Facility are excepted from this definition.**



HALEY WARD

200 Griffin Road, Unit 14, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

18 February, 2025

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

RE: Request for Approval Extension, Conditional Use Permit and Site Plan Approval at 581 Lafayette Road; Mixed Use Development; Tax Map 229 Lot 8B

Dear Mr. Chellman and Planning Board Members:

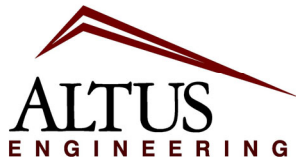
On behalf of Atlas Common, LLC (Owner) we submit a request for a one-year extension of the May 16, 2024, approval under Section 2.12 of the Site Review Approval Regulations. The project consists of the addition of 72 residential units (including 20% of the units as Workforce Housing) at 581 Lafayette Road with two new building additions, with the associated and required site improvements. This request is to extend the approval to May 16, 2026. Since the 581 Lafayette Road Site Plan approval, the applicant has been working on the Conditions of Approval, including the design and approval of the off-site Public Realm improvements. Additional time is needed to complete this and other design work prior to pulling the building permit.

Approval Requested

We hereby request that the Planning Board grant the one-year extension request.

Sincerely,

John Chagnon, PE; Ambit Engineering – Haley Ward



**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

November 18, 2024

Peter Stith, Planning Manager
City of Portsmouth Municipal Complex
1 Junkins Avenue
Portsmouth, New Hampshire 03801

**Re: Request for Conditional Use Permit Extension
Assessor's Map 207, Lot 13
60 Pleasant Point Drive
Altus Project No. 5138
LU-23-180**

Transmitted via viewpoint

Dear Peter,

On behalf of Michelle and John Morris and 120-0 Wild Rose Lane, LLC, Altus Engineering respectfully requests a 1-year extension to the Wetland Conditional Use Permit that was approved by the Planning Board on December 21, 2023 for their property located at 60 Pleasant Point Drive.

Over the past year, the Morris' have been vetting the interior design of their new home. We also have been working with NHDES Wetlands Bureau to address their design concerns. The Wetlands Permit was finally issued on November 4, 2024.

It is our understanding that the waterfront work will occur this winter and the house construction will follow in the spring.

Please feel free to call or email me directly should you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Johanna Cairns".

ALTUS ENGINEERING, LLC

eCopy: Michelle and John Morris
Johanna Cairns, Mathew-Cunningham
Ben Auger, Auger Building Company
Andrew Wilson, Auger Building

wde/5138.00 cup ext ltr.docx