PLANNING BOARD PORTSMOUTH, NEW HAMPSHIRE

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

7:00 PM Public Hearings begin

May 15, 2025

AGENDA

REGULAR MEETING 7:00pm

I. APPROVAL OF MINUTES

A. Approval of the April 17, 2025 meeting minutes.

II. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

A. The request of **The City of Portsmouth (Owner)**, for property located at **100 Foundry Place**. The project is the subdivision of an existing parcel into five new parcels, with the existing structures to remain as currently existing, and no new construction proposed at this time.

III. PUBLIC HEARINGS -- OLD 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 Aviation Avenue Group (Owner), Kane Management Group LLC (Applicant), for property located at 100 New Hampshire Avenue requesting Amended Site Plan approval to modify a prior condition of approval. Said property is located on Assessor Map 308 Lot 1 and lies within the Pease Industrial (PI) District. (LU-22-210)
- B. The request of 909 West End LLC (Owner), for property located at 909 Islington St requesting a Conditional Use Permit in accordance with Section 10.1112.62 to allow 98 parking spaces where 103 are required. Said property is located on Assessor Map 172 Lot 7 and lies within the Character District 4-W (CD4-W) (LU-24-221)

IV. 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. Lawrence Brewer and Joshua Ydstie (Owners), for property located at 253 Broad Street requesting a Conditional Use Permit from Section 10.814 for the construction of a new single-family dwelling with an Attached Accessory Dwelling Unit. Said property is located on Assessor Map 131 Lot 16 and lies within the General Residence A (GRA) District. (LU-25-54)
- **B.** The request of **Brian Lampert Revocable Trust (Owner), Lexie's Joint** (Applicant), for property located at **218 Islington Street** requesting a Conditional Use Permit in accordance with Section 10.440, Use 19.50 for an outdoor dining and drinking area as an accessory use to a permitted principal use. Said property is located on Assessor Map 137 Lot 21 and lies within the Character District 4-L2 (CD4-L2) and Historic District. (LU-25-64)
- C. The request of The City of Portsmouth (Owner), for property located at 100 Foundry Place. The project is the subdivision of an existing parcel into five new parcels, with the existing structures to remain as currently existing, and no new construction proposed at this time. Said property is located on Assessor Map 138 Lot 60 and lies within the Downtown Overlay and Municipal (M) Districts. (LU-25-65)

V. PRELIMINARY CONCEPTUAL CONSULTATION

A. The request of Service Credit Union (Owner), for property located at 126 Lang Road requesting Site Plan approval for construction of workforce housing in two 70unit apartment buildings, a 30-unit workforce housing building, a 30-unit veteran housing building with possible daycare on the first floor and 35 market rate townhomes in 5 buildings with associate site improvements. Said property is located on Assessor Map 291 Lot 1-1 and lies within the Gateway Corridor (G1) District. (LUPD-25-7)

VI. DESIGN REVIEW APPLICATION ACCEPTANCE

A. The request of **Brora LLC (Owner)**, for property located at **0 Dunlin Way** requesting Design Review application for acceptance for the construction of 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-25-6)

VII. CITY COUNCIL REFERRALS

A. Islington and State Street Easements

VIII. OTHER BUSINESS

- A. Chairman updates and discussion items
- B. Board discussion of Regulatory Amendments & other matters

IX. 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 hOuHiBUWShSs0Vvpw2Us8Q



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: May 9, 2025

Re: Recommendations for the May 15, 2025 Planning Board Meeting

I. APPROVAL OF MINUTES

A. Approval of the April 17, 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 April 17, 2025 meeting and vote to approve meeting minutes with edits if needed.

II. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

A. The request of **The City of Portsmouth (Owner)**, for property located at **100 Foundry Place.** The project is the subdivision of an existing parcel into five new parcels, with the existing structures to remain as currently existing, and no new construction proposed at this time.

Planning Department Recommendations

1) Vote to determine that the application is complete according to the Subdivision Review Regulations, (contingent on the granting of any required waivers under Sections IV of the agenda) and to accept the application for consideration.

II. PUBLIC HEARINGS – OLD 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 Aviation Avenue Group (Owner), Kane Management Group LLC (Applicant), for property located at 100 New Hampshire Avenue requesting Amended Site Plan approval to modify a prior condition of approval. Said property is located on Assessor Map 308 Lot 1 and lies within the Pease Industrial (PI) District.

Project Background

The project was before the Planning Board for a recommendation to the Pease Development Authority (PDA) for Site Plan Review on April 20, 2023 and again on August 17, 2023 for Amendment Site Plan approval for a reduced project scope. One of the recommended conditions of approval required that all truck deliveries use the Interstate 95 and Route 33 entrance to access the site.

2.2) Require all truck deliveries to use the Interstate I-95 and Route 33 entrance.

According to the letter in this application, two new tenants will occupy the building, one being Georgia Pacific, and the Hospital Corporation of America (HCA) will be the second tenant. The PDA has engaged VHB to look at options for Stratham Street and Rochester Avenue, however those options may not be available until after the packet is sent out to the Board and a revised memo will be sent with the findings and recommendation.

The recent amendments to RSA 676:3 with regards to adopting findings of fact for a project apply to local planning boards making decisions based on the municipality's regulations. Pease falls exclusively under RSA 12-G and the Pease Land Use Controls, therefore the requirement to vote on and adopt findings of fact do not apply for this application.



Planning Department Recommendation

A follow-up memo/recommendation will be provided early next week once staff has received the VHB recommendation and discussed it with PDA staff.

II. PUBLIC HEARINGS – OLD BUSINESS

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

B. The request of 909 West End LLC (Owner), for property located at 909 Islington St requesting a Conditional Use Permit in accordance with Section 10.1112.62 to allow 98 parking spaces where 103 are required. Said property is located on Assessor Map 172 Lot 7 and lies within the Character District 4 (CD-4).

Project Background

The applicant is requesting a Conditional Use Permit (CUP) to provide shared parking on an adjacent lot in accordance with Section 10.1112.62.

10.1112.62 Shared Parking on Separate Lots

The Planning Board may grant a conditional use permit to allow a reduction in the number of required **off-street parking** spaces for uses on separate **lot**s, whether in common or separate ownership, subject to the following:

- The shared parking requirement may be determined using the methodology in Section 10.1112.61, or by another method approved or required by the Planning Board.
- (2) The shared parking arrangement shall be secured by a covenant acceptable to the City and recorded at the Rockingham County Registry of Deeds.

The recent approval of Louie's restaurant in one of the tenant spaces triggered the need for a parking CUP. In reviewing the property, the owner has several other vacant spaces yet to be occupied. Staff advised the applicant to come forward with a designation for the vacant spaces to prevent coming back before the Planning Board each time a space is occupied. The applicant has assigned an office use designation of 1 space/350 square feet. If the proposed proposal requires more parking, they will need to come back before the Planning Board for a new parking CUP.

Based on the existing and proposed uses and using the shared parking table, 909 Islington requires 87 spaces and 959 Islington requires 16 spaces for a combined requirement of 103 spaces where 98 are provided (73 at 909 Islington and 25 at 959 Islington).

The applicant has provided a draft covenant between 959 Islington and 909 Islington that allows 909 Islington to use spaces on 959 Islington, which currently has a surplus of parking spaces. If acceptable to the Planning Board, this covenant will be recorded at the Registry of Deeds as a condition of approval.



Project Review, Discussion, and Recommendations

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

Board of Adjustment

The Zoning Board of Adjustment granted a Special Exception on January 28, 2025 to allow a restaurant with an occupancy load from 50 – 250 people.

Technical Advisory Committee

The applicant was before TAC in March and April to review the parking demand analysis as required under Section 10.1112.141. The applicant was asked to provide the draft covenant and include the required number of handicap spaces and provide an updated parking calculation based the rounding requirement in the ordinance. TAC found the parking demand analysis to be acceptable at the April 8, 2025 meeting.

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 <u>as presented</u>.

(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 <u>as</u> <u>amended</u>.

2) Vote to grant the Conditional Use Permit with the following condition.

2.1) The parking covenant shall be recorded at the Rockingham County Registry of Deeds.

III. PUBLIC HEARINGS – NEW BUSINESS

- The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.
 - A. The Lawrence Brewer and Joshua Ydstie (Owners), for property located at 253 Broad Street requesting a Conditional Use Permit from Section 10.814 for the construction of a new single-family dwelling with an Attached Accessory Dwelling Unit. Said property is located on Assessor Map 131 Lot 16 and lies within the General Residence A (GRA) District. (LU-25-54)

Project Background

The applicants are proposing to demo the existing dwelling and construct a new single-family dwelling with an Attached Accessory Dwelling Unit (AADU) in the basement. The proposed AADU will comply with the standards in Section 10.814 and the applicant is not requesting any modifications from the Ordinance.



Project Review, Discussion, and Recommendations

The project was before the Board of Adjustment, see below for details.

Board of Adjustment

The Zoning Board of Adjustment granted a variance for a 7' side yard setback and a second driveway at their September 26, 2023 meeting with the following condition:

1) Contingent that the applicant shall get an approved ADU within two years.

<u>Planning Department Recommendation</u> Attached Accessory Dwelling Unit Conditional Use Permit

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

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

- 2) Vote to 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.

III. PUBLIC HEARINGS – NEW BUSINESS

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

B. The request of Brian Lampert Revocable Trust (Owner), Lexie's Joint (Applicant), for property located at 218 Islington Street requesting a Conditional Use Permit in accordance with Section 10.440, Use 19.50 for an outdoor dining and drinking area as an accessory use to a permitted principal use. Said property is located on Assessor Map 137 Lot 21 and lies within the Character District 4-L2 (CD4-L2) and Historic District. (LU-25-64)

Project Background

The applicant is proposing to have permanent outdoor dining and drinking area outside of the existing restaurant, which will include the addition of four picnic tables as depicted in the application. An outdoor dining and drinking use is an accessory use and requires a CUP in the CD4-L2 district. The use does not require the need for additional off-street parking as it is accessory and will be seasonal. This approval would be subject to any other Health or Inspections Department permits and/or review through a separate permitting process.



Planning Department Recommendation

Outdoor Dining Conditional Use Permit

1) Vote to find that the Conditional Use Permit application meets the criteria set forth in Section 10.243.20 and to adopt the findings of fact <u>as presented.</u>

(Alt.) Vote to find that the Conditional Use Permit application meets the criteria set forth in Section 10.243.20 and to adopt the findings of fact <u>as amended and read into the record.</u>

2) Vote to approve the conditional use permit as presented.

III. PUBLIC HEARINGS – NEW BUSINESS

- The Board's action in these matters has been deemed to be quasi-judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.
 - C. The request of The City of Portsmouth (Owner), for property located at 100 Foundry Place. The project is the subdivision of an existing parcel into five new parcels, with the existing structures to remain as currently existing, and no new construction proposed at this time. Said property is located on Assessor Map 138 Lot 60 and lies within the Downtown Overlay and Municipal (M) Districts. (LU-25-65)

Project Background

As presented in the memo from the Public Works Director, the subdivision of 100 Foundry Place is proposed to address a New Hampshire Department of Environmental Services (DES) Groundwater Management Permit and to isolate contaminated areas and subdivide areas that are not contaminated into separate parcels. An Areas of Contamination Plan is included and the subdivision will isolate these areas on 2 separate lots, one containing the Foundry Garage and the second containing the Foundry Place right-of-way. The remainder of the parcel will be subdivided into three parcels that include the Rock Street right-of-way, Rock Street Park, and the remainder of the parcel which includes the retaining wall and land adjacent to 361 Hanover.



Planning Department Recommendation

<u>Subdivision</u>

- 2) Vote to grant Preliminary and Final Subdivision Approval with the following stipulations:
 - 1.1) The subdivision plan, and any easement plans and deeds shall be recorded simultaneously at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.
 - 1.2) Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat;
 - 1.3) GIS data shall be provided to the Department of Public Works in the form as required by the City;

IV. PRELIMINARY CONCEPTUAL CONSULTATION

A. The request of Service Credit Union (Owner), for property located at 126 Lang Road requesting Site Plan approval for construction of workforce housing in two 70-unit apartment buildings, a 30-unit workforce housing building, a 30-unit veteran housing building with possible daycare on the first floor and 35 market rate townhomes in 5 buildings with associate site improvements.

The applicant has provided preliminary site plans located in the Gateway Neighborhood G-1 District. The applicant intends to build a workforce housing development behind the existing Service Credit building that will be constructed in two phases, with the first consisting of two- 70-unit apartment buildings containing all workforce housing units. The second phase will include two addition buildings that will include workforce housing and veteran housing and 35 market rate town homes in five buildings.

As authorized by NH <u>RSA 676:4,II</u>, 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.

V. DESIGN REVIEW ACCEPTANCE

A. The request of Brora LLC (Owner), for property located at 0 Dunlin Way requesting Design Review application for acceptance for the construction of 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)

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 before the Planning Board for Preliminary Conceptual Consultation at the March 20, 2025 meeting.

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 decides 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 June 18, 2025 Planning Board meeting.

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

A. Islington and State Streets Drain Lin Easements

Background

Included in the packet are drainage easements across private property in conjunction with the ongoing work along Islington Street. A memo from Deputy City Attorney McCourt is included along with the easement plan and easements for each property. Below is the Section from Chapter 11 Article 11.602 referenced in Attorney McCourt's memo.

ARTICLE VI: REFERRALS TO PLANNING BOARD (Added 12/21/2009)

Section 11.601: INTENT

The intent of this Article is to ensure that proposed municipal actions relating to land acquisition, disposition or use, and to the laying out, construction or discontinuance of public streets, are considered in the context of the City's comprehensive planning.

Section 11.602: REFERRAL AND REPORT

- A. The following matters shall be referred to the Planning Board in writing at least thirty (30) days before final action is taken:
 - (1) Any acquisition or disposition of municipal real property, including fee transfers, easements and licenses;
 - (2) Any plan for the construction, alteration, relocation, acceptance or discontinuance of a public way.
- B. No final action on a matter listed herein shall be taken until either the Planning Board has reported to the City Council thereon in writing or sixty (60) days have elapsed since the referral without such report.
- C. The failure to refer a matter listed herein to the Planning Board shall not affect the legal validity or force of any action related thereto if the Planning Board waives such referral.

Planning Department Recommendation

Vote to recommend the City Council accept the drainage easements on 547/549 State Street and 72, 86, and 96 Islington Street.

VII. OTHER BUSINESS

- A. Chairman's Updates and Discussion Items
- **B.** Board Discussion of Regulatory Amendments and Other Matters

VIII. ADJOURNMENT

PLANNING BOARD PORTSMOUTH, NEW HAMPSHIRE

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

7:00 PM Public Hearings begin

April 17, 2025

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

ALSO PRESENT: Peter Stith, Planning Department Manager

MEMBERS EXCUSED: Ryann Wolf

Chair Chellman called the meeting to order at 7:00 p.m. Alternate Frank Perier took a voting seat in Ms. Wolf's absence.

I. APPROVAL OF MINUTES

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

Mr. Giuliano moved to **approve** both sets of minutes as presented, seconded by Mr. Samonas. *The motion* **passed** with all in favor.

II. PUBLIC HEARINGS -- OLD BUSINESS

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)

SPEAKING TO THE PETITION

[Video timestamp 7:26] Attorney Darcy Peyser was present on behalf of the applicant. She said they no longer proposed the small addition for the second and third floors of a portion of the building and that all the renovations would be in the interior. She said the request was for a Conditional Use Permit for less parking spaces because of the change in use to residential on the second floor. She reviewed the criteria and said they would be met.

[Timestamp 13:22] Vice-Chair Coviello asked if there was a reduction in the amount of residents in the units. Attorney Peyser agreed and said there would be a four-bedroom unit on the third floor, and the two-bedroom unit on the second floor would remain. Mr. Samonas verified that the applicant would not pursue any additional changes to the structure in the future. Chair Chellman confirmed that the outside of the building would not change and that there would be no expansion to the existing footprint.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

[Timestamp 16:06] Attorney Chris Mulligan was present on behalf of abutter Karen Bouffard of 100 State Street. He said Ms. Bouffard's building was a unique, award-winning one that required a high level of scrutiny when changes were about to happen in the neighborhood. He said if the Board were going to grant the Conditional Use Permit for parking based on the applicant's representations, he asked that conditions be placed on it, including a condition that the addition that was originally presented not be built for at least five years. He said they would like the occupancy limited to two residents per bedroom, given that the representation had been that either the owner or restaurant workers would occupy one of the apartments. In the event of future construction, he asked that there be a construction management mitigation plan process put in place for 96 State Street so that Ms. Bouffard's home would be properly protected. He said there were questionable assertions in the parking demand analysis that the Board received. He said the analysis relied entirely on the work product of the architect, and the engineer who signed it took the information directly from the architect's review of the property, so he thought it was suspect that the engineer who prepared the analysis did not review the property itself. He said one of the uses in the plans seemed to have changed because the basement's kitchen prep area was converted to a kitchen storage area, which changed the amount of parking that would be required to be allocated to that area. To obtain a Conditional Use Permit for parking, he said the applicant had to provide permanent evidence-based measures to reduce the parking demand, but that his client had just seen speculative statements that the demand would go down based on the use.

[Timestamp 21:14] Attorney Peyser said they were not seeking to tie the approval to conditions about who is living there, nor did they need to. She said the conditions of approval had to be reasonably related to the standards and criteria for the approval set forth in the ordinance, and in that instance it was the areas specific for a parking Conditional Use Permit that were based on square footage of the space and the use. She said to tie the approval to a condition unrelated to a specific criteria such as who is living there and how many tenants can be in a building when the calculation is made based off square footage of a dwelling unit is irrelevant to that criteria and would go beyond what is required by the ordinance. She said the use can't be expanded any further without a Conditional Use Permit. She said the owner intended to reside in the building and let her employees live there if she were able to. Regarding the demand analysis relying on the architect's calculations, she said there is no criteria in the ordinance that requires the engineer to visit the site. She said they can rely on the architect's calculations based on building square footage. She said it was common practice to calculate it via the CAD drawings, which they submitted. As far as the drawings regarding the change from the kitchen prep area to the kitchen storage area, she said that was a clarification made by the owner based on the use of that space. She said it was used as storage for kitchen equipment and was done at the clarification of the owner. Regarding the permanent evidence-based measures, she said there was a similar application for 111 State Street a few years ago where the applicant received almost identical relief and relied on their own parking demand analysis and the reduction to a less intensive use, which was classified as a permanent evidence-based measure and was approved.

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

DECISION OF THE BOARD

Vice-Chair Coviello moved to **suspend** *the rules to allow the project's engineer Eric Weinrieb to* speak. *Ms. Conard seconded. The motion* **passed** *with all in favor.*

[Timestamp 25:53] Project engineer Eric Weinrieb said he prepared the April 4 document and that they relied on the design of the architect to provide them with the areas of the building. Vice-Chair Coviello asked if Mr. Weinrieb stamped the document as a professional engineer. Mr. Weinrieb agreed.

1) Mr. Giuliano moved that the Board 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. Councilor Moreau seconded. The motion **passed** with all in favor.

[Timestamp 27:40] Chair Chellman asked if those findings included the fact that there would be no external change to the building. Mr. Giuliano agreed and said that any of the changes that the abutter was concerned about would come before the Board and the HDC. The Board further discussed whether the expansion of the use would trigger the application to return to the Board.

2) Mr. Giuliano moved that the Board grant the Conditional Use Permit as presented, seconded by Councilor Moreau. The motion **passed** with all in favor.

III. PUBLIC HEARINGS – NEW BUSINESS

A. 361 Hanover Steam Factory, LLC (Owner) for property located at 361 Hanover Street requesting Design Review 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)

Mr. Samonas and Councilor Moreau recused themselves from the petition.

SPEAKING TO THE PETITION

[Timestamp 34:40] Attorney John Bosen was present on behalf of the applicant, with John Forsley of Hampshire Development and project engineer John Chagnon. Attorney Bosen said

that based on feedback from the Board, the City, and the abutters, the building was redesigned and there was a new plan. He said they received a variance to remove the first-floor commercial use and now had 40 units. He said if approved, they would submit the plan to the Technical Advisory Committee (TAC), where most of the abutters' concerns would be addressed.

[Timestamp 38:43] Project engineer John Chagnon noted that the Board of Adjustment had months of deliberation for the design variances. He reviewed the site plan and design review requirements. He said access would be provided to the Hill/Hanover Condominiums. He said the total number of parking spaces would be 72 and would include four visitor spaces. He said the project included sidewalks and landscaped areas where the sidewalk would not exceed 50 percent of the open space area, so it would meet the open space requirement. He reviewed the landscape design plan, noting that the Trees and Greenery Committee said the plantings were appropriate for the location. He said an Adopt-A-Spot program would also be used between the site and Rock Street. He said traffic generation and trip assignments were submitted and that the Traffic Memorandum would be fully vetted at TAC.

[Timestamp 51:55] Chair Chellman said he felt that there was more than enough to begin the debate on the application. He verified that the new design would supersede the prior one. Vice-Chair Coviello asked the applicant to review the history of the easement, noting that there was a lot of correspondence from the abutters about it. Attorney Bosen discussed the two properties that Attorney Lyons represented, and he showed the access point to Hanover Street. He said it had enough room for vehicles and emergency equipment and that the right-of-way would be unimpeded and would provide access to the condo association. Under the access agreement, he said that everyone who had the right to the access would continue to have that right. Chair Chellman asked if the Last Chance Garage access would also be over the relocated easement, and Attorney Bosen agreed. Mr. Bowen said it would be more helpful if the applicant had the drawings of the property as it was going to be prepared and not the way it was today. Attorney Bosen showed where the accessways would be.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

[Timestamp 1:03:15] Attorney John Lyons representing the Harbor Place Condo Association and Hill/Hanover said it was the first time the applicant had admitted that there was a right-of-way across their property. He said there was also a deeded right-of-way running along the easterly side of the parking lot. He said the applicant was trying to split the Hill Street Condominium members and the Hill/Hanover principals. He said the Harbor Place Condo Association arose out of the deed with Hill/Hanover. He said the site plan that created the Kearsage Mill Condo Association indicated that there is an easement to the Hill/Hanover Group LLC. He said the issues raised in his suit would directly affect the Board's ultimate approval.

Charlie Moreno of 50 Cornwall Street said the project did not plan for enough large trees, especially on Hanover Street. He said the tall building would change the look of the street. He

said the public had no access to the empty land behind the project, so he did not see much public benefit. He suggested making that land into a pocket park with access to the public.

Robin Husslage of 27 Rock Street said the traffic study was full of errors. She said the applicant had Rock Street as 28 feet wide but that it was not even 18 feet wide and it had parking on one side. She said the study did not include the traffic on Rock, Sudbury, and Pearl Streets. She asked that the Board postpone the design review until an accurate traffic study was submitted.

Nicole LaPierre of 44 Rock Street said there was a lack of green space and that the public land behind the development would not be accessed by the public. She agreed that the traffic study was inaccurate. She said the project should go through TAC first.

Peter Happny said Rock and Pearl Streets were small streets and did not need an increase in traffic, nor did Foundry Place. He said the traffic should come out onto Hanover Street.

Marcy Vaughan of 407 Hanover Street said the Board did not have enough information to accept the design review because they did not know what the buildable area was.

Mark DeLorenzo of 394 Hanover Street said the traffic study showed a fire truck careening through one of the parked cars that was missing from all the drawings, and no vehicles appeared in any parking spaces in the drawings. He said the deeded parking spaces also were not shown.

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

DECISION OF THE BOARD [Timestamp 1:21:47]

Mr. Giuliano said he supported the motion but noted that a vote to approve was not accepting the project but was saying that the Board had enough information to understand the project and the concerns. Chair Chellman said a lot of points raised that evening would be considered by TAC.

Vice-Chair Coviello moved that the Board find the design review process complete. Ms. Conard seconded. The motion **passed** with all in favor, with Councilor Moreau and Mr. Samonas recused.

B. The request of **David and Tracy Foster (Owners)** for property located at **200 FW Hartford Drive** requesting a Wetland Conditional Use Permit from Section 10.1017.50 for the removal of six trees within the 100' wetland buffer. Said property is located on Assessor Map 270 Lot 33 and lies within the Single Residence B (SRB) District. (LU-25-23)

SPEAKING TO THE PETITION

[Timestamp 1:24:08] The applicant Tracy Foster was present. She said half her house was located within the buffer and she wanted six trees removed. She said moss was growing over her roof and there was mold on the back of the house. She said she would replant six or more trees.

[Timestamp 1:27:30] Councilor Moreau asked if most of the trees were pines. Ms. Foster said they were pines except for two maple trees and that she would replace them with native bush with berries or maple trees. She noted that the Conservation Commission recommended all maple trees. Councilor Moreau said bushes sometimes got overgrown and became invasive if they were not maintained, which was the reason why the Conservation Commission did not want bushes. Chair Chellman said the Conservation Commission seemed to want more trees planted. He asked Ms. Foster if she would be willing to have more trees planted if she were to plant trees that did not grow as tall. Ms. Foster agreed. Vice-Chair Coviello asked if Ms. Foster had a certified arborist's report stating that the five other trees should be removed. Ms. Foster said she was told that the diseased tree had to be removed and that some other trees should be removed. Mr. Samonas said it would be helpful to have a planting plan associated with the request because the site was in a buffer and in a highly protected part of Portsmouth. Ms. Foster said she could not do that due to all the other vegetation. She said the Conservation Commission said it would be okay if the trees were planted away from her home. Chair Chellman asked if Ms. Foster would approve the City Arborist giving her six locations to plant six trees. Ms. Foster said she did not think it was worth the arborist's time or the City's time and money.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

Nicole LaPierre of 43 Rock Street said she was in favor because the applicant was coming before the Board proactively to present trees from falling on her house.

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

DECISION OF THE BOARD [Timestamp 1:36:47]

- 1) Councilor Moreau moved that the Board 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. Ms. Conard seconded. The motion **passed** 8-1, with Vice-Chair Coviello voting against.
- 2) Councilor Moreau moved that the Board 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) Applicant shall provide a report back to the Planning and Sustainability Department one year after the proposed landscaping area has been planted, demonstrating at least an 80% survival rate of new plantings within the wetland buffer.

2.3) In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. Markers are to be placed along the 25' vegetative buffer at 50-foot intervals and must be installed prior to the start of any construction.

Ms. Conard seconded the motion.

Councilor Moreau said she was in favor of getting rid of trees that might interfere with the house and liked that the Conservation Committee gave Ms. Foster the flexibility to do so. She said Ms. Foster could also get help from the City Arborist. Vice-Chair Coviello said he knew the neighborhood well and that a lot of the homes had the same situation. He said a clearer standard was needed and thought it would be a burden on the arborist if suddenly the other homes requested the same thing. He said the Board had never seen a Conservation Commission report like that and that he was taken aback by the implication that it seemed to say to just approve it.

The motion **passed** by a vote of 8-1, with Vice-Chair Coviello voting against.

C. The request of Rainboth Revocable Trust (Owner) for property located at 56 Ridges Court requesting a Wetland Conditional Use Permit in accordance with Section 10.1017.50 to merge three lots and construct an addition and deck on the existing dwelling for a proposed permanent buffer impact of 2,653 square feet. Applicant is proposing stormwater improvements and partial revegetation of the wetland buffer as part of this project. Said property is located on Assessor Map 207 Lot 63 and lies within the Single Residence B (SRB) District. (LU-25-13)

SPEAKING TO THE PETITION

[Timestamp 1:40:30] Attorney Chris Mulligan was present on behalf of the applicant, with project engineer Eric Weinrieb and owner Michael Rainboth. Attorney Mulligan said the main lot was almost entirely within the 100-ft wetlands buffer and that the project would pull a significant amount of the existing built environment farther away from the wetlands resource that the buffer was intended to protect and would result in a decrease in the amount of impervious surface. He said the driveway would be moved farther away from the wetlands resource. Mr. Weinrieb reviewed the history of the property. He said he received a second opinion that confirmed the wetland delineation and that there would be no flood zone issues. He said Ridges Court was narrow and had no turnaround, and by putting the house back, they could create a driveway that would allow emergency vehicles to turn around. He said they would raise the shed, remove the garage and a lot of the parking, and move everything closer to the road. He discussed the water runoff, drainage, and infiltration. He noted that they went before the Conservation Commission twice and would create a 25-ft buffer around the wetland that would be moved twice a year. He said the packet addressed all the criteria.

[Timestamp 1:50:50] Mr. Bowen noted that there was a letter from a Joe Noel, a certified wetland scientist, directed to Mr. Weinrieb that stated that, due in part to the deck expansion, there would be a net increase in the impermeable area, but that Mr. Weinrieb said it would be a

reduction in the net impermeable area. Mr. Weinrieb said Mr. Noel prepared his initial report when the project did their initial submission, and the deck was larger and did not include permeable pavement in the wetland buffer. He said that flipped the ratio and that the project did not have Mr. Noel revise his report. Mr. Bowen asked if the report was outdated. Mr. Weinrieb said only because the site was made better by reducing some of the impervious areas. Mr. Samonas asked if the project considered using a pervious pavement or asphalt composition in the driveway area. Mr. Weinrieb said because the traditional pavement was outside the wetland buffer and because of the way the site was graded, they felt that they had the best option. He highlighted where the water flowed and how it circulated through the site.

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

- 1) Vice-Chair Coviello moved that the Board 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 <u>as presented</u>. Mr. Almeida seconded. The motion **passed** 8-0, with Mr. Bowen abstaining.
- 2) Vice-Chair Coviello moved that the Board grant the Conditional Use Permit with the following conditions:
 - 2.1) The wetland resource shall no longer be mowed.

2.2) The property owner shall agree to mowing the 25' vegetated no-cut buffer no more than twice per year. Mowing cannot occur during the nesting bird season (April to July). Owners must abide by best management practices for mowing a sensitive wetland buffer.

2.3) In accordance with Section 10.1018.40 of the Zoning Ordinance, owner shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. Markers are to be placed along the 25' vegetated buffer at 50-foot intervals and must be installed prior to the start of any construction.

2.4) Owners shall permanently install markers such as boulders in between the proposed trees to be planted along the wetland edge. This physical barrier shall serve as a deterrent to mowing. Plans must be updated to show proposed location and marker type.

2.5) A maintenance plan for the property shall be included as part of this project for the purpose of educating current and future property owners. This plan shall address proper long-term maintenance of the permeable pavers and the swale, City cutting regulations within

the wetland and wetland buffer, and mowing restrictions for this property (including best management practices for mowing of a wetland meadow buffer).

Mr. Almeida seconded. The motion passed 8-0, with Mr. Bowen abstaining.

D. REQUEST TO POSTPONE The request of **Aviation Avenue Group (Owner)** and **Kane Management Group LLC (Applicant)** for property located at **100 New Hampshire Avenue** requesting Amended Site Plan approval to modify a prior condition of approval. Said property is located on Assessor Map 308 Lot 1 and lies within the Pease Industrial (PI) District. **REQUEST TO POSTPONE** (LU-22-210)

DECISION OF THE BOARD

Ms. Conard moved that the Board grant the applicant's request to **postpone** to the May meeting. *Vice-Chair Coviello seconded. The motion* **passed** with all in favor.

E. REQUEST TO POSTPONE The request of 909 West End LLC (Owner) for property located at 909 Islington St requesting a Conditional Use Permit in accordance with Section 10.1112.62 to allow 114 parking spaces where 115 are required. Said property is located on Assessor Map 172 Lot 7 and lies within the Character District 4 (CD-4). REQUEST TO POSTPONE (LU-24-221)

DECISION OF THE BOARD

Ms. Conard moved that the Board grant the applicant's request to **postpone** to the May meeting. *Vice-Chair Coviello seconded. The motion* **passed** with all in favor.

F. The request of Kent and Jennifer Bonniwell (Owner) for property located at 332 Hanover Street requesting Conditional Use Permit from Section 10.814 for construction of a new single-family dwelling containing an Attached Accessory Dwelling Unit. Said property is located on Assessor Map 126 Lot 43 and lies within the Character District 4-L1 (CD-4-L1) District. (LU-25-52)

SPEAKING TO THE PETITION

[Timestamp 1:58:53] Project architect Mark Gianniny representing the owners was present to speak to the petition, along with the owner, architect Richard Desjardins, Attorney Chris Mulligan, and Ben Chandonnet of Stiletto Construction. Mr. Gianniny reviewed the petition and gave a brief history of the project. He said they were denied variances by the BOA due to the hardship for the density request but that the current application was a fully conforming one for both the single-family home and the ADU. He noted that the lot currently had a demolition permit for the existing single-family home. He said the site was unique because it was bordered by streets on three sides. He reviewed the setbacks, the curb cut, and the changing grade. He showed contextual photos that had similar design elements to what was proposed. He reviewed the architectural site plan. He said the ADU would be under 750 square feet and would have one bedroom with a shared kitchen/living room and a bath. He said six parking spaces would be

provided. He discussed the elevations and said the building height would be 29'2", well below the maximum of 40 feet. He said the project met the requirements for the character district.

[Timestamp 2:16:53] Attorney Mulligan noted that the basis of a neighbor's opposition was primarily a dislike of the size, mass, and scale of the project as proposed, but he pointed out that the size, mass, and scale were regulated by the zoning ordinance's dimensional standards, all of which the applicant met. He said another argument was that, to get a Conditional Use Permit, the applicant was required to pass a standard in Section 243 of the general Conditional Use Permit in the ordinance. He said there was a provision is Section 243.30 stating that, where specific standards or criteria are set forth in the ordinance for a particular use permitted by a Conditional Use Permit, those standards and criteria shall apply in lieu of the general standards in Section 10.243. He said the opposition that the Board got that cited the failure to comply with the requirements of Section 10.243 was misplaced. He said the requirements the applicant needed to comply with were found in Section 814.64 and that they complied with that section in its entirety, so the project should be approved on that basis.

[Timestamp 2:19:38] Councilor Moreau said there was a 5-ft difference between the living room and kitchen to the bedroom. She asked if the garage space was on one level with the bedroom, if everything else was five feet lower, and if there was a basement. Mr. Gianniny agreed and said the plan was to have a partial basement under the ADU. Councilor Moreau asked if the parking spot behind the ADU garage would be used just by the ADU resident, and Mr. Gianniny agreed. Chair Chellman asked if the garage was heated. Mr. Gianniny said they did not plan to heat it. Chair Chellman asked why the two garage entrances were the interior connection between the primary house and the ADU. Mr. Gianniny said it was a convenient place to provide privacy between the two units and that the residents could go through the garage to get to the main house or the ADU. Chair Chellman said he had a hard time calling the door an interior door because it was in a garage. Mr. Giuliano said it met the zoning ordinance. Councilor Moreau said it was a State requirement. It was further discussed. Councilor Moreau said an unfinished basement would be the equivalent of unheated space. Mr. Samonas asked how wide the deck would be. Mr. Gianniny said it would be 7'x20', including the hipped roof around the perimeter with a short railing. Mr. Samonas said the privacy concerns on Parker and Hanover Streets should be taken into consideration, and he asked why the deck had to be in that location. Mr. Gianniny said they moved the building away from the property line and the second floor had the deck elevated above the first-story windows of the abutter. He said instead of an open railing, they would have a hipped roof going up three feet, with a 1-ft railing on top of it, which would provide additional screening. Mr. Guiliano asked how someone would get into the stairwell. Mr. Gianniny said there was an exterior door at the bottom of the stair.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

[Timestamp 2:28:50] Laura Hardy of 324 Hanover Street said she was the abutter on the other side whose primary concern was the height. She said the height and scale should support the character of the surroundings, but the proposed structure would have a different kind of roof and

would be much higher than her home. She said it could set a precedent and that she worried about her property's value. She asked why the deck had to be across from her second-floor bedroom windows. She said she was also worried about the impact of the taller structure on her solar panels. She asked that a shadow study be done to see what that impact would be.

Bryn Waldwick of 30 Parker Street said the building was too tall and would affect the nearby houses as well as the future development in the neighborhood. He said the structure would be seven feet taller than his house and the house next door.

Nicole LaPierre of 44 Rock Street said the retaining wall in front of the building looked like it was at street level due to the way the applicant rendered it. She said the project would set a precedent for a 3-story mansard roof on Hanover Street that would loom over its neighbors and that it was aesthetically offensive. She asked that the Board deny the request.

Robin Husslage of 27 Rock Street said the home's height and massing were out of character with the neighborhood and that the lot's grade and the mansard roof made the structure more than 39 feet above the level of Hanover Street. She said the floor heights were dramatically different proportionally to all the other houses. She said the design review should be rejected.

Kent Bonniwell, owner of the property, said they met the requirements of the ordinance and planned to put a privacy wall on the porch.

Second Round Speakers

(Timestamp 2:42:16] Attorney Mulligan said the project met every dimensional and aesthetic requirement within that character district. He said if it were simply a single-family residence, it could be built by right as presented. He said the fact that his client was looking to get an ADU, which was required to be permitted in a single-family zone under State law, was not an opportunity to spot zone the property so that it looked like all its neighbors. He said the Board just needed to review the ADU criteria in Section 814.62 and determine that the project met the criteria and should be approved.

Bryn Waldwick said the building's second floor started at 17 feet above Hanover Street, which was the big difference that neighbors saw. He said there were tradeoffs that could be made to make the top of the building closer to the tops of the neighborhood buildings.

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

DECISION OF THE BOARD

[Timestamp 2:46:25] Mr. Giuliano said he wasn't crazy about the solar panels next door that would be impacted by additional height, but without the ADU, the building as presented would be built. Chair Chellman said he was still troubled by the interior door.

- 1) Ms. Conard 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 <u>as presented</u>. Mr. Almeida seconded. The motion **passed** with all in favor.
- *2) Ms. Conard 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.

There was further discussion. Councilor Moreau said the only reason the request was before the Board was to approve the ADU, which met all the ADU criteria. She said she had no concern about the interior door because the Board allowed one in a basement and a basement was similar to a garage. She said it was not in the Board's purview to change the massing and height. She said the applicant was creative in bringing the front door down close to the street and being able to fit in a basement. Mr. Samonas said it was in the Board's purview because there was some subjectivity in the Conditional Use Permit that allowed the Board to consider the neighborhood, particularly the neighborhood values and character and being in a character district. He said the potential of adverse value on a neighboring property was worth considering. Mr. Almeida said it was a well-designed building that fit within the neighborhood and met all the requirements.

The motion passed with all in favor.

V. DESIGN REVIEW

A. 361 Hanover Street - Design Review (See above)

VI. CITY COUNCIL REFERRALS

A. Zoning Amendments – Hill/Hanover Street area, Downtown Overlay District & North End Incentive Overlay District

[Timestamp 3:00:17] Mr. Stith reminded the Board that after the March 27 work session, they were going to prepare maps showing what was proposed in January 2020 for this area, and that the Board also wanted to see what it would look like if certain parcels went to CD4-W, so maps were provided showing the January 2020 recommendation, with the addition of 66 Rock Street. He said it was proposed that 66 Rock Street go from CD5 to CD4, that the front half of #61 Hanover Street go from CD5 to CD4-1, that the back half go from CD5 to CD4, and that 89 Foundry Place and 126 Bridge Street go from CD5 to CD4. He said the second map showed what the properties would look like going to CD4-W, and what would stay the same would be the front half of 361 Hanover going to CD4-L1. He said the maps showed what it would look like if those changes were recommended and how it would relate to the CD4-W district. He said City Staff recommended the original recommendation from January 2020. He said if it went to CD4-W, it would make 89 Foundry Place nonconforming and would likely make 361 Hanover Street nonconforming.

[Timestamp 3:03:21] Chair Chellman asked if the concerns of the neighbors were eating and drinking establishments. Mr. Stith said they were intensive uses and that it was currently permitted up to 500. He said it was not permitted in CD4-L1, and in CD4-W it was permitted up to 50 occupants and up to 250 occupants with a special exception. It was further discussed. Mr. Stith said 89 Foundry Place was under construction and was approved with an incentive to get extra height through the current zoning, but it would immediately be made nonconforming. He said the way the current zoning came about was the Master Plan process for the North End. It was further discussed. Councilor Moreau said if the recommendation was CD4 and the Board was asked to do CD4-W, then CD4 would be noncompliant because it was similar in everything but building coverage. She said if it was built out to CD5, it would be nonconforming at CD4 and not much more nonconforming at CD4-W. Chair Chellman said the Board could wait for the Master Plan recommendation. Ms. Conard said she had trouble voting for or taking an action that would immediately make those parcels nonconforming. She said people already thought the City's zoning was overly complex, so simplifying it through the Master Plan Process would allow them to come up with zoning that would work with the neighbors and incorporate what they wanted to see. The timeline for the Master Plan and doing rezoning was discussed. Chair Chellman said there would be a work session with City Staff and the Master Plan consultant in May to get things started. Vice-Chair Coviello suggested waiting for more information. Councilor Moreau said it had been put off for too long. It was further discussed.

Councilor Moreau moved to go past 10:00, seconded by Ms. Conard. The motion **passed** with all in favor.

Vice-Chair Coviello moved that the Board not recommend any changes and address this during the Master Plan process. Ms. Conard seconded. The motion **passed** 8-1, with Councilor Moreau voting against.

VII. OTHER BUSINESS

A. Chairman updates and discussion items

There was no discussion.

B. Board discussion of Regulatory Amendments, Master Plan Scope and other matters

Chair Chellman said any member willing to be part of a Master Plan subcommittee could email him and Mr. Stith so that it could be discussed at the workshop.

VIII. ADJOURNMENT

The meeting adjourned at 10:41 p.m.

Submitted,

Joann Breault Planning Board Meeting Minutes Taker

Tighe&Bond

P0595-015 April 29, 2025

Michael R. Mates, PE Pease Development Authority 55 International Drive Portsmouth, NH 03801

Re: Trip Generation Memorandum Proposed Warehouse Facility 100 New Hampshire Avenue, Portsmouth, NH

Dear Mr. Mates:

Tighe & Bond has prepared this trip generation memorandum as an update to the previously approved *Traffic Impact Assessment*, revised February 17, 2023, for a 209,750+/- square foot (SF) Advanced Manufacturing Facility located at 100 New Hampshire Avenue within the Pease International Tradeport in Portsmouth, NH. The Applicant previously revised the proposed use and site layout to construct a reduced 101,936+/- SF warehouse distribution facility in place of the previously approved advanced manufacturing facility. The tenant for the proposed warehouse facility did not ultimately move forward with plans to lease the space. Two new tenants have since been identified to occupy the warehouse and distribution space following minor building and site modifications, which were approved by the PDA on April 14, 2025. Interior building modifications include a partition to provide dedicated space for both tenants and the conversion of a portion of the building to office space. A 3,500 SF truck shelter addition is proposed and is not included in the total proposed building square footage because it will be unconditioned space. The number of loading docks will be reduced from the previously proposed 30 bays to 15 bays under the currently proposed project. The previous loading docks will be replaced with truck and trailer storage areas under the current project.

Consistent with the previous approval, the site will provide truck access via two full access driveways on Rochester Avenue: one directly opposite Lee Street, and one east of Newfields Street. Passenger car access will be provided via the full access driveway on New Hampshire Avenue. Visitor/ employee parking will be separated from truck parking and loading dock operation by an emergency access gate. A proposed 11-space parking area for passenger cars will be constructed near the northwest corner of the building with access via Rochester Avenue, north of Lee Street. This memorandum describes the proposed trip generation for the new tenants and resultant impact on traffic operations.

Trip Generation

Site generated traffic volumes were estimated using site-specific data provided by each of the perspective building tenants, Georgia Pacific and Hospital Corporation of America (HCA). Georgia Pacific is estimated to generate up to 40 truck trips daily (20 entering, 20 exiting); HCA is estimated to generate up to 20 truck trips per day (10 entering, 10 exiting). The building will be staffed by a total of 45 employees (10 employees at Georgia Pacific and 35 employees at HCA), estimated to generate approximately 130 total passenger car trips daily (65 entering, 65 exiting). Based on the trip generation analysis, the facility is expected to generate approximately 190 total daily trips (130 car trips and 60 truck trips) per day.

Based on ITE data utilizing LUC 140 – Manufacturing, the previous advanced manufacturing facility was estimated to generate 996 vehicles over the course of a typical weekday,

comprised of 902 passenger car trips and 94 truck trips. The previously approved trip generation summary for the advanced manufacturing use is shown in Table 1.

As compared to the previously approved advanced manufacturing facility, the site is estimated to generate 806 fewer daily trips comprised of 772 fewer passenger cars trips and 34 fewer truck trips. The proposed site-generated traffic summary and comparison to the previously approved use are shown in Table 2.

Trip Distribution

Truck distribution was reviewed for the proposed project based on site-specific data provided by the future tenants. The proposed trip distribution patterns for HCA truck traffic and for passenger cars for both tenants are expected to remain the same as the previously proposed trip distribution. Based on the location of the nearby Georgia Pacific facility at 170 Shattuck Way in Newington, all inbound truck trips from Newington are anticipated to utilize Woodbury Avenue to Arboretum Drive to access the site. Outbound trips from the site are anticipated to be distributed to the surrounding roadway network as follows:

- 85% South to I-95 southbound (17 daily truck trips)
- 10% Northwest to US Route 4 westbound (2 daily truck trips)
- 5% North to I-95 northbound (1 daily truck trip)

In addition to the currently proposed development generating fewer trips than the previously proposed project, the modified trip distribution pattern for the Georgia Pacific truck trips are expected to reduce impact on the roadway network, particularly at intersections along Pease Boulevard in the vicinity of the US Route 4 ramps.

Conclusions

Based on the proposed low throughput of the warehouse facility, the project is expected to generate fewer site-generated trips than the previously approved advanced manufacturing facility. It is anticipated that based on the estimated lower site trip generation, the study area intersections are expected to operate more favorably as compared to the previously approved higher intensity use.

TIGHE & BOND, INC.

Jog 2 Luca

Greg Lucas, PE, PTOE, RSP1 Senior Project Manager

Enclosures Previously Approved Site-Generated Traffic Summary (Table 1) Proposed Site-Generated Traffic Summary (Table 2)

J:\P\P0595 Pro Con General Proposals\P0595-015 100 NH Avenue\Report_Evaluation\Trip Generation Memo (April 2025)\100 NH Ave Traffic Memo Update (04.29.2025).docx

TABLE 1

Previously Approved Site-Generated Traffic Summary

Proposed - 209,750 SF Manufacturing Facility (Passenger Cars) LUC 140					
Peak Hour Period	Enter	Exit	Total		
Weekday Morning	105	32	137		
Weekday Afternoon	46	103	149		
Weekday	451	451	902		
Proposed - 209.750 SE Manufacturing Facility (Trucks)					
Peak Hour Period	Enter	Exit	Total		
Weekday Morning	3	3	6		
Weekday Afternoon	2	4	6		
Weekday	47	47	94		
Dropogod 200 750 SE M	anufacturing Eacility	Total Vahielas)			
Peak Hour Period	Enter	Exit	Total		
Weekday Morning	108	35	143		
Weekday Afternoon	48	107	155		
Weekday	498	498	996		

Source: Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021 Land Use - 140 Manufacturing

TABLE 2

Proposed Site-Generated Traffic Summary

Proposed - 101,936 SF Warehouse (Passenger Cars)				
	Enter	Exit	Total	
Weekday	65	65	130	
Broposed - 101 936 9	SE Warebouse (Trucks)			
	Enter	Exit	Total	
Weekday	30	30	60	
Total Proposed - 101	.936 SF Warehouse (All Vehi	cles)		
	Enter	Exit	Total	
Weekday	95	95	190	
Not Decompose Cost To	ine (Tetal Dreneed minus D	aviously Annewed)		
	Enter	Exit	Total	
Weekday	-386	-386	-772	
Net Truck Trips (Tota	al Proposed minus Previously	(Approved)		
	Enter	Exit	Total	
Weekday	-17	-17	-34	
Net I otal Vehicular T	rips (10tal Proposed minus F Enter	reviously Approved) Exit	Total	
Weekday	-403	-403	-806	

Source: Site-specific tenant data




Findings of Fact | Parking Conditional Use Permit City of Portsmouth Planning Board

Date: <u>April 17, 2025</u> Property Address: <u>909 Islington Street</u> Application #: <u>LU-24-221</u> 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 of the all conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Parking Conditional Use Permit

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

	Parking Conditional Use Permit 10.1112.14 Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
1	10.1112.141 An application for a conditional use permit under this section shall include a parking demand analysis, which shall be reviewed by the City's Technical Advisory Committee prior to submission to the Planning Board, demonstrating that the proposed number of off-street parking spaces is sufficient for the proposed use.	Meets Does Not Meet	The Parking Demand Analysis was reviewed by the Technical Advisory Committee and it shows parking under the Portsmouth Shared Parking Occupancy Rate calculations, with sufficient spaces to meet ITE standards.
2	10.1112.142 An application for a conditional use permit under this section shall identify permanent evidence-based measures to reduce parking demand, including but not limited to provision of rideshare/microtransit services	Meets Does Not Meet	The location of the site in close proximity to residential properties within walking distance, the Coast bus stop at Plaza 800, as well as the parking which is available to the restaurant use in the evening when the commercial tenants parking demand is low, reduce the actual parking demand and increasing

	Parking Conditional Use Permit	Finding	Supporting Information
	10.1112.14 Requirements	(Meets Criteria/Requirement)	
	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 available supply.
3	10.1112.143 The Planning Board may grant a conditional use permit only if it finds that the number of off-street parking spaces required or allowed by the permit will be adequate and appropriate for the proposed use of the property. In making this determination, the Board may accept, modify or reject the findings of the applicant's parking demand analysis.	Meets Does Not Meet	The shared parking agreement between 909 Islington and 959 Islington will provide parking access for 909 Islington to utilize. The agreement will be recorded at the Registry of Deeds.
4	10.1112.144 At its discretion, the Planning Board may require more off-street parking spaces than the minimum number requested by the applicant, or may allow fewer spaces than the maximum number requested by the applicant.	Meets Does Not Meet	The shared calculation and arrangement is adequate to account for the parking deficiency.
5	Other Board Findings:		
6	Additional Conditions of Approv	<u>al</u> :	



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

23 April 2025

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

RE: Request for CUP Parking Approval at 909 Islington Street, Tax Map 172, Lot 7

Dear Mr. Chellman and Planning Board Members:

On behalf of Chinburg Builders and Louis Restaurant (the Applicants), we are pleased to submit the attached plans and supporting documents for <u>CUP Parking Planning Board Review</u> for the abovementioned project and request that we be placed on the agenda for your May 15, 2025, Planning Board Meeting. The project is the proposed fit- up to accommodate a Proposed 3,170 square-foot restaurant located in Suite 15 within the existing building at 909 Islington Street with the associated and required site improvements. We request that the Portsmouth Planning Board grant a Parking Conditional Use Permit at the site, for this tenant change. the request is <u>to allow shared parking with an</u> <u>adjacent property</u>, and with the combined parking and land uses of the two properties, <u>provide 98</u> <u>spaces where 104 are required</u>.

The proposed restaurant conversion is an allowable use under the current zoning ordinance, subject to a special exception with the Portsmouth Zoning Board, which has been granted. The fit-up adheres to all applicable design, safety, and operational standards outlined in the ordinance, including building code compliance, and compatibility with surrounding commercial uses. The restaurant will complement the surrounding commercial and mixed-use environment. Its design will blend seamlessly with the existing architecture, and no significant alterations to the building's exterior are proposed. The applicant wished to combine the available parking on this lot with Tax Map 172, Lot 6, and submits herewith a proposed Parking Lot License agreement for review and comment. We believe that the combined location has sufficient parking capacity to accommodate the expected number of patrons and staff, given the alternating peak hours of demand. As a part of this application, the design team completed a study of the ADA Entrances and associated parking spaces on both sites. The adjustments to accommodate ADA spaces and the associated loading zones resulted in the loss of some existing parking spaces. The work associated with the restaurant conversion fixes that existing deficiency. We are proposing a new ADA space with a new sidewalk, which has been added to the plan, to serve the Loaded Question Brewery entrance. Delivery and service vehicles will utilize designated loading areas to avoid disrupting traffic flow. The site's proximity to pedestrian-friendly infrastructure reduces the likelihood of traffic-related issues.

The Parking Demand Spreadsheet, as adjusted to time-of-day requirements in accordance with Portsmouth ordinance parking requirements, shows that the peak ITE evening parking demand is more than the available parking spaces. This peak parking period requires 104 spaces, where the two sites have a combined 98 spaces provided. Other time of day calculations show similar peak demands. We believe that the parking is sufficient, given the urban (but not urban core) nature of the development vicinity. The applicant also controls the old "Frank Jones Brewery" property at Jewell Court and Brewery Lane. That property is similar in both the total square footage of commercial use, and the square footage of restaurant use within that total. For comparison, the Frank Jones property provides 1 space per 350 SF of total GSF where 909 and 959 Islington provides one space per 340 SF of total GSF. Information regarding the Frank Jones parking, is included in this submission. The lack of parking issues at the Frank Jones shows that this parking ratio is suited to this developed area, which has been given the distinct label the "West End."

The Technical Advisory Committee reviewed the Parking Demand Memo methodology, and agreed with the methodology, as required prior to Planning Board review. Since the required parking is provided using off-site parking in this request, and the combined sites do not contain the required parking, the application requires a Conditional Use Permit from the Planning Board. We submit that the application conforms to the Portsmouth Ordinance Sections, subject to Planning Board approval. The Ordinance requirements are repeated below with comments in **bold** text, as follows:

<u>Section 10.1112.141</u>: An application for a conditional use permit under this section shall include a parking demand analysis demonstrating that the proposed number of off-street parking spaces is sufficient for the proposed use. The Parking Demand Analysis is attached, and it shows 94% conformance to the required parking under the Portsmouth Shared Parking Occupancy Rate calculations, under ITE standards. We submit that this analysis shows the demand, but taking other factors into account, the requested relief is warranted.

<u>Section 10.1112.142:</u> 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/micro transit services or bike share 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 location of the site in close proximity to residential properties within walking distance, the Coast bus stop at Plaza 800, as well as the shared parking use between daytime office and evening restaurant reduce the parking demand, as shown in the shared use analysis. The site has sufficient space to add bicycle racks, which will be added to the site.

<u>Section 10.1112.143:</u> 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 parking demand analysis is based on national studies. Given the specific nature of Portsmouth's West End, and the parking habits at a similar property in the immediate neighborhood, we submit that the available parking is adequate.

<u>Section 10.1112.144</u>: 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. We will leave it to the Planning Board to determine if the parking supply is adequate, but we submit that this proposed additional use at this site will not create issues, and the shared parking agreement is appropriate.

We look forward to an in-person presentation and Planning Board review of this submission, and request that the permit be granted.

Sincerely,

John Chagnon, PE Senior Project Manager

P:\NH\5010220-Chinburg_Builders\1379-909 Islington Street, Portsmouth-\2024 Site Development\03-WIP_Files\909 Parking Plan and CUP\CUP\Planning Board Submission Letter 4-23-25.doc

PARKING LOT LICENSE AGREEMENT

959 Islington Street, Portsmouth, Rockingham County, NH

March 26, 2025

Licensee:

909 West End, LLC c/o 3 Penstock Way Newmarket, NH 03857

PARKING LOT LICENSE AGREEMENT

1. Licensor. PWED 2, LLC ("Licensor")

2. **Licensee.** 909 West End, LLC (collectively the "Licensee")

3. **Property.** The Licensor's real property thereon located at 959 Islington Street, Portsmouth New Hampshire, and more particularly described in a deed recorded in the Rockingham County Registry of Deeds at Book _____ Page ____, which shall be referred to hereinafter as the "Property".

4. **Purpose and Terms.** To permit the Licensee and Licensee's guests and invitees (collectively "Licensee Permittees") to use Licensor's parking lot located on the Property. The intent of this license is to enable the Licensee Permittees to park vehicles at the Property while guests at 909 Islington Street.

5. **Grant.** Licensor grants Licensee Permittees a non-revocable, royalty free license to the right to use of the Licensor's parking lot located on the Property, for the stated Purpose, subject further to such other terms and conditions as are set forth in this License:

a. The Licensor shall not be responsible for any loss, injury, or damage to persons or property in or about the Property relating directly or indirectly to this License, except to the extent caused by Licensor's negligence or willful misconduct. The Licensee, on its behalf and on behalf of all those claiming by, through or under Licensee, hereby remises, discharges, and releases forever the Licensor, its successors and assigns, and agents from any and all actions, causes of actions, demands, damages, costs, debts, and other claims, in law or in equity, which the Licensee and said parties hereafter can, shall or may have against the Licensor, its assigns, and agents on account of or in any way arising out of, directly or indirectly, loss of life, personal injuries, and/or damage to real or personal property and equipment or any other loss, on account of or in any way arising from any act or omission of or by the Licensee in or upon the Property, or in any way connected to this License, except to the extent caused by the negligence or willful misconduct of Licensor or any of the other parties released hereby.

b. Licensee hereby covenants to indemnify and hold harmless the Licensor, its assigns, agents, or representatives of and from any and all actions, causes of action, claims, demands, damages, costs, debts, fees and expenses, including reasonable attorney's fees, that the Licensor may have to pay in connection with the loss of life, personal injury, and/or damage to real or personal property or equipment arising, directly or indirectly, from any negligent act or omission by the Licensee and/or all those claiming by, through or under Licensee while in or upon the Property pursuant to this License, however, the Licensee's obligations to indemnify shall not exceed the amount of insurance coverage carried by the Licensee.

c. The Licensee shall use the Property only in full accordance and compliance with all applicable laws, regulations and ordinances, and to otherwise use the Property in a safe and reasonable manner at all times.

		Ports	mouth Parking Dem	and		ITE P	arking Demand			Occupancy Rate	es Portsmouth	Occupanc	y Rates ITE
Existing Use	GFA	Code	Parking (per GFA)	Calc	Space	Code	Parking (per GFA)	Calc	Space	Daytime	Evening	Daytime	Evening
909 Islington Street													
Suite #1 – WSCA Radio Station	2,130	5.50	1000	2.1	3	Portsmouth	-	2.1	3	1	3	1	2
Suite #2 – Future Business / Vacant	2,127	5.10-5.30	350	6.1	7	712	1.85	3.9	4	6	1	4	1
Suite #3 – Future Business / Vacant	2,116	5.10-5.30	350	6.0	7	712	1.85	3.9	4	6	1	4	1
Suite #5 – Minutemen Painters, LLC	1,893	7.20-7.40	400	4.7	5	180	1.76	3.3	4	3	5	0	0
Suite #6 – Ross Engineering	1,245	5.10-5.30	350	3.6	4	712	1.85	2.3	3	4	1	2	0
Suite #8 – E Clips Salon	2,208	7.20-7.40	400	5.5	6	Portsmouth		5.5	6	3	5	3	5
Suite #10 – Future Business / Vacant	4,049	5.10-5.30	350	11.6	12	712	1.85	7.5	8	12	2	7	1
Suite #12 – Loaded Question Brewery	2,329	9.10-9.50	100	23.3	24	932	8.97	20.9	21	16	24	21	19
Suite #13 – Future Business / Vacant	2,860	5.10-5.30	350	8.2	9	712	1.85	5.3	6	8	2	5	1
Suite #14 – Dow's Automotive Repair	4,452	11.20	2 + 1 per 400	13.1	14	943	1.79	8.0	8	8	3	8	2
Suite #15 – Louie's Restaurant	3,074	9.10-9.50	100	30.7	31	931	16.18	49.7	50	22	31	25	50
959 Islington Street													
Unit #1 – West End Theatre *47 Seats	47	3.50	0.4	18.8	19	441	0.25	11.8	12	8	19	9	12
Unit #2 – Photography Studio	2,859	5.50	1000	2.9	3	920	3.01	8.6	9	2	1	8	9
Unit #3 – Architect Office	1,966	5.10-5.30	350	5.6	6	712	1.85	3.6	4	6	1	4	1
Total					150				142	103	99	101	104

ITE Shared Parking %					
Code	8am-5pm	6pm-Midnight			
180	100	0			
441	75	100			
712	100	16			
920	92	100			
931	50	100			
932	100	91			
943	100	23			

909 Islington

Commercial Total Square Feet	33,355
Parking Spaces	98
Ratio	340

145 Brewery Lane

Commercial Total Square Feet	36,051
Parking Spaces	103
Ratio	350

Portsmouth Shared Parking Occupancy Rates

Residentia Office/

Industrial

Retail/Ser

Hotel/Mo

Restauran

Entertain

Conferen Conventio Place of Worship*

Other Institution

	Weekday				
(A) Land Use esidential ffice/ idustrial etail/Service otel/Motel estaurant intertainment onference/ onvention lace of /orship*	(B) Daytime (8:00 AM– 5:00 PM)	(C) Evening (6:00 PM– Midnight)			
esidential	60%	100%			
Office/ ndustrial	100%	20%			
etail/Service	60%	90%			
lotel/Motel	70%	100%	İ		
lestaurant	70%	100%	İ		
Intertainment	40%	100%	İ		
Conference/	100%	100%	İ		
lace of Vorship*	10%	5%	İ		
Other Institutional	100%	20%	Î		

APPROVED

in the

EJC Parking & Use Review - November 3, 2015

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	Parking Calculations Proposed as Minor Amendment for					
	Administrative Approval 2015					
	Commercial	Residential	Needed for	Parking Spaces		
Building and Use	SF	Units	Use	Required		
Wholesale/Commercial	2500		4.0	10.0		
Office	2500		4.0	10.0		
Business/Office	9500		4.0	38.0		
Commercial/Retail	0		2.50	0.0		
Restaurant/Lounge	2957		13.33	39.4		
Restaurant (Kitchens)	2542		1.50	3.8		
Business/Office	14852		4.0	59.4		
Photography Studio	1200		4.0	4.8		
Retail	0		2.50	0.0		
Commercial Total SF	36051					
Residential		68	1.50	102.0		
				267.4		
A factor of 90% was applied		241				
Variance allowing 205 Spaces whe	ere 245 are requ	uired 8/20/96		205		

Residential Parking (1.5/Unit):	102	
Commercial Parking:	103	

Land Use: 180 Specialty Trade Contractor

Description

A specialty trade contractor is a business primarily involved in providing contract repairs and services to meet industrial or residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning. Small office building (Land Use 712) is a related use.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 18 general urban/suburban study sites.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00-4:00 a.m.	()
5:00 a.m.	s <u></u> 0
6:00 a.m.	5
7:00 a.m.	39
8:00 a.m.	83
9:00 a.m.	97
10:00 a.m.	99
11:00 a.m.	100
12:00 p.m.	91
1:00 p.m.	94
2:00 p.m.	90
3:00 p.m.	92
4:00 p.m.	88
5:00 p.m.	64
6:00 p.m.	
7:00 p.m.	_
8:00 p.m.	
9:00 p.m.	—
10:00 p.m.	
11:00 p.m.	

The average parking supply ratio for the two study sites with parking supply information is 2.1 spaces per 1,000 square feet GFA. The average peak parking occupancy at these two sites is 62 percent.

The sites were surveyed in the 2010s in Texas.

Source Numbers

570, 571

Specialty Trade Contractor (180)

Peak Period Parking Demand vs:1000 Sq. Ft. GFAOn a:Weekday (Monday - Friday)Setting/Location:General Urban/SuburbanNumber of Studies:18Avg. 1000 Sq. Ft. GFA:5.7

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.76	0.68 - 6.25	0.96 / 4.06	***	1.29 (73%)

Data Plot and Equation



Parking Generation Manual, 6th Edition Institute of Transportation Engineers

Land Use: 441 Live Theater

Description

A live theater is an enclosed building or open-air setting at which live performances (e.g., plays, music, comedy) are presented. The facility includes a stage, backstage area, dressing rooms, seats for the audience, and a lobby area.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at four study sites in a rural setting.

The second state of the second s	Percent of Peak Parking Demand
Hour Beginning	Weekday
12:00–4:00 a.m.	
5:00 a.m.	<u> </u>
6:00 a.m.	· <u>·····</u> ·
7:00 a.m.	2
8:00 a.m.	6
9:00 a.m.	8
10:00 a.m.	9
11:00 a.m.	12
12:00 p.m.	17
1:00 p.m.	22
2:00 p.m.	25
3:00 p.m.	50
4:00 p.m.	55
5:00 p.m.	75
6:00 p.m.	51
7:00 p.m.	70
8:00 p.m.	99
9:00 p.m.	100
10:00 p.m.	55
11:00 p.m.	

ite:

A data plot with the number of attendees as the independent variable is used for this land use. The number of seats is not used because of the wide variation in seat occupancy. At three of the study sites, about half of the seats were occupied. For the fourth site, nearly all seats were occupied.

The average parking supply ratio for the four study sites with parking supply information is 0.5 spaces per attendee. The average peak parking occupancy at these four sites is 77 percent.

The sites were surveyed in the 1990s in Tennessee.

Source Number

245

ne

Live Theater (441)

Peak Period Parking Demand vs:SeatsOn a:Weekday (Monday - Friday)Setting/Location:RuralNumber of Studies:4Avg. Num. of Seats:1325

Peak Period Parking Demand per Seat

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.25	0.18 - 0.52	0.19 / 0.52	***	0.15 (60%)

Data Plot and Equation

Caution – Small Sample Size



Parking Generation Manual, 6th Edition • Institute of Transportation Engineers

Land Use: 712 Small Office Building

Description

A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. Specialty trade contractor (Land Use 180) is a related use.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 18 study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00-4:00 a.m.	-
5:00 a.m.	
6:00 a.m.	-
7:00 a.m.	-
8:00 a.m.	22
9:00 a.m.	66
10:00 a.m.	89
11:00 a.m.	100
12:00 p.m.	87
1:00 p.m.	77
2:00 p.m.	79
3:00 p.m.	84
4:00 p.m.	84
5:00 p.m.	71
6:00 p.m.	16
7:00 p.m.	-
8:00 p.m.	-
9:00 p.m.	-
10:00 p.m.	-
11:00 p.m.	-



For the 23 study sites with parking supply information and located in a general urban/suburban setting, the average parking supply ratio is 4.2 spaces per 1,000 square feet GFA. At these sites, the average peak parking occupancy is 45 percent.

The sites were surveyed in the 1990s, the 2010s, and the 2020s in California, Maine, Michigan, Pennsylvania, Texas, and Washington.

Source Numbers

217, 527, 571, 572, 607, 620, 633, 634

Small Office Building (712)

Peak Period Parking Demand vs:1000 Sq. Ft. GFAOn a:Weekday (Monday - Friday)Setting/Location:General Urban/SuburbanNumber of Studies:26Avg. 1000 Sq. Ft. GFA:4.0

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.85	0.78 - 3.50	1.60 / 2.50	1.61 - 2.09	0.62 (34%)

Data Plot and Equation



Parking Generation Manual, 6th Edition • Institute of Transportation Engineers

Land Use: 920 Copy, Print, and Express Ship Store

Description

A copy, print, and express ship store is a facility that offers a variety of copying, printing, binding, and shipping services. Retail sales of a limited range of office-related items including packing and shipping supplies are also commonly available. Technology services, such as computer rental and wireless Internet may also be provided. A copy, print, and express ship store typically maintains long store hours 7 days a week. Some stores may be open 24 hours per day.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at one study site in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00-4:00 a.m.	-
5:00 a.m.	
6:00 a.m.	
7:00 a.m.	31
8:00 a.m.	62
9:00 a.m.	62
10:00 a.m.	77
11:00 a.m.	69
12:00 p.m.	77
1:00 p.m.	85
2:00 p.m.	77
3:00 p.m.	92
4:00 p.m.	62
5:00 p.m.	46
6:00 p.m.	100
7:00 p.m.	-
8:00 p.m.	-
9:00 p.m.	.=
10:00 p.m.	-
11:00 p.m.	-

The parking supply ratio for the one study site in a general urban/suburban setting with parking supply information is 8.1 spaces per 1,000 square feet GFA. The average peak parking occupancy at the site is 37 percent.

The site was surveyed in the 2000s in Texas.

Source Number

408

Copy, Print, and Express Ship Store (920)

Peak Period Parking Demand vs:1000 Sq. Ft. GFAOn a:Weekday (Monday - Friday)Setting/Location:General Urban/SuburbanNumber of Studies:1Avg. 1000 Sq. Ft. GFA:4.3

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.01	3.01 - 3.01	*** / ***	vit vite	***

Data Plot and Equation

Caution – Small Sample Size



Parking Generation Manual, 6th Edition • Institute of Transportation Engineers

Land Use: 931 Fine Dining Restaurant

Description

A fine dining restaurant is a full-service eating establishment with a typical duration of stay of at least 1 hour. A fine dining restaurant generally does not serve breakfast; some do not serve lunch; all serve dinner. This type of restaurant often requests and sometimes requires a reservation and is generally not part of a chain. A patron commonly waits to be seated, is served by wait staff, orders from a menu and pays after the meal. Some of the study sites have lounge or bar facilities (serving alcoholic beverages), but meal service is the primary draw to the restaurant.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand for three study sites in a general urban/suburban setting on a Monday-through-Thursday, a Friday, a Saturday, and a Sunday.

and the state of the state of the	Percent of Peak Parking Demand				
Hour Beginning	Monday through Thursday	Friday	Saturday	Sunday	
12:00-4:00 a.m.	-	:(=)	2 011	-	
5:00 a.m.	÷	1	-		
6:00 a.m.) —		
7:00 a.m.	-	TT 2	-	-	
8:00 a.m.		-		-	
9:00 a.m.			8		
10:00 a.m.	-		-	-	
11:00 a.m.	17	13	20	21	
12:00 p.m.	39	38	40	47	
1:00 p.m.	53	43	62	69	
2:00 p.m.	47	39	69	75	
3:00 p.m.	35	32	49	76	
4:00 p.m.	41	33	66	74	
5:00 p.m.	50	41	79	69	
6:00 p.m.	70	78	85	88	
7:00 p.m.	94	95	99	100	
8:00 p.m.	100	100	99	88	
9:00 p.m.	87	88	100	71	
10:00 p.m.	57	64	88	35	
11:00 p.m.	-	((+))	-		



If the restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may have a more direct relationship to site-generated parking demand than GFA.

The average parking supply ratio for the seven study sites in a general urban/suburban setting and with parking supply information is 22 spaces per 1,000 square feet GFA. The average peak parking occupancy at these sites is 78 percent. The average parking supply ratio for the five study sites in a dense multi-use urban setting and with parking supply information is 12 spaces per 1,000 square feet GFA. The average peak parking occupancy at these sites is 100 percent.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in California, Illinois, Indiana, Maine, New Jersey, Oregon, and Pennsylvania.

Source Numbers

168, 274, 418, 431, 531, 606, 619

Fine Dining Restaurant (931)

Peak Period Parking Demand vs:1000 Sq. Ft. GFAOn a:Weekday (Monday - Thursday)Setting/Location:General Urban/SuburbanNumber of Studies:6Avg. 1000 Sq. Ft. GFA:5.4

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
16.18	5.46 - 19.79	15.03 / 19.66	***	3.53 (22%)





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Land Use: 932 High-Turnover (Sit-Down) Restaurant

Description

A high-turnover (sit-down) restaurant is full-service eating establishment with a typical duration of stay of 60 minutes or less. This type of restaurant is usually moderately priced, frequently belongs to a restaurant chain, and is commonly referred to as casual dining. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not accept reservations. A patron commonly waits to be seated, is served by wait staff, orders from a menu, and pays after the meal. Some facilities offer carry-out for a small proportion of their customers. Some facilities within this land use may also contain a bar area for serving food and alcoholic drinks.

Land Use Subcategory

Data are separated into two subcategories for this land use:

- Restaurants that serve breakfast
- Restaurants that do not serve breakfast

The "serves breakfast" subcategory includes restaurants that serve customers during breakfast, lunch, and dinner; during breakfast and lunch; and during breakfast only. The "does not serve breakfast" subcategory includes restaurants that serve customers during lunch and dinner, during dinner only, and during lunch only.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday (Monday– Thursday) at restaurants that serve breakfast, lunch, and dinner (10 study sites) and at restaurants that serve only lunch and dinner (25 sites). The following table also presents a time-of-day distribution of parking demand on a Saturday at restaurants that serve breakfast, lunch, and dinner (nine study sites) and at restaurants that serve only lunch and dinner (six sites).

A CARLER AND A C	Percent of Monday-Thursday Peak Parking Demand		Percent of Saturday Peak Parking Demand	
Hour Beginning	Serving Breakfast, Lunch, and Dinner	Serving Lunch and Dinner	Serving Breakfast, Lunch, and Dinner	Serving Lunch and Dinner
12:00-4:00 a.m.	-	3 	-	-
5:00 a.m.	-		-	-
6:00 a.m.	-	_	-	-
7:00 a.m.	-	2 7.	-	-
8:00 a.m.	64	-	55	
9:00 a.m.	74	8 8	76	
10:00 a.m.	82	N - Y	91	-
11:00 a.m.	89	28	100	33
12:00 p.m.	100	96	97	56
1:00 p.m.	86	100	91	69
2:00 p.m.	57	51	73	58
3:00 p.m.	44	37	51	49
4:00 p.m.	39	34	43	63
5:00 p.m.	62	56	57	77
6:00 p.m.	73	87	66	100
7:00 p.m.	95	91	80	100
8:00 p.m.	76	73	62	85
9:00 p.m.	-	-	-	55
10:00 p.m.	-	-	-	35
11:00 p.m.		-	H	(=)

If the restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may have a more direct relationship to site-generated parking demand than GFA.

The average parking supply ratio for the 55 study sites with parking supply information in a general urban/suburban setting is 16 spaces per 1,000 square feet GFA. The average parking supply ratio for the five study sites with parking supply information in a dense multi-use urban setting is 11 spaces per 1,000 square feet GFA. The average peak parking occupancy is 74 percent at the general urban/ suburban sites and 88 percent at the dense multi-use urban sites.

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Arizona, British Columbia (CAN), California, Florida, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, New York, North Carolina, Oregon, Pennsylvania, Texas, Virginia, Washington, and Wisconsin.

Source Numbers

168, 218, 274, 276, 299, 527, 531, 556, 557, 567, 568, 618, 619, 620, 622, 626, 628, 637

High-Turnover (Sit Down) Restaurant - Does Not Serve Breakfast (932)

Peak Period Parking Demand vs:1000 Sq. Ft. GFAOn a:Weekday (Monday - Thursday)Setting/Location:General Urban/SuburbanNumber of Studies:39Avg. 1000 Sq. Ft. GFA:5.3

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
8.97	2.35 - 18.20	6.66 / 13.44	7.71 - 10.23	4.03 (45%)





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Land Use: 943 Automobile Parts and Service Center

Description

An automobile parts and service center sells automobile parts for do-it-yourself maintenance and repair, to retailers, and to repair facilities. An automobile parts and service center also provides a full array of on-site services for motor vehicles. A center typically has centralized cashiering and maintains long hours 7 days a week. Automobile Parts Sales (Land Use 843) and Tire Store (Land Use 848) are related uses.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 25 study sites in a general urban/suburban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00-4:00 a.m.	-
5:00 a.m.	T.
6:00 a.m.	
7:00 a.m.	<u> </u>
8:00 a.m.	45
9:00 a.m.	84
10:00 a.m.	97
11:00 a.m.	100
12:00 p.m.	87
1:00 p.m.	81
2:00 p.m.	87
3:00 p.m.	91
4:00 p.m.	86
5:00 p.m.	71
6:00 p.m.	23
7:00 p.m.	
8:00 p.m.	-
9:00 p.m.	-
10:00 p.m.	* <u>=</u>
11:00 p.m.	

The sites were surveyed in the 2010s in Texas.

Source Numbers

568, 569, 570

Automobile Parts and Service Center (943)

Peak Period Parking Demand vs:1000 Sq. Ft. GFAOn a:Weekday (Monday - Friday)Setting/Location:General Urban/SuburbanNumber of Studies:25Avg. 1000 Sq. Ft. GFA:6.2

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.79	0.48 - 7.89	1.59 / 3.08	1.34 - 2.24	1.16 (65%)

Data Plot and Equation



Parking Generation Manual, 6th Edition • Institute of Transportation Engineers

Tenant will be occupying Suite 15

Existing Exterior Elevations





Proposed Exterior Elevation





Existing Interior of Suite 15




Proposed Interior Floor Plan / Renderings







LOUIE'S RESTAURANT INTERIOR TENANT FIT-OUT 909 ISLINGTON STREET - SUITE #13 PORTSMOUTH, NH 03801

ABBREVIATIONS

JAN

LAM

LAV

LOC

MACH

MAS

MAX

MET

MISC

MFR

MIN

MTG

NO

NPS

NIC

OC

OPP

OH

PLAS

RO

RM

SCH

SPEC

TOM

TOS

UTIL

VB

WH

W.J

WP

WS

WWF

STL

req'd

PT

MECH

LP

NUMBER AND AT PLUS OR MINUS ANCHOR BOLT AB ACOUSTIC TILE ACT AFF ABOVE FINISH FLOOF ALUM ALUMINUM APPROX APPROXIMATE ΒD board BLDG BUILDING BLKG BLOCKING CH CEILING HEIGHT CJ CONTROL JOINT CLG CEILING CONCRETE MASONRY UNIT CMU CONC CONCRETE CONST CONSTRUCTION CONT CONTINUOUS DBL DOUBLE DIA DIAMETER DIM DIMENSION DN DOWN DWGS DRAWINGS ΕA EACH ELEV(S) ELEVATION(S) ELEVATOR ELECT ELECTRICAL EQ EQUAL etc etcetera EXIST existing EXPAN expansion EXT EXTERIOR FINISH FLOOR ELEVATION FFF FIBGL FIBERGLASS FIN FINISH FND FOUNDATION FOOT/FEET GALV GALVANIZED GWB GYPSUM WALLBOARD HIGH н HD HAND H.D. HOT DIPPED HDRM HEADROOM HМ HOLLOW METAL HORIZ HORIZONTAL HP HIGH POINT HEIGHT HVAC HEATING VENTILATING AND **AIR CONDITIONING** IA INTAKE AIR INSUL INSULATION

	IAMB
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L 1	
L	
L	
L	OW POINT
1	MACHINE
1	MASONRY
1	MAXIMUM
ľ	MECHANICAL
1	METAL
1	MISCELLANEOUS
1	MANUFACTURER
t	MINIMUM
1	MOUNTING
I	NUMBER
1	
1	
(
1	
ł	RESSURE IREATED
ł	ROUGH OPENING
F	REQUIRED
F	ROOM
	SILL
	SCHEDULE
	SIMILAR
	SPACE
	SQUARE
Ś	STAINLESS STEEL
ç	Specifications
Ģ	STEFI
-	
-	
-	
-	
1	
. (
L L	
U L	
	VERIFY IN FIELD
1	WITH
1	WINDOW HEAD
١	window Jamb
١	WORK POINT
١	window sill
١	WELDED WIRE FABRIC



	SYMBOLS		
WINDOW TYPE	$\langle A \rangle$		
DOOR NUMBER	L107		
ROOM/SPACE NUMBER	OFFICE		
REVISION	2		
REVISION CLOUD			
EXTERIOR ELEVATION	3 A1.01		
INTERIOR ELEVATION			
FLOOR ELEVATIONS /CENTER LINES			
BREAK LINE			
COLUMN GRIDS	——————————————————————————————————————		
BUILDING SECTION	3 A2.01		
PARTITION TYPE	• <u>S1</u>		
ENLARGED REFERENCE	A2.01		
NOT INCLUDED IN SCOPE OF WORK			

909 ISLINGTON STREET - SUITE #13 PORTSMOUTH, NH 03801



COVER A0.1 LS1.1 AC1.1 ARCHITECTURAL D1.1 A1.1 A1.1A A3.1 A4.1 A4.2 A4.3 A4.4 A5.1 A6.1 F1.1

GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO CAREFULLY EXAMINE ALL DRAWINGS SPECIFICATIONS AND JOB CONDITIONS IN ORDER TO COORDINATE THEIR WORK WITH THAT OF THE OTHER TRADES, THROUGH THE GENERAL CONTRACTOR'S SUPERINTENDENT ON THE JOB, SO AS TO AVOID CONFLICT IN THE PLACING OF MATERIALS AND EQUIPMENT BY THE TRADES IN THE SPACES SHOWN.

2. PATCH AND MATCH ALL EXISTING MATERIALS THAT ARE DAMAGED, DISTURBED, OR LEFT UNFINISHED CAUSED BY ANY PROCESS OF THE THE CONSTRUCTION UNDER THIS CONTRACT.

3. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK UNDER THIS CONTRACT.

4. PROVIDE SEALANT AT ALL JOINTS OF DISSIMILAR MATERIALS.

5. ALL EXISTING ITEMS THAT ARE REMOVED AND WHICH ARE SALVAGEABLE ARE THE PROPERTY OF THE OWNER AND ARE TO BE TURNED OVER TO THE OWNER. ANY ITEMS NOT WANTED BY THE OWNER ARE TO BE REMOVED FROM THE SITE BY THE GENERAL CONTRACTOR.

6. FURNISH AND INSTALL ALL TEMPORARY FENCES AS REQUIRED TO PROTECT THE PUBLIC, EXISTING BUILDING AND NEW WORK.

7. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL, AND NATIONAL CODES, AND OSHA REQUIREMENTS.

8. WHEREVER WALL ARE TO BE PAINTED IT SHALL INCLUDE ALL DOORS AND FRAMES, TRIM, PIPING, ETC. THAT ARE PART OF, OR ATTACHED TO THE WALLS. IN AREAS OF PATCHED WALLS, WALLS SHALL BE PAINTED FROM FLOOR TO CEILING AND TO THE NEAREST CORNER. THERE SHALL BE NO "PATCH PAINTING".

9. COMPLIANCE WITH MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION CODE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

DRAWING LIST

PROJECT INFORMATION LIFE SAFETY PLAN & CODE INFORMATION ACCESSIBILITY DETAILS

UNIT DEMOLITION FLOOR PLAN

OVERALL UNIT FLOOR PLAN & MEZZANINE PLAN OVERALL UNIT & MEZZANINE REFLECTED CEILING PLAN

UNIT SECTIONS

ENLARGED BAR/KITCHEN EQUIPMENT PLAN & SCHEDULE ENLARGED BAR/KITCHEN POWER LOCATIONS

ENLARGED WINE ROOM & INTERIOR ELEVATIONS

ENLARGED PLANS & ELEVATIONS OF STAIRS & RAMPS

DETAILS, ENLARGED PLANS & ELEVATIONS OF STAIRS & RAMPS DOOR & INTERIOR FINISH SCHEDULE & WALL TYPES

OVERALL UNIT FINISH PLAN

Owner L 90 Po	D uie's R 9 Islington S rtsmouth, NI	treet - Suite #13 1 03801	LLC.
Architect 95 Po 603 info NO F	Ural DORT 9 Islington S rtsmouth, NH 436.8891 @portonearchitect YRIGHT © 2024 BY F VE-USE WITHOUT PER	ARCHIT treet H 03801 s.com PORT ONE ARCHITECTS, INC. MISSION	ects
Interior D	rmouth, ME	DESIGN	
Contracto 3 F Ne	Provention PRO	NBURC PERTIES BUILD · MANAC	, t
Seal			
	REVIS	ION HISTORY	
Rev. No.	Des	scription	Date
	PORTSMOUTH, NH	INTERIOR ALTERATIONS TENANT FIT-OUT	PERMIT DOCUMENTS
Project N Scale	。. -065	Date NOV 22	e, 2024
A: Sheet Co	s Noted	Reviewed B	в с y: EM
	PR INFO	OJECT RMATIO	N
Sheet No	A	0.1	





GENERAL CONSTRUCTION NOTES:

- 1. PRIME ALL SURFACES TO BE PAINTED AND PROVIDE TWO FINISH COATS LOW V.O.C. INTERIOR FINISH PAINT. COLOR AS SPECIFIED OR AS APPROVED BY OWNER.
- 2. ALL INFILL OF DOORS/WALLS/OPENINGS SHOULD MATCH THE EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.
- 3. EMERGENCY LIGHTING AND SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH NFPA 101, ALONG THE PATH OF EGRESS INCLUDING TO A PUBLIC WAY AT THE EXTERIOR OF THE BUILDING.
- 4. EMERGENCY EGRESS PATH TO BE INDICATED WITH SIGNAGE IN ACCORDANCE WITH NFPA 101.
- 5. ELECTRICAL REQUIREMENTS SHOWN CONCEPTUALLY AND SHOULD BE PROVIDED IN ACCORDANCE WITH APPLICABLE CODES.
- 6. DIMENSIONS SHOWN ON PLANS INDICATE MEASUREMENT FROM CENTER OF STUD PARTITION UNLESS OTHERWISE NOTED AS CLEAR DIMENSION FROM FINISH FACE. NOTIFY THE ARCHITECT OF VARIANCES FROM THE DIMENSIONS SHOWN.
- 7. ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL EDGE BEAD.
- 8. CLEAN AND TEST MECHANICAL EQUIPMENT AND AIR HANDLERS. REPLACE FILTERS IN ALL AIR HANDLERS.
- 9. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK UNDER THIS CONTRACT.
- 10. PROVIDE BLOCKING FOR ALL MILLWORK, FIXED FURNITURE, AND A/V DEVICES. ALL CONCEALED LUMBER AND BLOCKING TO BE FIRE TREATED. COORDINATE BLOCKING REQUIREMENTS WITH FURNITURE INSTALLERS AS REQUIRED FOR OFFICE LAYOUTS.
- 11. WHERE BLOCKING MODIFICATION IS REQUIRED TO EXISTING WALLS, CARRY ALLOWANCE TO PATCH, REPAIR, AND PAINT AS NECESSARY.
- 12. ALL FLOOR AND WALL PENETRATION FOR PIPING SHALL BE FULLY SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.
- 13. PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD (WET SIDE) IN LAVATORIES AND JANITORS CLOSET.
- 14. THE CONTRACTOR SHALL SUPPLY AND INSTALL, HAT SHELF AND CHROME HANG ROD IN ALL COAT CLOSETS. HAT SHELF SHALL BE BIRCH W/ CLEAR LACQUER FINISH.
- 15. CONTRACTORS SHALL BE IN COMPLIANCE TO LANDLORDS'S TENANT DESIGN MANUAL AND TENANT GC CONSTRUCTION RULES & REGULATIONS.
- 16. REFERENCE TENANT GC CONSTRUCTION RULES & REGULATIONS FOR CITY OF NEWTON, UTILITIES, & REQUIRED VENDOR DIRECTORY.







220-Chinburg_Builders\1379-909 Isington Street, Portsmouth-\2024 Site Development\02-CAD_Files\1379 PARKING CONCEPTS.dwg, 1/9



HALEY WARD ENGINEERING | ENVIRONMENTAL | SURVEYING

200 Griffin Rd. Unit 14 Portsmouth, New Hampshire 03801 603.430.9282

WWW.HALEYWARD.COM

NOTES: 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 172 AS LOT 7.

2) OWNERS OF RECORD: MEADOWLEDGEPAYDAY, LLC 12 APACHE AVENUE ANDOVER, MA 01810

> GOOSEFARE CROSSING, LLC 198 SACO AVENUE OLD ORCHARD BEACH, ME 04064

THE WAVELET GROUP, LLC 431 MAIN STREET SACO, ME 04072

3) THE PURPOSE OF PLAN IS TO SHOW EXISTING PARKING LAYOUTS FOR FUTURE DEVELOPMENT.

909 ISLINGTON STREET, LLC 909 ISLINGTON STREET PORTSMOUTH, N.H.

0	ISSUED FOR COMMENT	1/8/25
NO.	DESCRIPTION	DATE
	REVISIONS	

SCALE 1"=30'

OVERALL AERIAL PLAN

JANUARY 2025





.

Findings of Fact | Attached Accessory Dwelling Unit City of Portsmouth Planning Board

Date: <u>May 15, 2025</u> Property Address: <u>253 Broad Street</u> Application #: <u>LU-25-54</u> 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 of the all conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

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

	Section 10.814.62	Finding (Meets Requirement/ Criteria)	Supporting Information
1	10.814.621 The ADU complies with all applicable standards of this Section 10.814 or as may be modified by the conditional use permit.	Meets Does Not Meet	The proposed AADU complies with all the standards in Section 10.814 with no modifications.
2	10.814.622 The exterior design of the ADU is architecturally consistent with or similar in appearance to the existing principal dwelling on a lot.	Meets Does Not Meet	The proposed AADU will be located in the basement of the new dwelling and will present as a single-family dwelling.
3	10.814.623 The site plan provides adequate and appropriate open space and landscaping for both the ADU and the principal dwelling unit and complies with the off-street parking requirements of 10.814.26.	Meets Does Not Meet	The AADU will have a separate driveway approved by the BOA and will provide 2 parking spaces.
4	10.814.624 The ADU will maintain a compatible relationship with the character of adjacent and neighborhood properties in terms of location, design, and off-street parking layout, and will not significantly reduce the privacy of adjacent properties.	Meets Does Not Meet	The character of the neighborhood is a diverse and eclectic mix of mid- century modern, shingle-style, federal and modern homes. The design for the contemporary home is a mid- century modern design and is scaled appropriately and similarly to other houses of similar lot size. Privacy is maintained by using the existing side yard and including

	Section 10.814.62	Finding (Meets Requirement/ Criteria)	Supporting Information
			landscape and grading to maintain
			privacy.
5	Other Board Findings:		

Josh Ydstie and Lawrence Brewer Residence 253 Broad Street, Portsmouth NH Proposed New Residence with Attached Dwelling Unit

Narrative forDate:March 31, 2025Location:253 Broad Street, Portsmouth, MANarrative for Land Use
ApplicationLU -23 -148N/A

Design to Meet Portsmouth Zoning Ordinance Section 10.814.14:

The proposed accessory dwelling unit meets the accessory dwelling unit requirements:

- The proposed ADU is attached to the proposed main residence (at lower level). The owners will be occupying **253 Broad Street** home as their principal place of residence.
- The ADU has one bedroom
- The ADU has a door separating the unit from main dwelling per 10.814.31
- The ADU nor the principal dwelling unit will be used for any business.
- One additional off-street parking space is provided for the resident of the ADU.
- The proposed ADU is 749 GLA sq, ft and has one interior door connecting the two units
- The front door to the ADU is located at the rear corner, lower leveladjacent to the unit's private drive and walkway
- The ADU is less than 750 sq. ft.
- Zoning Board of adjustment granted a 7' allowable side yard setback and to grant a variance to allow a second driveway contingent that the applicant shall get an approved ADU within two yearsof October 2, 2023.

10.814.62 Conditional permit for attached ADU:

10.814.621 The ADU complies with all applicable standards of this Section 10.814 or as may be modified by the conditional use permit. **Yes, the standards are addressed or will be addressed as part of any conditional use permit or order of conditions.**

10.814.622 The exterior design of the ADU is architecturally consistent with or similar in the appearance to the existing principal dwelling on the lot. Yes, the attached dwelling unit, located at the lower level, has the same materials, overhang, window and door types as well as landscaping to the main residence.

10.814.623 The site plan provides adequate and appropriate open space and landscaping for both the ADU and the principal dwelling unit and complies with the off street parking requirements in Section 10.814.26. Yes, the ADU has a separate driveway that allows for (2) parking spaces(one is required).

10.814.624 The ADU will maintain a compatible relationship with the character of the adjacent and neighborhood properties in terms of location, design, and off-street parking layout, and will not significantly reduce the privacy of adjacent properties. *The character of the neighborhood is a diverse and eclectic mix of mid-century modern, shingle-style, federal and modern homes. The design for the contemporary home is a mid-century modern design and is scaled appropriately and similarly to other houses of similar lot size. Privacy is maintained by using the existing sideyard and including landscape and grading to maintain privacy.*

Owner Authorization

To: Portsmouth Design Review Phase Approval Date: 3-25-2025

Please consider this letter as an authorization to allow our designer to upload required material and answer questions regarding the proposed permitting and approval for the new house structure at 253 Broad Street on the online web portal for City of Portsmouth.

Josh Udster, Dun

We can be reached at 605-380-0045 or emailed at jolawcp@gmail.com.

Signed,

Lawrence Brewer and Josh Ydstie

Lawrence Brewer & Josh Ydstie Residence

DRAWING LIST:

ARCHITECTURA	L
L-1	SITE PLAN
A-4	PROPOSED FIRST FLOOR PLAN
A-5	PROPOSED LOWER LEVEL FLOOR PLAN
A-6 A-7	ELEVATIONS
A-8	BUILDING SECTION
A-9	PROPOSED ROOF PLAN

ELECTRICAL

EI.I LOWER LEVEL ELECTRICAL PLANS FIRST FLOOR ELECTRICAL PLANS E1.2

GENERAL NOTES:

. THE CONSTRUCTION SHALL STRICTLY CONFORM WITH ALL CODES HAVING JURISDICTION IN THE BUILDING OF THIS PROJECT. INCLUDING. BUT NOT LIMITED TO: FEDERAL, STATE, CITY, COUNTY, BUILDING, ZONING. ELECTRICAL, MECHANICAL, FIRE, LIFE SAFETY, AND HANDICAP CODES. UNLESS OTHERWISE NOTED WORK SHOULD BE PERFORMED BY LICENSED AND INSURED SUBCONTRACTORS. INSURANCE CERTIFICATES. IN WRITING, WILL BE PRESENTED TO THE DESIGNER PRIOR TO THE START OF CONSTRUCTION. 2. VERIFICATION OF ALL DIMENSIONS, EXISTING CONDITIONS, AND CODE COMPLIANCE SHALL BE REQUIRED. SUB-CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS. IF ANY DISCREPANCIES ARE FOUND IN THE DRAWINGS OR SPECIFICATIONS THE SUB-CONTRACTOR MUST CONTACT THE OWNER FOR VERIFICATION. OWNER SHALL BE NOTIFIED IN WRITING OF ANY NON-CONFORMANCES IN THESE PLANS OR SPECIFICATIONS. THE SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR BRINGING ANY ERRORS AND OMISSIONS TO THE ATTENTION OF THE OWNER IN WRITING AND SHALL AWAIT WRITTEN INSTRUCTIONS BEFORE PROCEEDING. THE SUB-CONTRACTORS WILL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IF THEY FAIL TO NOTIFY THE OWNER PRIOR TO THE CONSTRUCTION AND OR FABRICATION OF WORK. 3. SCOPE: THE SUB-CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND LABOR TO COMPLETE THE WORK AS DESCRIBED ON THE DRAWINGS AND SPECIFICATIONS. SUB-CONTRACTOR'S SHALL BE RESPONSIBLE FOR ALL PERMITS, COMPLIANCE STATEMENTS, CERTIFICATE OF OCCUPANCY OR OTHER

DOCUMENTATION REQUIRED. 4. WORK SHALL BE PERFORMED TO THE HIGHEST LEVEL OF STANDARDS OF EACH RESPECTIVE TRADE. 5. DEMOLISH AS REQUIRED AND REMOVE ALL DEBRIS FROM THE SITE. SUB-CONTRACTOR SHALL FIX AND OR REPLACE ALL ADJACENT MATERIALS INADVERTENTY OR INCORRECTLY DISTURBED DURING THE COURSE OF CONSTRUCTION AT NO COST TO THE OWNER.

6. THE SUB-CONTRACTORS SHALL KEEP THE PREMISES CLEAN AND IN A WORKMANLIKE FASHION. THE PROJECT SHALL BE READY FOR OCCUPANCY UPON THE COMPLETION OF WORK IN A "TURN-KEY" CONDITION. 7. CONSTRUCTION SHALL BE BY DIMENSIONS DO NOT SCALE OFF OF THESE DRAWINGS.

8. SHOP DRAWINGS MAY BE REQUIRED BY THE DESIGNER/OWNER FOR ALL STRUCTURAL, MECHANICAL, ELECTRICAL, LIFE SAFETY SYSTEMS, AND SPECIALIZED CONSTRUCTION FROM THE CONTRACTOR AND/OR ALL SUBCONTRACTORS AT NO ADDITIONAL COST. SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND CONFORMANCE AND THEIR INTEGRATION WITH EXISTING SYSTEMS AND CONDITIONS. WORK DONE TO LIFE SAFETY SYSTEMS MAY REQUIRE SEPARATE PERMITS. THESE SHALL BE INCLUDED IN THE BASE BID. 9. THE SUB-CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STRUCTURAL INTEGRITY OF THE BUILDING

AT ALL TIMES. 10. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON THE DISCOVERY OF ANY ENVIRONMENTALLY HAZARDOUS MATERIALS AND OR CONDITIONS. II. ALL DEMOLITION AND REMOVAL OF BUILDING COMPONENTS SHALL BE CARRIED OUT UNDER ACCORDANCE OF THE EPA'S RENOVATE RIGHT LAWS.

Single Family with ADU **New Construction**

253 BROAD STREET PORTSMOUTH NH

PERMIT SET 03/25/2025

ABBREVIATIONS:

	@	AT		ID
	ALUM	ALUMINUM		INSUL
	ARCH	ARCHITECT		LGS
	BM.	BEAM	LP	
	BOTT.	BOTTOM		L's
	C/C	CENTER TO CENTER		MAX.
	CIP	CAST-IN-PLACE		MIN.
	CL	CENTER LINE		
	CJ	CONTROL JOINT		OC
	CONC	CONCRETE		ОН
	CONT	CONTINUOUS		PE
	СМИ	CONCRETE MASONRY UNITS		PLAM
	GF CMU	GROUND FACE CMU		PTCF
	SF CMU	SPLIT FACE CMU		
	DIA	DIAMETER		P¢S
	DS	DOWNSPOUT		PSF
	EA	EACH		PSI
EIF	5	EXTERIOR INSUL & FINISH SYSTEM		PTD
EF		EACH FACE		PTCF
EL		ELEVATION		QT
	EQ	EQUAL		SIM
	ETR	EXISTING TO REMAIN		55
	EXP	EXPANSION		SQ.
	FE	FIPE EVTING LIGHER		STD.
	FFG	FINISHED FLOOR GRADE		STRUC.
	FIN.	FINISH(ED)		TIG
	FD	FLOOR DRAIN		TJI
	FF	FINISHED FLOOR		T.O.W.
	FL	FLOOR		TSF
	FRP	FIBERGLASS REINE PLASTIC		TYP.
FR	GWB	FIRE RESISTANT GWB		
	GWB	GYPSUM WALLBOARD		VIF
н	1	HOLLOW METAL FRAME		VERT
111	ΉΡ	HIGH POINT		VB
	HB	HOSE BIB		W/
	HORIZ.	HORIZONTAL		WG

INSIDE DIAMETER INSULATION LIGHT GAUGE STEEL LOW POINT ANGLES MAXIMUM MINIMUM NOMINAL ON CENTER

OPPOSITE HAND PROFESSIONAL ENGINEER PLASTIC LAMINATE POLISHED TINTED CONC. FLOOR

PLATE POLE AND SHELF POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PAINTED POLISHED, TINTED CONC. FL QUARRY TILE SIMILAR STAINLESS STEEL

SQUARE STANDARD STRUCTURAL TEMPERED INSULATING GLASS

TRUSS JOIST I-JOIST TOP OF WALL TONS PER SQUARE FOOT TYPICAL UNLESS NOTED OTHERWISE VERIFY IN FIELD VERTICAL VINYL BASE WITH WIRE GLASS



SCOPE OF WORK:

THE SCOPE OF WORK FOR 253 BROAD STREET): SINGLE FAMILY WITH ADU, 1 3 STORY WOOD FRAME BUILDING . STRUCTURAL FOUNDATION AT BASEMENT WILL BE POURED IN PLACE CONCRETE

LIFE SAFETY SYSTEMS

-A COMPLETE LIFE SAFETY SYSTEM IS TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR. THE SYSTEM SHALL BE APPROVED BY THE LOCAL FIRE DEPARTMENT AND BUILDING DEPARTMENT. PLANS WITHIN MAY NOT INDICATE ALL ELEMENTS REQUIRED BY THE LOCAL AHJ

ELECTRICAL SYSTEMS

-THE ELECTRICAL SYSTEM SHALL REMAIN AS EXISTING. ONE ELECTRICAL METER TO BE ABANDONED. PRIOR TO THE COMMENCEMENT OF WORK. THIS ELECTRICAL SYSTEM SHALL BE SUPPLEMENTED BY THE ELECTRICAL SUB-CONTRACTOR AS REQUIRED FOR ADDITIONAL LOADS. ELECTRICAL DRAWINGS PROVIDED FOR SCHEMATIC/PRICING PURPOSES ONLY. THE ELECTRICAL PANEL WILL BE A 200 AMP PANEL PER UNIT.

MECHANICAL SYSTEMS

-THE EXISTING HEAT DELIVERY SYSTEM SHALL BE (3) MINI-SPLIT SYSTEMS, ONE (1) FOR EACH UNIT, SIZED ACCORDINGLY. COORDINATE LOCATION OF ALL EXISTING EQUIPMENT AND UTILITY FEEDS WITH OWNER.

Water's Edge Design 137 WATER STREET NEWBURYPORT MA 01950 (978)641-9560 Project Name Condominium Development escription Scale: AS NOTED Date: 04/03/2018 Drawn by: AC Checked by: RM DSTIE \succ Т (\mathbf{J}) Ο **Э**Ш Ш – RI \mathbf{C} \vdash S I ME EVE ROAD BRI 53 BF Ш N \mathbf{O} Ζ WREI 4

COVER PAGE

A-0.1

-- PROJECT KEY --- SCALE: NOT TO SCALE



Section 10.52 MINIMUM LOT - LOT AREA

- LOT AREA - CONT. ST - DEPTH

MINIMUM YA FRONT SIDE REAR

MAXIMUM BL

MAXIMUM BU

IMPERVIOUS S

20 RESIDENTIAL AND MIXED RESIDENTIAL DISTRICTS: GRA					
	PER ZONING	PROPOSED			
T AREA DIMENSIONS A PER DWELLING TREET FRONTAGE 1	7,500 sf 100' 70'	2,242 sf '- " 6'/ 05'- 0"			
ARD DIMENSIONS	5'-0" 0'-0" 20'-0"	7'-9" 22'- 0"/24'-0" 37'- "			
UILDING COVERAGE	25%	24%			
UILDING HEIGHT	35'-0"	24-6" MEAN 31'-10" RIDGE			
SURFACE COVERAGE	EXISTING 522 SF	PROPOSED SF 1063 SF			

Lawrence Brewer & Josh Ydstie Residence	253 BROAD STREET PORTSMOUTH NH		
NO. Date [3-25-2025	PERMIT		
Sheet T SITE PL	Title: AN		
Sheet Number:			





Section 10.52 MINIMUM LOT - LOT AREA - CONT. ST - DEPTH MINIMUM YA FRONT SIDE REAR

MAXIMUM BU MAXIMUM BU

IMPERVIOUS S

20 RESIDENTIAL AND MIXED RESIDENTIAL DISTRICTS: GRA					
	PER ZONING	PROPOSED			
T AREA DIMENSIONS A PER DWELLING TREET FRONTAGE 1	7,500 sf 100' 70'	2,242 sf '- " 6'/ 05'- 0"			
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Lawrence Brewer & Josh Ydstie Residence	253 BROAD STREET PORTSMOUTH NH		
NO. Date [3-25-2025	PERMIT		
Sheet T SITE PL	Title: AN		
Sheet Number:			

JOLAW CPCGMAN. Loty





DECK: -DECK TO BE PRE-FINISHED ENGINEERED			
AZER DECRING, COLOR: IBD TILE FLOORING: -ALL FLOORS TO BE TILE TO BE 24" X 36" PORCELAIN TILE. ALLOW \$20/SF FOR MATERIAL COST. - LVT FLOOR IN BASEMENT			
MILLWORK: -ALL INTERIOR CABINET TO BE WOOD FLAT PANEL STYLE BY: TBD. BASE AND UPPER CABINET, DOUBLE AND SINGLE BATHROOM VANITY -HARDWARE TBD -SEMI-CUSTOM BUILT-IN CLOSET FOR LAUNDRY, MUD ROOM, MASTER CLOSET, FRONT ENTRY WOOD SHAKER STYLE DOORS, PAINTED INTERIOR: PAINTED BIRCH PLYWOOD WITH BLUM HARDWARE FOR PULL-OUT SHELF, FLY-AWAY DOORS, DRAWER GLIDES AND TV-MOUNT COUNTER: -ALL COUNTERS TO BE MEDIUM GRADE QUARTZ, FINAL SELECTION BY INTERIOR DESIGNER			UNFNISHED BASE 4-0 1,550 SF FU
 PROVIDE DUROCK TILE BACKER BOARD @ ALL TILE INSTALLATIONS STONE OR CERAMIC TILE CEILING IN BATHROOM SHOWER STALL PROVIDE SHELF & POLE IN CLOSETS UNO SEE FINISH NOTES FOR MORE INFO REGARDING WALL AND PAINT FINISHES AND REFER TO SCHEDULE 			
GENERAL NOTES:	=	7-1 1/2"	
ALL INLW GWD AFFLICATIONS ARE TO RECEIVE 2" BLUEBOARD WITH SMOOTH SKIM COAT PLASTER FINISH. USE MOISTURE RESISTANT BOARD AT BATHROOM/WET LOCATIONS SIDING & TRIM: -PREFINISHED COMPOSITE CLAPBOARD, 8" EXPOSURE BY HARDIE BOARD. ARTISAN SQUARF	52'-(
CHANNEL SIDING, -PVC TRIM IN ARCTIC WHITE BY HARDIE OR SIMILAR -TRIM TO INCLUDE BUT NOT LIMITED TO: I X 12 CORNER BOARDS, CONTINUOUS, I X 4 CASING, FLAT PANEL SOFFIT AND PORCH CEILING EXTERIOR DOORS: -NEW EXTERIOR TRIM DETAILS ARE TO BE I X 4 FLAT CASING TYP. -ALL NEW EXTERIOR DOORS TO BE FULL GLASS PANEL HINGED PATIO DOOR. EPONT DOOP TO BE WOOD DOOP CTOFFULT			
 SIDELIGHTS. SIZES AS GIVEN ON THE FLOOR PLAN ROOF ARCHITECTURAL GRADE #30 YEAR WARRANTY SHINGLE PRICE ALTERNATE FOR STANDING SEAM METAL ROOF, COLOR: TBD WINDOWS & DOORS EXTERIOR DOORS WITH MARVIN FULL-LITE PATIO DOORS WINDOWS : MARVIN DOUBLE CASEMENT AND WARDOWS : MARVIN DOUBLE CASEMENT AND 			SLAB ON GRADE (BELOW GAR)
HVAC: NEW HEATING UNITS TO CONSIST OF MINI-SPLIT SYSTEM. PROVIDE ADD ALTERNATE FOR DUCTED AC HEAT PUMP BASEMENT HVAC: MINI-SPLIT SYSTEM AT ADU SOLAR: - PROVIDE SOLAR AT ROOF, PROVIDE INFRASTRUCTURE			
RADIANT FLOORS - PROVIDE RADIANT FLOOR UNDER ALL TILE FLOOR,			









Findings of Fact | Outdoor Dining Conditional Use Permit City of Portsmouth Planning Board

Date: <u>May 15, 2025</u> Property Address: <u>218 Islington Street</u> Application: <u>LU-25-64</u> Decision: <u>Approve</u> 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 of the all conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Outdoor Dining Conditional Use Permit

10.242.10 The Planning Board may grant a conditional use permit if the application is found to be in compliance with the general criteria in Section 10.243 or, if applicable, the specific standards or criteria set forth in this Ordinance for the particular use or activity.

	Outdoor Dining Conditional Use Permit 10.243 Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
1	10.243.21 The design of proposed structures, their height and scale in relation to the site's surroundings, the nature and intensity of the proposed use or activity, and the layout and design of the site will be compatible with adjacent and nearby properties, buildings and uses, will complement or enhance the character of surrounding development, and will encourage the appropriate and orderly development and use of land and buildings in the surrounding area.	Meets Does Not Meet	The proposed outdoor seating area fits into the existing site, will complement the surrounding area and will enhance the curb appeal of the site.
2	10.243.22 All necessary public and private utility infrastructure and services will be available	Meets	 The proposal adds four picnic tables on an existing paved area and will not impede access to
	and adequate to serve the	Does Not Meet	utility infrastructure.

	Outdoor Dining Conditional	Finding	Supporting Information
	Use Permit 10.243 Requirements	(Meets Criteria/Requirement)	
	proposed use.		
3	10.243.23 The site and	Meets	Access to the outdoor dining area will be
	adequate vehicular and	Does Not Meet	restaurant. The outdoor dining area is
	pedestrian infrastructure to	Does not meet	consistent with the Master Plan and will
	serve the proposed use		Improve the urban core and corridors of Portsmouth and will further activate
	Master Plan.		Islington Street.
4	10.243.24 The proposed structures, uses, or activities will	Meets	current hours of operation will stay within the
	not have significant adverse	Does Not Meet	be no excess noise or traffic to the
	impacts on abutting and		surrounding properties. Lighting will be
	account of traffic, noise, odors,		will be turned off each night. There will
	vibrations, dust, fumes, hours of		be no excessive odors, vibrations, dust, or
	operation, and exterior lighting		fumes.
5	10.243.25 The proposed	Meets	The property is not in a wetland or
	structures and uses will not	Does Not Meet	wetland buffer zone. The outdoor dining
	impacts on natural or scenic		area of the lot which will not have any
	resources surrounding the site,		significant impact on wildlife or the
	Including wetlands,		natural area.
	wildlife habitat.		
6	10.243.26 The proposed use will	Meets	There will be no significant decline in the
	significant decline in property	Does Not Meet	since we will be operating within our set
	values of adjacent properties.		hours of operation, 11:30 AM-8:00 PM. The
			curb appeal of the area will be improved
6	Other Board Findings:	1	
7	Additional Conditions of Approv	al	
		<u>MI</u> .	

City of Portsmouth, New Hampshire Zoning Ordinance Adopted by Portsmouth City Council: December 21, 2009 Effective Date: January 1, 2010 As Amended Through: March 17, 2025

Section 10.240 Conditional Use Permits

10.243. Approval Criteria

10.243.10 A conditional use permit shall be granted only if the Planning Board or other such Board or person as may have jurisdiction determines that the proposal conforms to all applicable conditional use permit criteria, as set forth below or in other sections of this Ordinance.

10.243.20 Conditional uses designated in Section 10.440 – Table of Uses, as well as other conditional uses for which no specific criteria are set forth in the Ordinance, shall comply with all of the following criteria

10.243.21 The design of proposed structures, their height and scale in relation to the site's surroundings, the nature and intensity of the proposed use or activity, and the layout and design of the site will be compatible with adjacent and nearby properties, buildings and uses, will complement or enhance the character of surrounding development, and will encourage the appropriate and orderly development and use of land and buildings in the surrounding area. The proposed outdoor seating area fits into the existing site and will complement the surrounding area and will enhance the curb appeal of the area.

10.243.22 All necessary public and private utility infrastructure and services will be available and adequate to serve the proposed use.

True. The proposed outdoor seating will be set into the building and will allow public and private utility services to be available.

10.243.23 The site and surrounding streets will have adequate vehicular and pedestrian infrastructure to serve the proposed use consistent with the City's Master Plan.

True. Access will be next to the current entrance of the restaurant. The outdoor dining area will certainly match with the City's Master Plan and will improve the urban core and corridors of Portsmouth and bring more of the local community to Islington Street.

10.243.24 The proposed structures, uses, or activities will not have significant adverse impacts on abutting and surrounding properties on account of traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare.

True. The hours of operation will stay within our current hours of operation and there will be no excess noise or traffic to the surrounding properties. There will be lighting in the outdoor seating area that will be turned off each night and will have no adverse effects to the neighborhood. There will be no excessive odors, vibrations, dust, or fumes.

10.243.25 The proposed structures and uses will not have significant adverse impacts on natural or scenic resources surrounding the site, including wetlands, floodplains, and significant wildlife habitat.

True. We are not in a wetlands zone. The outdoor dining area will fit within the already built structure of the building which will not have any significant impacts on wildlife or the natural area.

10.243.26 The proposed use will not cause or contribute to a significant decline in property values of adjacent properties.

True. There will be no significant decline in the property values of adjacent properties since we will be operating within our set hours of operation, 11:30 AM-8:00 PM. The curb appeal of the area will be improved upon our permit be granted.

10.243.30 Where specific standards or criteria are set forth in this Ordinance for the particular use permitted by conditional use permit, those standards and criteria shall apply in lieu of the general standards in Section 10.243.20.

LEXIE'S JOINT FLOOR PLAN + OUTDOOR ADDITION





PUBLIC WORKS DEPARTMENT

CITY OF PORTSMOUTH

680 Peverly Hill Road Portsmouth, NH 03801 (603) 427-1530

April 18, 2025

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

RE: Subdivision Application, Foundry Place, Tax Map 138, Lot 60

Dear Mr. Chellman and Planning Board Members:

The City of Portsmouth Department of Public Works is submitting an <u>Application for Subdivision</u> for Planning Board approval for Foundry Place, Tax Map 138, Lot 60 Subdivision Project and requests that it be placed on the agenda for the May 15, 2025, Planning Board Meeting. The City engaged Haley Ward for survey and engineering services for project support and preparation of supporting documents for the application. The project is the subdivision of an existing parcel into five new parcels to address an Activity Use Restriction (AUR) which is part of a groundwater management plan for the Foundry Garage Site. The intent is to limit the AUR to areas of contamination only, and to isolate unaffected portions of the property. No new construction is proposed as part of this subdivision application.

The site is an existing 2.6-acre parcel that has been acquired by the City at various times during development in the area. Most recently, the City acquired Lot 1 as shown on RCRD D-39699 (copy attached) and constructed the Foundry Place Parking Garage on the parcel. Included in that property transfer was land out to Bridge Street in a public right-of-way. A triangular parcel of land was also acquired from Tax Map 125, Lot 16 (the Gray's). Tax Map 138 Lot 60 was already titled to the City of Portsmouth. Currently those acquisitions have been combined for Assessing purposes as Tax Map 138, Lot 60, and the City desires to subdivide that parcel into component parcels, as shown on the attached Orthophotos GIS Map as follows:

- Lot 1: The Rock Street Park Lot
- Lot 2: The Foundry Place Right-of-Way
- Lot 3: The Foundry Place Parking Garage
- Lot 4: The Rock Street Parking Lot Right-of-Way
- Lot 5: External Lot outside of all the above

In December of 2024 the New Hampshire Department of Environmental Services (DES) issued Groundwater Management Permit # GWP-201512026 to the City of Portsmouth to monitor the effects of past discharges associated with past foundry and manufactured gas plant operations. The permit requires an AUR for the groundwater impacted area only, which is within proposed lots #2 and #3. This subdivision isolates the groundwater impacted area and its specific use restrictions from the area containing the remaining proposed lots and breaks out all proposed lots based on their location's specific functions.

The property is located within the Municipal Zoning District, with a portion in the Downtown Overlay District. In the Municipal Zoning District all lots and buildings are exempt from all dimensional and intensity regulations. Subdivision of this parcel is considered management of City property and as such, does not require Technical Advisory Committee review.

The following plans are included in the submission:

- Subdivision Plan Set These plans show the proposed lot lines overall and on each lot.
- Proposed Subdivision Plan (City) This plan shows the proposed lot lines layered onto an orthophoto to show the current site features.
- Tax Map 138 This plan shows the extent of the existing Tax Map lot and surrounding parcels.
- Areas of Contamination Plan

Also included in the submission are the following documents:

- ✓ Flood Hazard Map
- ✓ City Zoning Map
- ✓ Subdivision Plan D-39699

We look forward to an in-person presentation and the Planning Board's review of this submission.

Sincerely,

Peter H. Rice, Director of Public Works

National Flood Hazard Layer FIRMette



Legend

70°46'8"W 43°4'49"N SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT Without Base Flood Elevation (BFE) Zone A. V. A9 With BFE or Depth Zone AE, AO, AH, VE, AR Zone AE SPECIAL FLOOD (EL 8 Feet HAZARD AREAS **Regulatory Floodway** 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X OTHER AREAS OF FLOOD HAZARD Area with Flood Risk due to Levee Zone D NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs OTHER AREAS Area of Undetermined Flood Hazard Zone D - - - - Channel, Culvert, or Storm Sewer GENERAL STRUCTURES LIIIII Levee, Dike, or Floodwall Zone AE (EL 8 Feet) 20.2 Cross Sections with 1% Annual Chance 17.5 Water Surface Elevation City of Portsmouth **Coastal Transect** Mase Flood Elevation Line (BFE) 330139 AREA OF MINIMAL FLOOD HAZARD Limit of Study Jurisdiction Boundary **Coastal Transect Baseline** OTHER **Profile Baseline** FEATURES Hydrographic Feature **Digital Data Available** No Digital Data Available MAP PANELS Unmapped The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/7/2025 at 7:13 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, EL 8 Feet) FIRM panel number, and FIRM effective date. Map images for 70°45'30"W 43°4'23"N Feet 1:6,000 unmapped and unmodernized areas cannot be used for regulatory purposes. 250 500 1,000 1,500 2,000

Basemap Imagery Source: USGS National Map 2023











2016 SEP -9	PM 3: 48	040324

INULL				
RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
486.00'	104.20'	104.00'	S35'55'41"E	12°17'05"
37.00'	48.72'	45.28'	S07'56'11"W	75'26'43"
155.00'	56.30'	55.99'	N53°24'20"E	20°48'45"
86.00'	71.12'	69.11'	S04°30'52"E	47'22'49"
86.00'	45.63'	45.10'	S13'00'13"E	30°24'08"
86.00'	25.48'	25.39'	510'41'12"W	16'58'41"
	RADIUS 486.00' 37.00' 155.00' 86.00' 86.00' 86.00'	RADIUS ARC LENGTH 486.00' 104.20' 37.00' 48.72' 155.00' 56.30' 86.00' 71.12' 86.00' 45.63' 86.00' 25.48'	RADIUS ARC LENGTH CHORD LENGTH 486.00' 104.20' 104.00' 37.00' 48.72' 45.28' 155.00' 56.30' 55.99' 86.00' 71.12' 69.11' 86.00' 45.63' 45.10' 86.00' 25.48' 25.39'	RADIUS ARC LENGTH CHORD LENGTH CHORD BEARING 486.00' 104.20' 104.00' \$35'55'41"E 37.00' 48.72' 45.28' \$07'56'11"W 155.00' 56.30' 55.99' N53'24'20"E 86.00' 71.12' 69.11' \$04'30'52"E 86.00' 45.63' 45.10' \$13'00'13"E 86.00' 25.48' 25.39' \$10'41'12"W

- La contra contra contra contra contra contra contra contra contra contra contra contra contra contra contra c		IN IADLE	
1	LINE	BEARING	DISTANCE
	L1	N31°17'20"E	39.07'
1	L2	N31'26'32"E	17.92'
	L3	N43'07'25"E	47.08'
	L4	S46°46'25"E	7.69'
1	L5	S40°13'28"E	24.63'
ſ	L6	S47'00'33"W	38.74'
ſ	L7	N42'48'33"W	54.65'
ſ	L8	N43'03'00"W	46.10
ſ	L9	S46'48'04"W	10.00'
	L10	N46'09'30"W	48.26'
Γ	L11	N43°06'02"E	61.50'
Ī	L12	N30'51'54"E	56.64'
ſ	L13	N43'06'02"E	22.52'
	L14	S46'53'58"E	38.87
Ī	L15	N43°06'02"E	49.82'
Ĩ	L16	N63'48'43"E	28.42
I	L17	N45°20'34"E	64.73'
	L18	N28'12'12"E	10.82'
1	L19	N28'12'12"E	10.70
ſ	L20	N55°38'43"W	57.54
	L21	N45'47'00"E	31.08'
	L22	S87°48'09"E	20.15'
	L23	N45'47'00"E	34.67'
),	L24	S40°13'28"E	20.31
	L25	S40°13'28"E	4.32'
	L26	N39°12'52"E	42.20'
		0 1 Th 0 0 20 0 70 11	10.102

D-39699





/— IR SET 5/1/17 L30 N36°2 70. 517 **138** 55 S53°33'57" 67.56' BREWSTER STREET Q **#**85 - IRON ROD 138 TO BE SET (TYP.) SUDBURY STREET ×=0=1 "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 JOHN 1:15,000. CHAGNON .18.52 JOHN R. CHAGNON, LLS DATE APPROVED BY THE PORTSMOUTH PLANNING BOARD CHAIRMAN DATE





HALEY WARD

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

NOTES:

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

2) OWNERS OF RECORD: CITY OF PORTSMOUTH 1 JUNKINS AVENUE PORTSMOUTH, NH 03801 5751/1473, 4316/8, 2267/1105

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE 1/29/21.

4) EXISTING LOT AREA: 114,886 S.F. 2.6374 ACRES

> LOT 1 AREA: 25,271 S.F. 0.5801 ACRES

5) PARCEL IS LOCATED IN A MUNICIPAL DISTRICT AND A PORTION IS LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT.

6) DIMENSIONAL REQUIREMENTS: LOTS AND BUILDINGS IN THE MUNICIPAL DISTRICT ARE EXEMPT FROM ALL DIMENSIONAL AND INTENSITY REGULATIONS.

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF PORTSMOUTH ASSESSOR'S MAP 138 LOT 60 INTO 5 LOTS.

		SUBD RC	IVISION PLAN CK STREET F	LOT 1 PARK
		1 ISSUED FOI 0 ISSUED FOI	R APPROVAL R COMMENT	4/18/25 3/31/25
		NO.	DESCRIPTION	DATE
		SU TAX M	BDIVISION PL AP 138 – L OWNER:	AN OT 60
DRD BEARING 8'27'35"E 1'56'28"E 5'37'25"E	DELTA ANGLE 38°14'11" 58°33'55" 25°12'02"	SU TAX M CITY CITY COUN STATE	BDIVISION PL AP 138 – L OWNER: OF PORTSN JUNKINS AVENU OF PORTSMO ITY OF ROCKING OF NEW HAMP	AN OT 60 IOUTH JE UTH GHAM PSHIRE



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NGTH TABI	LE
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١E	BEARING	DISTANCE
	S55°38'43"E	58.09'
	S53°35'47"W	81.12'
	S66°38'33"W	73.30'
	S44°45'24"W	41.64'
	S40°13'28"E	4.09'
	S44°38'09"W	167.36'
	S47°00'33"W	38.74'
	S47°07'05"W	2.53'
	S43°20'12"E	43.88'
3	N46°46'01"E	61.02'
4	N43°03'00"W	46.10'
1	N43°06'02"E	49.82'
2	N63°48'43"E	28.42'
3	N45°20'34"E	64.73'
4	N28°12'12"E	10.82'
5	N80°25'58"E	28.79'
6	S46°57'34"E	19.58'
7	N43°00'02"E	23.34'
8	S47°13'42"E	5.31'
9	S46°54'15"E	1.96'
0	S43°20'12"E	17.00'

F	SUBDIVISION PLAN LOT 2 FOUNDRY PLACE RIGHT OF WAY		
1	ISSUED FOR APPROVAL	4/18/25	
0	ISSUED FOR COMMENT	3/31/25	
NO.	DESCRIPTION	DATE	
	REVISIONS		
	SUBDIVISION PLA TAX MAP 138 – LO OWNER: CITY OF PORTSMOU CITY OF PORTSMOU COUNTY OF PORTSMOU STATE OF NEW HAMPS	AN DT 60 OUTH E JTH SHIRE	
SCAL	$LE: T = 20 \qquad SHEET S UP 8$	MARCH 2025	







			······································
E	BEARING	DELT	A ANGLE
)'5	7"E	48°3	1'52"
			-
GTH TABLE			
-	BEARING	}	DISTANCE
	N46°46'	01"E	61.02'
	N43°03'	00"W	46.10 [']
	S46°48'	04"W	10.00'
	N46°09'	30"W	48.26'
	N43°06'	02"E	343.96'
	S46°53'	58"E	93.44'
	N43°06'	02"E	22.52'
	S46°53'	58"E	38.87'
	N43°06'	02"E	49.82'
	N80°25'	58"E	28.79 '
	S46°57'	34"E	19.58 '
	N43°00'	02"E	23.34'
	S47°13'	42"E	5.31'
	S46°54'	15"E	1.96'
	S46°53'	57"E	36.91'



HALEY WARD

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

NOTES:

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

2) OWNERS OF RECORD: CITY OF PORTSMOUTH 1 JUNKINS AVENUE PORTSMOUTH, NH 03801 5751/1473, 4316/8, 2267/1105

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE 1/29/21.

- 4) EXISTING LOT AREA: 114,886 S.F. 2.6374 ACRES
 - LOT 3 AREA: 43,879 S.F. 1.0073 ACRES

5) PARCEL IS LOCATED IN A MUNICIPAL DISTRICT AND A PORTION IS LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT.

6) DIMENSIONAL REQUIREMENTS: LOTS AND BUILDINGS IN THE MUNICIPAL DISTRICT ARE EXEMPT FROM ALL DIMENSIONAL AND INTENSITY REGULATIONS.

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF PORTSMOUTH ASSESSOR'S MAP 138 LOT 60 INTO 5 LOTS.



	IR SET 5/1/17
	PLAY AREA
	LAWN
EWSTER	#95
BR	
	35 <u>138</u> 57
	#49
	STREET

MAGNAIL FND IN

LENGTH TABLE

LINE	BEARING	DISTANCE				
L22	S47°11'27"W	19.44'				
L23	N45°07'59"W	75.77'				
L33	N46°46'01"E	61.02'				
L34	N43°03'00"W	46.10 '				
L45	N80°25'58"E	28.79'				
L52	S42°49'42"E	14.97'				
L53	S06°35'17"W	30.30'				
L54	S46°41'09"W	22.77'				
L55	N46°55'17"E	9.09'				

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	33.37'	32.75'	N08°27'35"E	38°14'11"
C6	40.00'	17.59'	17.45'	N56°37'25"W	25°12'02"
C7	50.00'	84.48'	74.78'	N20°49'23"W	96°48'06"

''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

4.18.25 DATE

JOHN R. CHAGNON, LLS



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE





HALEY WARD

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

NOTES:

138 63

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

2) OWNERS OF RECORD: CITY OF PORTSMOUTH 1 JUNKINS AVENUE PORTSMOUTH, NH 03801 5751/1473, 4316/8, 2267/1105

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE 1/29/21.

4) EXISTING LOT AREA: 114,886 S.F. 2.6374 ACRES

> LOT 4 AREA: 16,293 S.F. 0.3740 ACRES

5) PARCEL IS LOCATED IN A MUNICIPAL DISTRICT AND A PORTION IS LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT.

6) DIMENSIONAL REQUIREMENTS: LOTS AND BUILDINGS IN THE MUNICIPAL DISTRICT ARE EXEMPT FROM ALL DIMENSIONAL AND INTENSITY REGULATIONS.

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF PORTSMOUTH ASSESSOR'S MAP 138 LOT 60 INTO 5 LOTS.

SUBDIVISION PLAN LOT 4 ROCK STREET PARK PARKING LOT RIGHT OF WAY

1	ISSUED FOR APPROVAL	4/18/25		
0	ISSUED FOR COMMENT	3/31/25		
NO.	DESCRIPTION	DATE		
REVISIONS				

SUBDIVISION PLAN TAX MAP 138 - LOT 60 OWNER:

CITY OF PORTSMOUTH 1 JUNKINS AVENUE CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE

SCALE: 1" = 20' SHEET 5 OF 6 FB 265 PG 34

MARCH 2025




HALEY WARD

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

NOTES:

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

2) OWNERS OF RECORD: CITY OF PORTSMOUTH 1 JUNKINS AVENUE PORTSMOUTH, NH 03801 5751/1473, 4316/8, 2267/1105

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE 1/29/21.

4) EXISTING LOT AREA: 114,886 S.F. 2.6374 ACRES

> LOT 5 AREA: 6,143 S.F. 0.1410 ACRES

5) PARCEL IS LOCATED IN A MUNICIPAL DISTRICT AND A PORTION IS LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT.

6) DIMENSIONAL REQUIREMENTS: LOTS AND BUILDINGS IN THE MUNICIPAL DISTRICT ARE EXEMPT FROM ALL DIMENSIONAL AND INTENSITY REGULATIONS.

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF PORTSMOUTH ASSESSOR'S MAP 138 LOT 60 INTO 5 LOTS.

SUBDIVISION PLAN LOT 5 EXTERNAL LOT

1	ISSUED FOR APPROVAL	4/18/25
0	ISSUED FOR COMMENT	3/31/25
NO.	DESCRIPTION	DATE
	REVISIONS	
	n an an an tha ann an an tha ann ann ann an tha an tha an tha tha tha an ann an tha tha tha tha tha tha tha an Tha ann an tha tha an tha tha tha an tha an tha an tha an tha that that	lan an la tanàna ang kanana tanàna amin'ny kaominina dia kaominina dia kaominina dia kaominina dia kaominina di



BEARING	DISTANCE
S43°20'12"E	43.88'
N46°39'48"E	2.04'
S42°42'01"E	17.57'
S46°55'17"W	25.03'
S43°04'41"E	1.80'
S46°55'17"W	19.02'
N43°04'43"W	29.30'
S46°55'17"W	118.00'
S43°04'43"E	29.30'
S46°55'17"W	30.75'
N43°04'43"W	1.80'
S46°55'17"W	18.00'
S43°20'12"E	17.00'
S42°49'42"E	14.97'
S06°35'17"W	30.30'
S46°41'09 [°] W	22.77'
N46°55'17"E	9.09'
S43°20'01"E	26.88'

May 5, 2025



Peter Stith, AICP, Planning Manager Portsmouth Planning & Sustainability Department City of Portsmouth 1 Junkins Avenue Portsmouth, NH 03801

SUBJECT: Preliminary Planning Board Hearing Proposed Workforce Housing Development 126 Lang Road (Tax Map 291 Lot 1-1)

Dear Mr. Stith,

On behalf of Service Credit Union (SCU), the owner, and Preservation of Affordable Housing (POAH), the developer of Phase 1, **McClure** has submitted a conceptual phased site plan to be heard informally at the May 15th Planning Board hearing.

SCU and POAH's vision is to create affordable, desirable housing to serve the community as the cost of living continues to rise. The wish is to provide housing opportunities for members of the workforce including our teachers, firefighters, police officers, small business owners, artists, chefs, caregivers, and bankers to name a few. A master plan of the site has been created which includes approximately 170 workforce housing units, 30 workforce/veteran housing units, a potential non-profit daycare facility, and 35 market rate townhouses which will be used to subsidize the affordability of the entire development.

The development will be separated into two applications, which will be described as "phases" below. For the first phase, POAH is proposing two, 70-unit workforce housing apartment buildings with associated utilities and parking. Special attention has been given to provide community space with a shared concrete courtyard at the building entrances, smaller concrete patio areas for smaller gatherings adjacent to the buildings, and a common green area for more gathering and recreational activities. Stone dust paths will connect the buildings with natural walking paths that are proposed to be constructed in the initial stages of phase 2. A Conditional Use Permit will be required to allow more than 24-units within an apartment building and modifications will need to be provided for building length and setbacks per building height. The Conditional Use and modifications will be required to make the cost of the workforce housing feasible.

The second phase consists of a 30-unit workforce housing building to the north; a 30-unit workforce/veteran housing building to the south with a potential first floor, non-profit, daycare facility; and 35 market rate townhouses along a private road from Longmeadow to Lang Road. A new sidewalk will be constructed along the new private road that will connect each of the residential areas. A Conditional Use Permit will be required to allow disturbances within the Wetland Protection Area.

25 New Hampshire Ave, Suite 255, Portsmouth, New Hampshire 03801 **P** 603.766.0435 | mcclurevision.com



The intent is to apply for this year's Low-Income Housing Credit (LIHTC) for Phase 1; therefore, we are requesting to separate the timelines of the two applications. The LIHTC application process requires obtaining state and local planning permits by the end of September. Since no Wetland Protection area disturbances are requested in phase 2, we are hoping to permit Phase 1 with the site plan application submission for phase 2 following shortly after.

If you have any questions or comments, please feel free to contact me by email at <u>nduquette@mcclurevision.com</u> or by phone at 207-370-0948.

Sincerely,

Nicole Duquette

Nicole Duquette, P.E., LEED AP Senior Project Manager



- **REDUNDANT GPS OBSERVATIONS IN NOVEMBER 2024.**
- TIME OF THIS SURVEY.
- TAKES NO RESPONSIBILITY FOR THE LOCATION OF SAID UTILITIES, AS SHOWN HEREON.
- RATE MAP 33015C0270F, WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.

- ELEVATION = 67.01
- ELEVATION = 58.17

- ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN D-27623.
- DECEMBER 22, 2015, UNRECORDED.
- DOUCET SURVEY LLC DATED DECEMBER 20, 2020.



EXISTING SURVEY LEGEND

DR	
W	- WATER - UNDERGROUND ELECTRIC
OHE	– OVERHEAD ELECTRIC
	- INTERMEDIATE CONTOUR (2')
— — 950 — -	– INDEX CONTOUR (10')
	- PROPERTY LINE
	- RIGHT OF WAY - SECTION LINE
· ·	– FASEMENT
0 0	– GUARD RAIL
x	- FIELD FENCE
0	
U	- WOODEN FENGE
TYPICAL	_ HATCHING
+ + + + + + + + + +	WETLANDS
	LEDGE
ABBREV	/IATIONS
BM	BENCHMARK
RIM	ELEVATION AT RIM
W/	WITH
SMH	SEWER MANHOLE
DMH	DRAINAGE MANHOLE
CI	CAST IRON PIPE
DI	DUCTILE IRON PIPE
CMP	CORRUGATED METAL PIPE
HDPE	
PVC	
RCP	REINFORCED CONCRETE PIPE
UTM	UNABLE TO MEASURE
IP	IRON PIN OR PIPE
IR	IRON ROD
TBS	TO BE SET
	IL SITE FEATURES RD
Ö~ FLAGF	OLE
🛛 🍟 FLOOD) LIGHT
← GUY W	VIRE
	OX
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	AND FLAG
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 ☆ STREE ⊗ UTILIT ☆ UTILIT ② UNKNO 	AND FLAG ET LIGHT Y POLE Y POLE W/STREET LIGHT DWN MANHOLE
 ☆ STREE ⊗ UTILIT ☆ UTILIT ② UNKNO MONUM ◆ BENCI 	AND FLAG ET LIGHT Y POLE Y POLE W/STREET LIGHT DWN MANHOLE ENTS HMARK
	AND FLAG ET LIGHT Y POLE Y POLE W/STREET LIGHT OWN MANHOLE ENTS HMARK
	AND FLAG ET LIGHT Y POLE Y POLE W/STREET LIGHT OWN MANHOLE ENTS HMARK SEWER
 ↓ STREE ⊗ UTILIT ⊗ UTILIT ⊘ UNKNO MONUM ◆ BENCI STORM S ● BEEHI 	AND FLAG ET LIGHT Y POLE Y POLE W/STREET LIGHT OWN MANHOLE ENTS HMARK SEWER VE INTAKE (SIZE VARIES)
 ↓ STREE ⊗ UTILIT ⊗ UTILIT ⊘ UNKNO MONUM ◆ BENCI STORM 3 ● BEEHI > FLARE 	AND FLAG ET LIGHT Y POLE Y POLE W/STREET LIGHT OWN MANHOLE ENTS HMARK SEWER VE INTAKE (SIZE VARIES) ED END SECTION (SIZE VARIES)
 ↓ STREE ◇ UTILIT ◇ UTILIT ◇ UNKNO ◆ BENCI STORM 3 ● BEEHI ↓ FLARE ■ CATCI 	AND FLAG ET LIGHT Y POLE Y POLE W/STREET LIGHT OWN MANHOLE ENTS HMARK SEWER VE INTAKE (SIZE VARIES) ED END SECTION (SIZE VARIES) H BASIN
 ↓ STREE ⊗ UTILIT ⊗ UTILIT ⊘ UNKNO MONUM ◆ BENCI STORM 3 ● BEEHI ▷ FLARE ■ CATCH ⑤ STANI 	AND FLAG ET LIGHT Y POLE Y POLE W/STREET LIGHT OWN MANHOLE ENTS HMARK SEWER VE INTAKE (SIZE VARIES) ED END SECTION (SIZE VARIES) H BASIN O PIPE
 ↓ STREE ⊗ UTILIT ⊗ UTILIT ⊘ UNKNO MONUM ◆ BENCH STORM S ● BEEHH ○ FLARE ■ CATCH SP STAND © DRAIN 	AND FLAG ET LIGHT Y POLE Y POLE W/STREET LIGHT OWN MANHOLE ENTS HMARK SEWER VE INTAKE (SIZE VARIES) ED END SECTION (SIZE VARIES) H BASIN D PIPE IAGE CLEANOUT
 ↓ STREE ⊗ UTILIT ⊗ UTILIT ⊘ UNKNO MONUM ◆ BENCI STORM S ● BEEHI ▷ FLARE ■ CATCI SP STANI © DRAIN © DRAIN 	AND FLAG ET LIGHT Y POLE Y POLE W/STREET LIGHT OWN MANHOLE ENTS HMARK SEWER VE INTAKE (SIZE VARIES) ED END SECTION (SIZE VARIES) H BASIN O PIPE IAGE CLEANOUT
 ➡ WEILD ➡ STREE ♥ UTILIT ♥ UTILIT ♥ UNKNO ➡ BENCI ➡ BENCI ■ STORM S ■ BEEHI ➡ FLARE ■ CATCI ⑤ BTANI ⑥ DRAIN ⑧ DRAIN 	AND FLAG ET LIGHT Y POLE Y POLE W/STREET LIGHT OWN MANHOLE ENTS HMARK SEWER VE INTAKE (SIZE VARIES) ED END SECTION (SIZE VARIES) H BASIN O PIPE IAGE CLEANOUT IAGE MANHOLE
 ➡ WEILD ➡ STREE ♥ UTILIT ♥ DEEHI ➡ BEEHI ➡ FLARE ➡ CATCH ♥ STANE ♥ STANE ♥ DRAIN ♥ OPEN 	AND FLAG ET LIGHT Y POLE Y POLE W/STREET LIGHT OWN MANHOLE ENTS HMARK SEWER VE INTAKE (SIZE VARIES) ED END SECTION (SIZE VARIES) H BASIN O PIPE IAGE CLEANOUT IAGE MANHOLE SIDED AREA INTAKE (SIZE VARIES)
 ➡ WEIL ➡ STREE ♥ UTILIT ♥ BENCI ● BENCI STORM ● BENCI ● BENCI<	AND FLAG ET LIGHT Y POLE Y POLE W/STREET LIGHT OWN MANHOLE ENTS HMARK SEWER VE INTAKE (SIZE VARIES) ED END SECTION (SIZE VARIES) H BASIN D PIPE IAGE CLEANOUT IAGE MANHOLE SIDED AREA INTAKE (SIZE VARIES)
 ↓ STREE ⊗ UTILIT ⊘ UNKNO MONUM ◆ BENCI STORM 3 ● BEEHI ▷ FLARE ■ CATCI SP STANI ○ DRAIN ○ DRAIN ○ OPEN WATER *♡ CURB 	AND FLAG ET LIGHT Y POLE Y POLE W/STREET LIGHT OWN MANHOLE ENTS HMARK SEWER VE INTAKE (SIZE VARIES) ED END SECTION (SIZE VARIES) H BASIN D PIPE IAGE CLEANOUT IAGE MANHOLE SIDED AREA INTAKE (SIZE VARIES)
 ➡ WEILD ➡ STREE ♥ UTILIT ♥ UTILIT ♥ UTILIT ♥ UNKNO ➡ BENCI ➡ BENCI ➡ BEEHI ➡ FLARE ➡ CATCI ♥ STANI ♥ DRAIN ♥ DRAIN ♥ OPEN ₩ATER ♥ CURB ₩ FIRE H 	AND FLAG ET LIGHT Y POLE Y POLE W/STREET LIGHT OWN MANHOLE ENTS HMARK SEWER VE INTAKE (SIZE VARIES) ED END SECTION (SIZE VARIES) H BASIN O PIPE IAGE CLEANOUT IAGE MANHOLE SIDED AREA INTAKE (SIZE VARIES) STOP
 WEILD STREE UTILIT UNKNO MONUM BENCI STORM 3 BEEHI FLARE CATCI BEEHI FLARE CATCI STANI ORAIN OPEN WATER CURB FIRE H KIRRIGA 	AND FLAG ET LIGHT Y POLE Y POLE W/STREET LIGHT DWN MANHOLE ENTS HMARK SEWER VE INTAKE (SIZE VARIES) D END SECTION (SIZE VARIES) H BASIN D PIPE IAGE CLEANOUT IAGE MANHOLE SIDED AREA INTAKE (SIZE VARIES) STOP IYDRANT ATION VALVE

- MONITORING WELL 🕅 POST INDICATOR VALVE WATER MANHOLE
- 🕅 WATER VALVE WATER VALVE MANHOLE

GENERAL NOTES

- 1. HORIZONTAL DATUM IS BASED ON NORTH AMERICAN DATUM OF 1983(NAD83) NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM ZONE 2800.
- 2. VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD88) AND WAS OBTAINED FROM REDUNDANT GPS OBSERVATIONS IN NOVEMBER 2024.
- 3. WETLANDS SHOWN HEREON WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES NOVEMBER 2024 AND LOCATED BY MCCLURE ENGINEERING CO. NOVEMBER 2024. TAX MAP 291, LOT 1-2 WAS NOT DELINEATED AT THE TIME OF THIS SURVEY.
- 4. UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE AND PLANS REFERENCED. MCCLURE TAKES NO RESPONSIBILITY FOR THE LOCATION OF SAID UTILITIES, AS SHOWN HEREON.
- 5. BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN ZONE X AND ZONE A FLOOD HAZARD AREAS, AS SHOWN ON THE (F.E.M.A.)FEDERAL EMERGENCY MANAGEMENT AGENCY) (F.I.R.M.)FLOOD INSURANCE RATE MAP 33015C0270F, WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.

BENCHMARK NOTES:

- 1. MAGNAIL SET IN PAVEMENT AT INTERSECTION OF LANG ROAD & LONGMEADOW ROAD, AS SHOWN HEREON. ELEVATION = 67.01
- 2. MAGNAIL SET IN PAVEMENT AT 90 DEGREE TURN OF LONGMEADOW ROAD, AS SHOWN HEREON. ELEVATION = 58.17

PLAN REFERENCES

- 1. "LOT LINE RELOCATION PLAN" BY MILLETTE, SPRAGUE & COLWELL, INC., DATED 9/02/99, AND RECORDED IN ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN D-27623.
- 2. "TOPOGRAPHIC PLAN OF TAX MAP 291, LOT 1-1, LANG ROAD, PORTSMOUTH, NH" BY DOUCET SURVEY INC., DATED DECEMBER 22, 2015, UNRECORDED.
- 3. "AS-BUILT PLAN FOR CITY OF PORTSMOUTH OF LONGMEADOW ROAD & LANG ROAD, PORTSMOUTH, NH" BY DOUCET SURVEY LLC DATED DECEMBER 20, 2020.
- 4. "SUBDIVISION PLAN OF SERVICE FEDERAL CREDIT UNION" BY DOUCET SURVEY LLC DATED 02/11/21, AND RECORDED IN ROCKINGHAM COUNTY REGISTRY OF DEEDS PLAN D-42707.

S54°43'50"E 302.27' RLY UNION 1976 1-1 1-1 NOW OR FORMERLY SECOND NOW OR FORMERLY GREENVILLE INVESTMEN BOOK 5617, PAGE 103 TAX MAP 290 LOT 2	MERLY EKS GE 323 LOT 2
Image: state stat	<section-header><section-header> EXISTING CONDITIONS PLAN of 126 LANG ROAD, PORTSMOUTH, NH DEPARED FOR SERVICE CREDIT UNION PREPARED FOR SERVICE CREDIT UNION MMER CREW CHIEF JDG MS MS CREW CHIEF JDG MS SHEET NO 2024006643 SHEET NO 2024006643 ZY 2 27 2</section-header></section-header>

NTS

Solution of the plans and Specifications, and the intent they convey, which arise from failance to follow the esurveyors' guidance of any alleged errors inconsistences, am conflicts contain the plans and Specifications and	JRE TM re Avenue 5 H 03801 0435 arroll,IA Clive,IA acil Bluffs,IA oux City,IA Macon,MO City,MO (S) Boston, MA : mg Co. is not for any issues, , or losses ' these Plans, ne engineering or for Losses ' these Plans, ne engineering or for Losses ' these Plans, ne engineering or for Losses lure to obtain ngineers' or with respect to , omissions, biguities, or hed within ecifications.
	NS IFO I3 Y CHECKED BY DS N. DUQUETTE
WORKFORCE HOUSING DEVELOPME 126 LANG ROAD PORTSMOUTH, NH 03801	CONCEPTUAL SITE PLAN - PH. 1 P:2024001787/04-DRAWINGS\DWG\PLANS\24-1787_PHASE-1/24-1787_SITE PLAN.DWG
DRAWING	NO. 0

K0076-065 April 23, 2025

Mr. Peter Britz, Director of Planning & Sustainability City of Portsmouth Planning & Sustainability Department 1 Junkins Avenue Portsmouth, New Hampshire 03801

Re: Request for Design Review Map 213 Lot 12 -Proposed Multi-Family Development

Dear Peter,

On behalf of Brora, LLC (owner) and The Kane Company (applicant) we are pleased to submit the following information to support a Request for Design Review with the Planning Board for the above-referenced project:

- One (1) full size & one (1) half size copy of the Site Plan Set, dated April 23, 2025;
- One (1) copy of the Planning Board Design Review Presentation Slides;
- One (1) copy of the Owner Authorization;

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 Overly 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 currently designed, the project will include three (3), six (6) story multifamily residential buildings consisting of approximately 274 dwelling units. With approval from the City Council, the Applicant will be proposing a Land Transfer to the City on separate property in order to achieve the Density Bonus offered by the Land Transfer Incentive Option (Section 10.686.30) and allow for six (6) story construction with up to 120 dwelling units per building.

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 section of Portsmouth Boulevard along the frontage of the subject property is proposed to be reconstructed with a new sidewalk and parking spaces to promote connection between the development and the surrounding neighborhood.

The Applicant is seeking to meet with the Planning Board for Design Review. As such, the Applicant respectfully requests a vote from the Planning Board at the May 15, 2025 meeting to accept a request for Design Review such that a public hearing can be scheduled for the June 18, 2025 Planning Board meeting.

If you have any questions or need any additional information, please contact us by phone at (603) 433-8818 or by email at nahansen@tighebond.com.

Sincerely, TIGHE & BOND, INC.

Patrick M. Crimmins, PE Vice President

Neil A. Hansen, PE Project Manager

Copy: Brora, LLC (via email)

PROPOSED MULTI-FAMILY DEVELOPMENT DUNLIN WAY & PORTSMOUTH BOULEVARD PORTSMOUTH, NEW HAMPSHIRE APRIL 23, 2025

SHEET NO.	SHEET TITLE	LAST REVISED
-	COVER SHEET	2025-04-23
1 OF 2	EXISTING CONDITIONS PLAN FOR DUNLIN WAY & PORTSMOUTH BOULEVARD	MARCH 2025
2 OF 2	EXISTING CONDITIONS PLAN FOR DUNLIN WAY & PORTSMOUTH BOULEVARD	MARCH 2025
C-101	GENERAL NOTES AND LEGEND	2025-04-23
C-201	DEMOLITION PLAN	2025-04-23
C-301	SITE PLAN	2025-04-23
C-401	GRADING AND DRAINAGE PLAN	2025-04-23
C-501	UTILITIES PLAN	2025-04-23
C-601	EROSION CONTROL NOTES AND DETAILS SHEET	2025-04-23
C-602	DETAILS SHEET	2025-04-23
C-603	DETAILS SHEET	2025-04-23
C-604	DETAILS SHEET	2025-04-23
C-605	DETAILS SHEET	2025-04-23
C-606	DETAILS SHEET	2025-04-23
C-607	DETAILS SHEET	2025-04-23

LOCATION MAP

SCALE: 1" = 2000

- CONSTRUCTION NOTES THE CONTRACTOR SHALL NOT RELY ON SCALED DIMENSIONS AND SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A REQUIRED DIMENSION IS NOT PROVIDED ON THE PLANS . THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, AND FOR SITE CONDITIONS THROUGHOUT CONSTRUCTION. NEITHER THE PLANS NOR THE SEAL OF THE ENGINEER AFFIXED HEREON EXTEND TO OR INCLUDE SYSTEMS REQUIRED FOR THE
- SAFETY OF THE CONTRACTOR, THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND IMPLEMENTING SAFETY PROCEDURES AND SYSTEMS AS REQUIRED BY THE UNITED STATES OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), AND ANY STATE OR LOCAL SAFETY REGULATIONS.
- . TIGHE & BOND ASSUMES NO RESPONSIBILITY FOR ANY ISSUES LEGAL OR OTHERWISE, RESULTING FROM CHANGES MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION OF TIGHE & BOND.

OWNER/APPLICANT: **BRORA LLC** 210 COMMERCE WAY, SUITE 300 PORTSMOUTH, NH 03801

PORTSMOUTH, NEW HAMPSHIRE 03801

SURVEYOR: DOUCET SURVEY, LLC. 102 KENT PLACE NEWMARKET, NH 03857

DESIGN REVIEW PHASE SET COMPLETE SET (15) SHEETS

NOTES: 1. REFERENCE: TAX MAP 213, LOT 12 DUNLIN WAY & PORTSMOUTH BOULEVARD PORTSMOUTH, NEW HAMPSHIRE 03801 D.S. PROJECT NO. 9009 2. TOTAL PARCEL AREA: 364,581 SQ. FT. OR 8.37 AC. 3. OWNER OF RECORD: BRORA LLC 210 COMMERCE WAY, SUITE 300 PORTSMOUTH, NH 03801 R.C.R.D. BOOK 3465, PAGE 462 4. ZONE: OR - DIMENSIONAL REQUIREMENTS:

3 AC.

- MIN. LOT AREA MIN. FRONTAGE
- 300 ft. MIN. FRONT SETBACK 50 ft. MIN. SIDE SETBACK 75 ft. MIN. REAR SETBACK 50 ft. MIN. BUILDING HEIGHT 60 ft.

ZONING INFORMATION LISTED HEREON IS BASED ON THE CITY OF PORTSMOUTH ZONING ORDINANCE AMENDED NOVEMBER 18, 2024 AS AVAILABLE ON THE CITY'S WEBSITE ON MARCH 25, 2025. ADDITIONAL REGULATIONS MAY APPLY, AND REFERENCE IS HEREBY MADE TO THE EFFECTIVE ZONING ORDINANCE. THE LAND OWNER IS RESPONSIBLE FOR VERIFYING AND COMPLYING WITH ALL APPLICABLE MUNICIPAL, STATE, AND FEDERAL REGULATIONS.

- 5. FIELD SURVEY PERFORMED BY J.P.E. & D.W.D. DURING FEBRUARY AND MARCH 2025 USING A TRIMBLE S6 TOTAL STATION AND A TRIMBLE R10 SURVEY GRADE GPS WITH A TRIMBLE TSC5 DATA COLLECTOR AND A TRIMBLE DINI DIGITAL LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
- 6. HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- 7. VERTICAL DATUM IS BASED ON APPROXIMATE NAVD88(GEOID18) (±.2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- 8. WETLANDS AND AREAS UNDER THE JURISDICTION OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, PURSUANT TO NH ADMINISTRATIVE RULES CHAPTER ENV-WT 100-900, WERE DELINEATED BY TIGHE & BOND ON MARCH 21, 2025 USING THE FOLLOWING METHODOLOGY AND STANDARDS: a.REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL:
 - NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS. b.NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2019 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION
 - CONTROL COMMISSION, LOWELL, MA. c.U.S. ARMY CORPS OF ENGINEERS. (2023). 2022 NATIONAL WETLAND PLANT LIST, VERSION 3.6. U.S. ARMY ENGINEER RESEARCH AND DÉVELOPMENT CENTER, VICKSBURG, MS.
 - ITTP: //WETLAND—PLANTS.USACE.ARM\ d. NEW HAMPSHIRE ADMINISTRATIVE RULE CHAPTER ENV-WT 602.23, DEFINITIONS: HIGHEST OBSERVABLE TIDE LINE (HOTL) AND ENV-WT 406, DELINEATION AND CLASSIFICATION OF JURISDICTIONAL AREAS, EFFECTIVE DECEMBER 15, 2019.
- **9.** FLOOD HAZARD ZONE:"X", PER FIRM MAP #33015C0259F, DATED 1/29/21.
- 10. PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 2' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
- 11. THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING: THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
- 12. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- 13. ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL. WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.
- 14. DUE TO THE COMPLEXITY OF RESEARCHING ROAD RECORDS AS A RESULT OF INCOMPLETE, UNORGANIZED, INCONCLUSIVE, OBLITERATED, OR LOST DOCUMENTS, THERE IS AN INHERENT UNCERTAINTY INVOLVED WHEN ATTEMPTING TO DETERMINE THE LOCATION AND WIDTH OF A ROADWAY RIGHT OF WAY. THE EXTENT OF DUNLIN WAY AS DEPICTED HEREON IS/ARE BASED ON RESEARCH CONDUCTED AT THE CITY OF PORTSMOUTH AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. PORTSMOUTH BOULEVARD IS A 50 FOOT WIDE RIGHT OF WAY PER REFERENCE PLAN 7.
- 15. MONUMENT OF BOUNDARY LINE ABANDONED BY R.C.R.D. PLAN D-38784 (REF. PLANS 1).
- 16. AT TIME OF SURVEY PORTIONS OF PORTSMOUTH BOULEVARD ALONG THE SUBJECT PARCEL WAS OVERGROWN AND COVERED IN DEBRIS. THE LIMITS OF PAVEMENT AND SIDEWALK AS SHOWN IS BASED ON THE BEST AVAILABLE SURVEY LOCATIONS UNDER THE CURRENT STATE OF THE ROADWAY.

REFERENCE PLANS:

- 1. "BOUNDARY LINE ADJUSTMENT PLAN, LAND OF DOAKS, LLC (TAX MAP 213, LOT 2) AND BRORA, LLC (TAX MAP 213, LOT 12), PORTSMOUTH, NEW HAMPSHIRE" BY DOUCET SURVEY, INC., DATED DECEMBER 31, 2014, R.C.R.D. PLAN D-38784.

- 2. "PRELIMINARY CONCEPT PLAN AT SCHILLER STATION, PORTSMOUTH, NEW HAMPSHIRE", BY PUBLIC SERVICE OF NEW HAMPSHIRE GENERAL ENGINEERING DIVISION, DATED 2/3/97.
- "SUBDIVISION PLAN FOR BRORA, LLC", BY MILLETTE, SPRAGUE & COLWELL, INC., DATED AUGUST 27, 2003, R.C.R.D. PLAN #D-31583.
- 4. "SUBDIVISION/CONSOLIDATION PLAN MAP R-16/LOTS 1, 1-5 & 1-8B, MAP R-17/LOTS 2-1838
- THRU 2-1844, MAP R-17/LOT 2-0300", BY CLD CONSULTING ENGINEERS, INC., DATED DEC. 1999 R.C.R.D. PLAN #D-28385.
- 5. "RESUBDIVISION PLAN OSPREY LANDING", BY CLD CONSULTING ENGINEERS, INC., DATED FEB. 1999, R.C.R.D. PLAN #D-27099.
- 6. "LOT LINE RELOCATION PLAN OSPREY LANDING", BY CLD CONSULTING ENGINEERS, INC., DATED FEB. 1999, R.C.R.D. PLAN #D-27029.
- 7. "SUBDIVISION PLAN OF MARINERS VILLAGE & SPINNAKER POINT CONDOMINIUM", BY ASSOCIATED ENGINEERING SERVICES, DATED OCTOBER 23, 1993, R.C.R.D. PLAN #D-23202.

ABUTTERS INFORMATION: TAX MAP 213, LOT 2 NEP PORTSMOUTH OWNER LLC & COLONY CAPITAL 545 E JOHN CARPENTER FREEWAY SUITE 1400 IRVING, TX 75062 R.C.R.D. BOOK 5627, PAGE 702

TAX MAP 213, LOT 2–15 INISHMAAN ASSOC. LTD. PARTNERSHIP & JCM MANAGEMENT CO. 540 NORTH COMMERCIAL STREET MANCHESTER, NH 03101 R.C.R.D. BOOK 3078, PAGE 1947

TAX MAP 213, LOT 3 THOM GRAEME 1518 SUMMER AVE JUPITER, FL 33469 R.C.R.D. BOOK 3453, PAGE 2213

TAX MAP 213, LOT 4 DAVID S. ROGERS DECLARATION OF TRUST 15 DUNLIN WAY PORTSMOUTH, NH 03801

R.C.R.D. BOOK 5539, PAGE 146 TAX MAP 213, LOT 10

MUKHLIS & ALABDULLA FAMILY TRUST 20 DUNLIN WAY PORTSMOUTH, NH 03801 R.C.R.D. BOOK 6579, PAGE 466

TAX MAP 213, LOT 11 GSP SCHILLER, LLC 431 RIVER RD. BOW, NH 03304 R.C.R.D. BOOK 5887, PAGE 823

TAX MAP 216, LOT 1-8A BEACON HARBOR TRUST, LLC 210 COMMERCE WAY SUITE 300 PORTSMOUTH, NH 03801 R.C.R.D. BOOK 5877, PAGE 2905

EXISTING CONDITIONS PLAN FOR THE KANE COMPANY LAND OF

BRORA LLC (TAX MAP 213, LOT 12) **DUNLIN WAY & PORTSMOUTH BOULEVARD**

PORSTMOUTH, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION BY		BY
DRAWN BY: G.A.N. DATE: MARCH 2025				
CHEC	CHECKED BY: M.W.F. DRAWING NO. 9009A			\
JOB I	9009 SHEET 2 OF 2			
DOUCET® DOUCET® SURVEYS Serving Your Professional Surveying & Mapping Needs 102 Kent Place, Newmarket, NH 03857 (603) 659-6560 Offices in Bedford & Keene, NH and Kennebunk, ME http://www.doucetsurvey.com				

EXISTING CONDITIONS PLAN NOTES: 1. EXISTING CONDITIONS ARE BASED ON A FIELD SURVEY BY DOUCET SURVEY, LLC., DATED MARCH 2025. 2. WETLANDS AND AREAS UNDER THE JURISDICTION OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, PURSUANT TO NH ADMINISTRATIVE RULES CHAPTER ENV-WT 100-900, WERE DELINEATED BY TIGHE & BOND ON MAP 213 LOT 11 AND MAP 216 LOT 1-8A ON MARCH 21, 2025 USING THE FOLLOWING METHODOLOGY AND	SEGMENTAL BLOCK WALL SYSTEM AS OUTLINED IN THE DETAILS. 11. PROPERTY MANAGER WILL BE RESPONSIBLE FOR TIMELY SNOW REMOVAL FROM ALL PUBLIC WALKS, DRIVES, AND PARKING AREAS ON-SITE. SNOW SHALL BE HAULED OFF-SITE AND LEGALLY DISPOSED OF, WHEN NECESSARY, WHEN SNOW STORAGE AREAS HAVE REACHED CAPACITY.
 STANDARDS: a. REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 20212, U.S. ARMY CORPS OF ENGINEERS. b. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE. 2019 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC OILS IN NEW ENGLAND. NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA. c. U.S. ARMY CORPS OF ENGINEERS. (2023). 2022 NATIONAL WELAND PLANT LIST, VERSION 3.6. U.S. ARMY ENGINEER RESEARCH AND DEVELOPMENT CENTER, VICKSBURG, MS. HTTP://WETLAND-PLANTS.USACE.ARMY.MIL/ d. NEW HAMPSHIRE ADMINISTRATIVE RULE CHAPTER FNV-WT 602 23 DEFINITIONS' HIGHEST OBSERVABLE TIDE 	GRADING AND DRAINAGE NOTES: 1. GENERAL COMPACTION REQUIREMENTS: • BELOW PAVED OR CONCRETE AREAS: 95% • TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL: 95% • BELOW LOAM AND SEED AREAS: 90% * ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM-2922. 2. ALL STORM DRAINAGE PIPES SHALL BE HIGH DENSITY POLYETHYLENE (HANCOR HI-O, ADS N-12 OR FOULD) OR RCP
I. NEW HAMPSHIKE ADMINISTRATIVE ROLE CHAPTER ENV-WT 602.25, DEFINITIONS. HIGHEST OBSERVABLE TIDE LINE (HOTL) AND ENV-WT 406, DELINEATION AND CLASSIFICATION OF JURISDICTIONAL AREAS, EFFECTIVE DECEMBER 15, 2019. <u>GENERAL NOTES:</u> I. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL OF THE	 ALL STOKEN DIKARAGE THED STATE DE HIGH DENSITY FORTETTIELLE (HANCOR TH Q, ADS N 12 OK EQUAL) OK REP CLASS IV, UNLESS OTHERWISE SPECIFIED. SEE UTILITY PLAN FOR ALL SITE UTILITY INFORMATION. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE. THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE AND LAWN AREAS FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCES, EXITS, RAMPS AND LOADING DOCK AREAS
 b. Nether BRAUMED INDEXES SUBJECT EXCIDENCE. COMMITTEE: Dis VERSION 9, TELED INDEXESSER OLUTION CONTROL. b. B. ARMY CORES OF INSTRUMES, (2023). 2022 NUTYONE. WE AND HART LIST, VERSION 3.6. U.S. ARMY ENCIDERS RESERVANDE OF INSTRUMES CONTROL CONTROL. b. B. ARMY CORES OF INSTRUMES, (2023). 2022 NUTYONE. WE AND FAST LIST, VERSION 3.6. U.S. ARMY ENCIDERS RESERVANDES CONTROL CON	 TENCH BECOMS MITERIAL AND SNACE SOLVERS ALL PERCENTAGE OF COMPACTION SHALL BE OF THE MAXAMUM DRY DENSITY AT THE OFTIMUM MOLTINE
 SERVICES INCLUDE, BUT ARE NOT LIMITED TO ELECTRICAL, COMMUNICATION, FIRE PROTECTION, DOMESTIC WATER AND SEWER SERVICES. TEMPORARY SERVICES, IF REQUIRED, SHALL COMPLY WITH ALL FEDERAL, STATE, LOCAL AND UTILITY COMPANY STANDARDS. CONTRACTOR SHALL PROVIDE DETAILED CONSTRUCTION SCHEDULE TO OWNER PRIOR TO ANY DEMOLITION/CONSTRUCTION ACTIVITIES AND SHALL COORDINATE TEMPORARY SERVICES TO ABUTTERS WITH THE UTILITY COMPANY AND AFFECTED ABUTTER. 16. THE CONTRACTOR SHALL PROTECT ALL PROPERTY MONUMENTATION THROUGHOUT DEMOLITION AND CONSTRUCTION OPERATIONS. SHOULD ANY MONUMENTATION BE DISTURBED BY THE CONTRACTOR, THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED SURVEYOR TO REPLACE DISTURBED MONUMENTS. 17. 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. 18. BOLD LINETYPES SHOWN WITHIN THE LIMITS OF WORK INDICATE SITE FEATURES TO BE REMOVED, UNLESS 	
 SITE NOTES: PAVEMENT MARKINGS, INCLUDING BUT NOT LIMITED TO; PARKING SPACES, STOP BARS, ADA SYMBOLS, PAINTED ISLANDS, CROSS WALKS, ARROWS, LEGENDS, AND CENTERLINES, SHALL BE CONSTRUCTED AS SHOWN ON THE DRAWINGS AND DETAILS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: ALL ON-SITE PAVEMENT MARKINGS EXCEPT CENTERLINES, MEDIAN ISLANDS, FOG/SHOULDER LINES, AND LANE LINES SHALL BE CONSTRUCTED USING WHITE TRAFFIC PAINT, MEETING THE REQUIREMENTS OF AASHTO M248 TYPE "F". ALL ON-SITE CENTERLINES AND MEDIAN ISLANDS SHALL BE CONSTRUCTED USING YELLOW THERMOPLASTIC STRIPING MATERIAL, MEETING THE REQUIREMENTS OF AASHTO M249. ALL ON-SITE FOG/SHOULDER LINES AND LANE LINES SHALL BE CONSTRUCTED USING WHITE THERMOPLASTIC STRIPING MATERIAL, MEETING THE REQUIREMENTS OF AASHTO M249. ALL PAVEMENT MARKINGS WITHIN PUBLIC RIGHT OF WAY SHALL CONFORM TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS, AND APPLICABLE DEPARTMENT OF TRANSPORTATION (DOT), STANDARD SPECIFICATIONS. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" CURRENT EDITION, "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" CURRENT EDITION, AND THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB), AS APPLICABLE. THE CONTRACTOR SHALL EMPLOY A NEW HAMPSHIRE LICENSED LAND SURVEYOR TO DETERMINE ALL LINES AND GRADES. CLCAN AND COAT VERTICAL FACE OF EXISTING PAVEMENT AT SAW CUT LINE WITH RS-1 EMULSION IMMEDIATELY PRIOR TO PLACING NEW BITUMINOUS CONCRETE. THE CONTRACTOR TO PROVIDE BACKFILL AND COMPACTION AT CURB LINE AFTER CONCRETE FORMS FOR SIDEWALKS 	
AND PADS HAVE BEEN STRIPPED. 6. COORDINATE ALL WORK ADJACENT TO BUILDINGS WITH BUILDING DRAWINGS/CONTRACTOR. 7. SEE ARCHITECTURAL/BUILDING DRAWINGS FOR ALL CONCRETE PADS & SIDEWALKS ADJACENT TO BUILDING. 8. ALL LIGHT POLE BASES NOT PROTECTED BY A RAISED CURB SHALL BE PAINTED YELLOW. 9. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING RETAINING WALL DESIGN FROM STRUCTURAL ENGINEER AND/OR WALL MANUFACTURER. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO CONSTRUCT WALL IN ACCORDANCE WITH DESIGN APPROVED BY THE ENGINEER. RETAINING WALL SHALL BE	

ORM TO THE NATIONAL ELECTRIC CODE, CURRENT EDITION,
CONNECTIONS SHALL BE COORDINATED WITH THE BUILDING
ETC. WITHIN LIMITS OF WORK TO FINISH GRADE. L ROPES TO FACILITATE PULLING CABLES. .Y WITH ALL REQUIRED PERMITS, ARRANGE FOR ALL RTIFICATES TO THE OWNER PRIOR TO THE COMPLETION OF
NHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, DETAILED ON THESE DRAWINGS TO RENDER INSTALLATION
NG, BACKFILL AND COMPACTION FOR NATURAL GAS SERVICE RATION SHALL BE PROVIDED BETWEEN ALL WATER AND

AC	ASBESTOS CEMENT PIPE
APPROX	APPROXIMATE
BC	BITUMINOUS CURB
BFP	BACK FLOW PREVENTOR
BIT	BITUMINOUS
BI	BASELINE
BLDC	BUILDING
	BOUND
BND	
BOC	BOTTOM OF CURB
BOI	BOTTOM
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
CB	CATCH BASIN
CCW	CEMENT CONCRETE WALK
CEM	CEMENT
CI	CAST IRON PIPE
CL	CENTERLINE
CLE	CHAIN LINK FENCE
<u> </u>	CLEAN OUT
CONC	CONCRETE
CDD	
CY	
DI	
DIA	
DMH	DRAIN MANHOLE
E	EAST
EF	EACH FACE
EG	EXISTING GRADE
EL/ELEV	ELEVATION
ELEC	ELECTRIC
EMH	ELECTRIC MANHOLE
EOP	EDGE OF PAVEMENT
EW	EACH WAY
EXIST	EXISTING
FES	FLARED END SECTION
FF	FINISH FLOOR
FM	FORCE MAIN
G	GAS
66	GAS GATE
GRAN	GRANITE
15	
L	
LP	
Lſ	LEFT
MAX	MAXIMUM
МН	MANHOLE

ABDN('D) ABANDON(ED)

BOT

CATV

CEM

CI

CPP

DIA

DMH

EW

HYD

MH

EXIST

ABBREVIATIONS	
MIN	MINIMUM
MISC	MISCELLANEOUS
MON	MONUMENT
MJ	MECHANICAL JOINT
N	NORTH
NITC	NOT IN THIS CONTRACT
NTS	NOT TO SCALE
N/A	NOT APPLICABLE
N/F	NOW OR FORMERLY
00	ON CENTER
005	
OH	OVERHEAD
PB	PLANT BED
PC	
PCC	
PCPP	PERFORATED CORRUGATED POLVETHYLENE PIPE
PERE	
PI	
PRC	POINT OF REVERSE CURVATURE
PROT	PROTECT
PSF	POUNDS PER SOUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	
PVC	
PV/MT	
R	RADIUS
RCP	
RD	ROOF DRAIN
REV	REVISION
ROW	RIGHT OF WAY
RT	RIGHT
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
R&S	REMOVE AND STACK
S	SOUTH
SAN	SANITARY
SCH	SCHEDULE
SE	SOUARE FOOT
SMH	SEWER MANHOLE
SS	STAINLESS STEEL
STA	STATION
STL	STEEL
STRM	STORM
Т	TANGENT LENGTH
TC	TOP OF CURB
TEL	TEL-DATA
ТР	TEST PIT
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
UP	UTILITY POLE
Ŵ	WATER
WG	WATER GATE

WV

XFMR

WATER VALVE

TRANSFORMER

EXISTI	NG

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PROPOSED

X---- 44.45

2%

– В-ХХ

🖶 ТР-ХХ

LEGEND

DESCRIPTION

PROPERTY LINE ADJACENT PROPERTY LINE RIGHT OF WAY (ROW) LINE EASEMENT LINE ZONING DISTRICT BOUNDARY LINE (APPROX) BUILDING SETBACK LINE INTERMEDIATE CONTOURS INDEX CONTOURS SPOT / APPROX SPOT GRADE MAGNITUDE & DIRECTION OF SLOPE

LIMIT OF WETLANDS WATER COURSE LIMIT OF LOCAL WETLAND BUFFER LOCATION OF BORING (APPROX)

LOCATION OF TEST PIT (APPROX)

LIMIT OF WORK (APPROX) LIMIT OF SAWCUT (APPROX) LIMIT OF EROSION CONTROL (APPROX) INLET PROTECTION

PAVEMENT / CONCRETE SECTION TO BE REMOVED (APPROX)

LIMIT OF CLEARING & GRUBBING (APPROX)

LIMIT OF BUILDING(S) / STRUCTURE(S) TO BE REMOVED (APPROX)

LIMIT OF UTILITY / SITE FEATURE TO BE REMOVED (APPROX)

EDGE OF PAVEMENT VERTICAL GRANITE CURB SLOPED GRANITE CURB CURB RADIUS

PAVEMENT SECTION

CONCRETE SIDEWALK & TIP DOWN RAMP GUARDRAIL LIGHT POLE / BASE

SNOW STORAGE (APPROX)

PAVEMENT STRIPING

TREE LINE (APPROX) STONE WALL RETAINING WALL STORM DRAIN

STORM DRAIN MANHOLE

STORM DRAIN INLETS FLARED END SECTION & RIP RAP APRON

GRAVITY SANITARY SEWER GRAVITY SANITARY SEWER (APPROX)

WATER SERVICE (APPROX)

WATER SERVICE STRUCTURES UNDERGROUND ELECTRIC

UNDERGROUND ELECTRIC (APPROX)

OVERHEAD UTILITY (UNSPECIFIED) UNDERGROUND COMMUNICATIONS SERVICE UNDERGROUND ELECTRIC & COMMUNICATION SERVICES UNDERGROUND ELECTRIC / COMMUNICATIONS SERVICE STRUCTURES ELECTRIC / COMMUNICATION SERVICE STRUCTURES

SHRUBS / GROUND COVERS

PROPOSED **MULTI-FAMILY** DEVELOPMENT

Brora LLC

Portsmouth, NH

MARK	DATE	DESCRIPTION			
PROJE	CT NO:	K0076-065			
DATE:	DATE: APRIL 23, 2025				
FILE:	FILE: K0076-065_C-DSGN.DWG				
DRAWN BY: MDC/BKC					
CHECKED: NAH					
APPROVED: PMC					
GENERAL NOTES AND LEGENDS					
SCAI	_E:	AS SHOWN			
C-101					

Engineers | Environmental Specialists

— x —

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GAS SERVICE GAS SERVICE STRUCTURES DECIDUOUS TREE

EVERGREEN TREE

ORNAMENTAL TREE

PROPOSED MULTI-FAMILY DEVELOPMENT

Brora LLC

	MARK	DATE	DESCRIPTION	
	PROJEC	CT NO:	K0076-065	
	DATE:		APRIL 23, 2025	
	FILE:	,	K0076-065_C-DSGN.DWG	
	DRAWN BY: MDC/BK			
	CHECKED: NAH			
	DEMOLITION PLAN			
40' 80'	SCAL	E:	AS SHOWN	
	C-201			

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PROPOSED MULTI-FAMILY DEVELOPMENT

Brora LLC

MARK	DATE	DESCRIPTION		
PROJE	PROJECT NO: K0076-065			
DATE: APRIL 23, 2025				
FILE: K0076-065_C-DSGN.DWG				
DRAWN BY: MDC/BKC				
CHECKED: NAH				
APPROVED: PMC				
GRADING AND DRAINAGE PLAN				
SCAI	_E:	AS SHOWN		
C-401				

PROPOSED MULTI-FAMILY DEVELOPMENT

Brora LLC

		DECOUDTION
MARK	DATE	DESCRIPTION
MARK PROJEC	CT NO:	K0076-065
MARK PROJEC DATE:	DATE CT NO:	K0076-065 APRIL 23, 2025
MARK PROJEC DATE: FILE:	DATE CT NO:	K0076-065 APRIL 23, 2025 K0076-065_C-DSGN.DWG
MARK PROJEC DATE: FILE: DRAWN	DATE CT NO: N BY:	K0076-065 APRIL 23, 2025 K0076-065_C-DSGN.DWG MDC/BKC
MARK PROJEC DATE: FILE: DRAWI CHECK	DATE CT NO: N BY: ED:	K0076-065 APRIL 23, 2025 K0076-065_C-DSGN.DWG MDC/BKC NAH
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GENERAL PROJECT	INFORMATION	PEI	RMANENTLY IN AN THESE AREAS, SILT FENCES
PROJECT APPLICANT:	BRORA LLC	AN 6. DU	Y EARTH/DIKES SHALL BE REMOVED ONCE PE RING CONSTRUCTION, RUNOFF WILL BE DIVE
PROJECT NAME:	PROPOSED MULTI-FAMILY DEVELOPMENT	PIF FIL	PING OR STABILIZED CHANNELS WHERE POSS TERED THROUGH SILT FENCES, MULCH BERM
PROJECT ADDRESS:	DUNLIN WAY & PORTSMOUTH BOULEVARD PORTSMOUTH, NH 03801	ST RA	ORM DRAIN BASIN INLETS SHALL BE PROVIDE CKS. THE SITE SHALL BE STABILIZED FOR TH
PROJECT LATITUDE: PROJECT LONGITUDE	43°-05'-29" N : 70°-46'-48" W	DUST 1. TH	CONTROL: E CONTRACTOR SHALL BE RESPONSIBLE TO C
PROJECT DESCRIPT THE PROPOSED PROJ	TON ECT INCLUDES THREE 6-STORY MULTI-FAMILY BUILDINGS. THE PROJECT WILL	2. DU EX	ST CONTROL METHODS SHALL INCLUDE, BUT POSED AREAS, COVERING LOADED DUMP TRU
ALSO CONSIST OF AS MANAGEMENT, UTILI	SSOCIATED SITE IMPROVEMENTS SUCH AS PAVING, STORMWATER TIES AND LIGHTING.	MU 3. DU	LCHING. ST CONTROL MEASURES SHALL BE UTILIZED
DISTURBED AREA THE TOTAL AREA TO	BE DISTURBED IS APPROXIMATELY 6.8 ACRES.	STOCK	PILES:
SOIL CHARACTERIS BASED ON THE SITE	STICS SPECIFIC SOIL SURVEY, THE SOILS ON SITE PRIMARILY CONSIST OF ***	1. LO CU	CATE STOCKPILES A MINIMUM OF 50 FEET AW LVERTS.
SOILS WITH A HYDRO	DLOGIC SOIL GROUP RATING OF ***.	2. AL PR	IOR TO THE ONSET OF PRECIPITATION.
THE STORMWATER R	UNOFF FROM THE SITE WILL BE DISCHARGED VIA A CLOSED DRAINAGE MED ON SITE WETLANDS WHICH ULTIMATELY FLOW TO THE PISCATAQUA	AC IN	COMMODATE THE DELIVERY AND REMOVAL OF FEGRITY OF THE BARRIER SHOULD BE INSPEC
RIVER. CONSTRUCTION SE	OUENCE OF MAJOR ACTIVITIES:	4. PR	OTECT ALL STOCKPILES FROM STORMWATER I NTROL MEASURES SUCH AS BERMS, SILT SOC EVENT MIGRATION OF MATERIAL BEYOND THE
1. CONSTRUCT TEM FACILITIES. EROS	PORARY AND PERMANENT SEDIMENT, EROSION AND DETENTION CONTROL SION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED PRIOR TO	OFF SI	TE VEHICLE TRACKING:
ANY EARTH MOV • NEW CONST	ING OPERATIONS THAT WILL INFLUENCE STORMWATER RUNOFF SUCH AS: RUCTION	1. TH AN	E CONTRACTOR SHALL CONSTRUCT STABILIZ Y EXCAVATION ACTIVITIES.
CONTROL OFCONSTRUCT	DUST ION DURING LATE WINTER AND EARLY SPRING	VEGET	ATION: MPORARY GRASS COVER:
ALL PERMANENT BE STABILIZED U	DITCHES, SWALES, DETENTION, RETENTION AND SEDIMENTATION BASINS TO ISING THE VEGETATIVE AND NON-STRUCTURAL BMPS PRIOR TO DIRECTING	A.	SEEDBED PREPARATION: a. APPLY FERTILIZER AT THE RATE OF 600
CLEAR AND DISP	1. OSE OF DEBRIS. PORARY CHIVERTS AND DIVERSION CHANNELS AS DECLURED.		LIMESTONE (EQUIVALENT TO 50 PERCEN RATE OF THREE (3) TONS PER ACRE;
. GRADE AND GRA	VITHIN 72 HOURS OF ACHIEVING EINICHED CRADE	В.	SEEDING: a. UTILIZE ANNUAL RYE GRASS AT A RATE
BEGIN PERMANE	VITTIN 72 HOURS OF ACTIEVING FINISHED GRADE. NT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES D AND MULCHED WITHIN 72 HOURS OF ACHIEVING EINTERIED CRADE		b. WHERE THE SOIL HAS BEEN COMPACTED SOIL TO A DEPTH OF TWO (2) INCHES E
DAILY, OR AS RE	U AND MULCHED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE. QUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, PERIMETER OF MEASURES, SEDIMENT TRADS, ETC., MULCH AND SEED AS REQUIRED.		c. APPLY SEED UNIFORMLY BY HAND, CYCL INCLUDING SEED AND FERTILIZER). HY
SEDIMENT TRAPS	S AND/OR BASINS SHALL BE USED AS NECESSARY TO CONTAIN RUNOFF UNTIL		BE LEFT ON SOIL SURFACE. SEEDING RA HYDROSEEDING;
). FINISH PAVING A	LIZED. ALL ROADWAYS AND PARKING LOTS. ANTAIN ALL FROSION AND SEDIMENT CONTROL MEASURES	C.	MAINTENANCE: a. TEMPORARY SEEDING SHALL BE PERIOD
2. COMPLETE PERM	ANENT SEEDING AND LANDSCAPING.		THE SOIL SURFACE SHOULD BE COVERE EROSION OR SEDIMENTATION IS APPAR
TEMPORARY ERO	SION CONTROL MEASURES.	_	TEMPORARY MEASURES USED IN THE IN DAMS, ETC.).
THE CONSTRUCT	CTION NOTES: ION SEQUENCE MUST LIMIT THE DURATION AND AREA OF DISTURBANCE. THE	2. VE A.	GETATIVE PRACTICE: FOR PERMANENT MEASURES AND PLANTING
AREA OF DISTUR	BANCE SHALL NOT EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED BILIZED UNLESS FURTHER APPROVAL IS RECEIVED FROM THE NEW HAMPSHIRE		a. LIMESTONE SHALL BE THOROUGHLY INC OF THREE (3) TONS PER ACRE IN ORDER
. THE PROJECT IS	S MANAGEMENT BUREAU. TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT		b. FERTILIZER SHALL BE SPREAD ON THE SURFACE. FERTILIZER APPLICATION RATION
ROSION CONTROL	ND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.		c. SOIL CONDITIONERS AND FERTILIZER S
ALL EROSION CO	NTROL MEASURES AND PRACTICES SHALL CONFORM TO THE "NEW HAMPSHIRE ANUAL VOLUME 3: EROSION AND SEDIMENT CONTROLS DURING		UNTIL THE SURFACE IS FINELY PULVERI
CONSTRUCTION"	PREPARED BY THE NHDES. ORK OR SOIL DISTURBANCE, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS		GRADES WITH APPROVED ROLLERS WEI
FOR EROSION CO	ONTROL MEASURES AS REQUIRED IN THE PROJECT MANUAL.		d. SEED SHALL BE SOWN AT THE RATE SH
BALES, SILT FEN DRAWINGS AS TH	CES, MULCH BERMS, SILT SACKS AND SILT SOCKS AS SHOWN IN THESE HE FIRST ORDER OF WORK.		WORKMEN. IMMEDIATELY BEFORE SEED
SILT SACK INLET BASIN INLETS W	PROTECTION SHALL BE INSTALLED IN ALL EXISTING AND PROPOSED CATCH		ANGLES TO THE ORIGINAL DIRECTION.
PROJECT. TEMPORARY WAT	ER DIVERSION AND PERIMETER CONTROLS INCLUDING SILT FENCES, MULCH		OVER 100 POUNDS PER LINEAR FOOT OF
BERM, SILT SOCH THE PROJECT UN	(, AND/OR HAY BALE BARRIERS SHALL BE MAINTAINED FOR THE DURATION OF TIL NON-PAVED AREAS HAVE BEEN STABILIZED.		f. THE SURFACE SHALL BE WATERED AND
THE CONTRACTO CONTROL DEVIC	R SHALL REMOVE AND PROPERLY DISPOSE OF ALL TEMPORARY EROSION ES UPON COMPLETION OF CONSTRUCTION.		AREAS WHICH ARE NOT SATISFACTORIL
ALL DISTURBED	AREAS NOT OTHERWISE BEING TREATED SHALL RECEIVE 6" LOAM, SEED AND		g. THE CONTRACTOR SHALL PROTECT AND
INSPECT ALL INL STORM OF 0.25 I	ET PROTECTION AND PERIMETER CONTROLS WEEKLY AND AFTER EACH RAIN NCH OR GREATER. REPAIR/MODIFY PROTECTION AS NECESSARY TO MAXIMIZE		h. A GRASS SEED MIXTURE CONTAINING T
EFFICIENCY OF F CONSTRUCT ERO	ILTER. REPLACE ALL FILTERS WHEN SEDIMENT IS 1/3 THE FILTER HEIGHT. SION CONTROL BLANKETS ON ALL SLOPES STEEPER THAN 3:1.		SEED MIX APPLICATION CREEPING RED FESCUE 2018S
ABILIZATION:	BE CONSIDERED STABLE WHEN ONE OF THE FOLLOWING HAS OCCUPPED.		TALL FESCUE 20 LBS/ REDTOP 21 BS/
A. BASE COURS	E GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED; DF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.		IN NO CASE SHALL THE WEED CONTENT SEED SHALL COMPLY WITH STATE AND
C. A MINIMUM (INSTALLED)	OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN		DONE NO LATER THAN SEPTEMBER 15. I SNOW.
D. EROSION CO E. IN AREAS TO	NTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.; BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE	3. DO A.	RMANT SEEDING (SEPTEMBER 15 TO FIRST S FOLLOW PERMANENT MEASURES SLOPE, LIM
REQUIREMEN ITEM 304.2 H	ITS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, AVE BEEN INSTALLED.		APPLY SEED MIXTURE AT TWICE THE INDICA PERMANENT MEASURES.
WINTER STABILI	ZATION PRACTICES: ED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT		RETE WASHOUT AREA:
VEGETATIVE SHALL BE ST	GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, ABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON	A.	FACILITIES AT THEIR OWN PLANT OR DISPA
SLOPES GRE ACRE, SECU	ATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER RED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION	В.	AND DESIGN FACILITIES TO HANDLE ANTIC
CONTROL BL SNOW OR OF	ANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED N FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR	C.	CONTRACTOR SHALL LOCATE WASHOUT ARE DRAINS, SWALES AND SURFACE WATERS OF
SPRING MEL B. ALL DITCHES	T EVENTS; S OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT	D.	INSPECT WASHOUT FACILITIES DAILY TO DI WHEN MATERIALS NEED TO BE REMOVED.
VEGETATIVE SHALL BE ST	GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, ABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS	ALLOV	VABLE NON-STORMWATER DISCHARGES:
APPROPRIAT C. AFTER OCTO	E FOR THE DESIGN FLOW CONDITIONS; BER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS	1. TH NO	E FOLLOWING ARE THE ONLY NON-STORMWA N-STORMWATER DISCHARGES ARE PROHIBIT
STOPPED FO OF CRUSHED	K THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE	1.1. 1.2.	FIRE-FIGHTING ACTIVITIES; FIRE HYDRANT FLUSHING:
THROUGH TH STORM EVEN	TE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH	1.3. 1 ∕	WATERS USED TO WASH VEHICLES WHERE
WHERE CONSTRU	JCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21)	1.5.	POTABLE WATER INCLUDING UNCONTAMINA
CALENDAR DAYS	BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS R TEMPORARILY CEASED IN THAT AREA. STABILIZATION MEASURES TO BE	1.6. 1.7.	ROUTINE EXTERNAL BUILDING WASH DOWN PAVEMENT WASH WATERS WHERE DETERGE
USED INCLUDE: A. TEMPORARY	SEEDING;	1.8. 1.9.	UNCONTAMINATED AIR CONDITIONING/COM UNCONTAMINATED GROUND WATER OR SPR
в. MULCHING. . ALL AREAS SHAL	L BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.	1.10.	FOUNDATION OR FOOTING DRAINS WHICH
. WHEN CONSTRUCT NEARBY SURFACT	ETION ACTIVITY PERMANENTLY OR TEMPORARILY CEASES WITHIN 100 FEET OF E WATERS OR DELINEATED WETLANDS, THE AREA SHALL BE STABILIZED		
WITHIN SEVEN (/) DAYS OR PRIOR TO A RAIN EVENT. ONCE CONSTRUCTION ACTIVITY CEASES		

S, MULCH BERMS, HAY BALE BARRIERS AND RMANENT MEASURES ARE ESTABLISHED. RTED AROUND THE SITE WITH EARTH DIKES, IBLE. SHEET RUNOFF FROM THE SITE WILL BE 1S, HAY BALE BARRIERS, OR SILT SOCKS. ALL ED WITH FLARED END SECTIONS AND TRASH E WINTER BY OCTOBER 15.

CONTROL DUST THROUGHOUT THE

BE NOT LIMITED TO SPRINKLING WATER ON JCKS LEAVING THE SITE, AND TEMPORARY

SO AS TO PREVENT THE MIGRATION OF DUST

NAY FROM CATCH BASINS, SWALES, AND

TH TEMPORARY EROSION CONTROL MEASURES

AT ALL TIMES, AND ADJUSTED AS NEEDED TO 1. F MATERIALS FROM THE STOCKPILE. THE CTED AT THE END OF EACH WORKING DAY. RUN-OFF USING TEMPORARY EROSION CK, OR OTHER APPROVED PRACTICE TO IMMEDIATE CONFINES OF THE STOCKPILES.

ED CONSTRUCTION ENTRANCE(S) PRIOR TO

POUNDS PER ACRE OF 10-10-10. APPLY NT CALCIUM PLUS MAGNESIUM OXIDE) AT A

E OF 40 LBS/ACRE;

D BY CONSTRUCTION OPERATIONS, LOOSEN BEFORE APPLYING FERTILIZER, LIME AND SEED; LONE SEEDER, OR HYDROSEEDER (SLURRY DROSEEDINGS, WHICH INCLUDE MULCH, MAY ATES MUST BE INCREASED 10% WHEN

DICALLY INSPECTED. AT A MINIMUM, 95% OF ED BY VEGETATION. IF ANY EVIDENCE OF ENT, REPAIRS SHALL BE MADE AND OTHER ITERIM (MULCH, FILTER BARRIERS, CHECK

CORPORATED INTO THE LOAM LAYER AT A RATE TO PROVIDE A PH VALUE OF 5.5 TO 6.5; TOP LAYER OF LOAM AND WORKED INTO THE TE SHALL BE 800 POUNDS PER ACRE OF

SHALL BE APPLIED AT THE RECOMMENDED RKED INTO THE LOAM. LOAM SHALL BE RAKED ZED, SMOOTH AND EVEN, AND THEN FORMING TO THE REQUIRED LINES AND GHING BETWEEN 4-1/2 POUNDS AND 5-1/2

OWN BELOW. SOWING SHALL BE DONE ON A INE, BUT IF BY HAND, ONLY BY EXPERIENCED ING, THE SOIL SHALL BE LIGHTLY RAKED. ONE DIRECTION AND THE OTHER HALF AT RIGHT IT SHALL BE LIGHTLY RAKED INTO THE SOIL OLLED WITH A HAND ROLLER WEIGHING NOT WIDTH;

TELY AFTER SEEDING AS INDICATED ABOVE; KEPT MOIST WITH A FINE SPRAY AS REQUIRED INTIL THE GRASS IS WELL ESTABLISHED. ANY LY COVERED WITH GRASS SHALL BE RESEEDED,

MAINTAIN THE SEEDED AREAS UNTIL

HE FOLLOWING SEED REQUIREMENTS SHALL

RATE ACRE

ACRE

CRE

EXCEED ONE (1) PERCENT BY WEIGHT. ALL FEDERAL SEED LAWS. SEEDING SHALL BE IN NO CASE SHALL SEEDING TAKE PLACE OVER

NOWFALL): ME, FERTILIZER AND GRADING REQUIREMENTS. ATED RATE. APPLY MULCH AS INDICATED FOR

HENEVER POSSIBLE, USE WASHOUT TCH FACILITY;

ALL DESIGNATE SPECIFIC WASHOUT AREAS

- CIPATED WASHOUT WATER; EAS AT LEAST 150 FEET AWAY FROM STORM
- DELINEATED WETLANDS;

TECT LEAKS OR TEARS AND TO IDENTIFY

TER DISCHARGES ALLOWED. ALL OTHER ED ON SITE:

DETERGENTS ARE NOT USED;

ATED WATER LINE FLUSHING;

WHERE DETERGENTS ARE NOT USED;

NTS ARE NOT USED; IPRESSOR CONDENSATION;

- ING WATER;
- ARE UNCONTAMINATED;

1.11. UNCONTAMINATED EXCAVATION DEWATERING; 1.12. LANDSCAPE IRRIGATION.

WASTE DISPOSAL:

- 4. WASTE MATERIAL: A. ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN A DUMPSTER;
 - B. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
 - C. ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
- 2. HAZARDOUS WASTE: A. ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER: B. SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
- 3. SANITARY WASTE: A. ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

SPILL PREVENTION:

- CONTRACTOR SHALL BE FAMILIAR WITH SPILL PREVENTION MEASURES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES. AT A MINIMUM, CONTRACTOR SHALL FOLLOW THE BEST MANAGEMENT SPILL PREVENTION PRACTICES OUTLINED BELOW.
- 2. THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT SHALL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND
- SUBSTANCES DURING CONSTRUCTION TO STORMWATER RUNOFF: A. GOOD HOUSEKEEPING - THE FOLLOWING GOOD HOUSEKEEPING PRACTICE SHALL BE FOLLOWED ON SITE DURING CONSTRUCTION:
- a. ONLY SUFFICIENT AMOUNTS OF PRODUCTS TO DO THE JOB SHALL BE STORED ON SITE
- b. ALL REGULATED MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR PROPER (ORIGINAL IF POSSIBLE) CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE, ON AN IMPERVIOUS SURFACE;
- c. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED;
- d. THE SITE SUPERINTENDENT SHALL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS;
- e. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
- f. WHENEVER POSSIBLE ALL OF A PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER. q. THE TRAINING OF ON-SITE EMPLOYEES AND THE ON-SITE POSTING OF RELEASE
- RESPONSE INFORMATION DESCRIBING WHAT TO DO IN THE EVENT OF A SPILL OF REGULATED SUBSTANCES.
- B. HAZARDOUS PRODUCTS THE FOLLOWING PRACTICES SHALL BE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS:
- a. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
- b. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED FOR IMPORTANT **PRODUCT INFORMATION;**

c. SURPLUS PRODUCT THAT MUST BE DISPOSED OF SHALL BE DISCARDED ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS OF DISPOSAL C. PRODUCT SPECIFIC PRACTICES - THE FOLLOWING PRODUCT SPECIFIC PRACTICES SHALL

BE FOLLOWED ON SITE:

- a. PETROLEUM PRODUCTS: i. ALL ON SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE LEAKAGE;
- ii. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT BASED SUBSTANCES USED ON SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. iii. SECURE FUEL STORAGE AREAS AGAINST UNAUTHORIZED ENTRY;
- iv. INSPECT FUEL STORAGE AREAS WEEKLY;
- v. WHEREVER POSSIBLE, KEEP REGULATED CONTAINERS THAT ARE STORED OUTSIDE MORE THAN 50 FEET FROM SURFACE WATER AND STORM DRAINS, 75 FEET FROM PRIVATE WELLS, AND 400 FEET FROM PUBLIC WELLS;
- vi. COVER REGULATED CONTAINERS IN OUTSIDE STORAGE AREAS;
- VII. SECONDARY CONTAINMENT IS REQUIRED FOR CONTAINERS CONTAINING REGULATED SUBSTANCES STORED OUTSIDE, EXCEPT FOR ON PREMISE USE HEATING FUEL TANKS, OR ABOVEGROUND OR UNDERGROUND STORAGE TANKS OTHERWISE REGULATED.
- viii. THE FUEL HANDLING REQUIREMENTS SHALL INCLUDE: (1) EXCEPT WHEN IN USE, KEEP CONTAINERS CONTAINING REGULATED SUBSTANCES CLOSED AND SEALED;
 - (2) PLACE DRIP PANS UNDER SPIGOTS, VALVES, AND PUMPS;
 - (3) HAVE SPILL CONTROL AND CONTAINMENT EQUIPMENT READILY AVAILABLE IN ALL WORK AREAS;
 - (4) USE FUNNELS AND DRIP PANS WHEN TRANSFERRING REGULATED SUBSTANCES;
 - (5) PERFORM TRANSFERS OF REGULATED SUBSTANCES OVER AN IMPERVIOUS SURFACE.
- ix. FUELING AND MAINTENANCE OF EXCAVATION, EARTHMOVING AND OTHER CONSTRUCTION RELATED EQUIPMENT SHALL COMPLY WITH THE REGULATIONS OF THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES THESE REQUIREMENTS ARE SUMMARIZED IN WD-DWGB-22-6 BEST MANAGEMENT PRACTICES FOR FUELING AND MAINTENANCE OF EXCAVATION AND EARTHMOVING EQUIPMENT, OR ITS SUCCESSOR DOCUMENT.

HTTPS://WWW.DES.NH.GOV/ORGANIZATION/COMMISSIONER/PIP/FACTSHEETS/DWGB/DOCUMENTS/DWGB-22-6.PDF b. FERTILIZERS:

- i. FERTILIZERS USED SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS DIRECTED BY THE SPECIFICATIONS;
- ii. ONCE APPLIED FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER;
- iii. STORAGE SHALL BE IN A COVERED SHED OR ENCLOSED TRAILERS. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
- c. PAINTS:
- i. ALL CONTAINERS SHALL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE;
- ii. EXCESS PAINT SHALL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM;
- iii. EXCESS PAINT SHALL BE DISPOSED OF PROPERLY ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS. D. SPILL CONTROL PRACTICES - IN ADDITION TO GOOD HOUSEKEEPING AND MATERIAL
- MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTION, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
- a. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND SITE PERSONNEL SHALL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES;
- b. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS SHALL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST AND PLASTIC OR METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE;
- c. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY;
- d. THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL SHALL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A

STEPS

MAY

VARY)

INLET

(LOCATION

CONTECH JELLYFISH STORMWATER FILTER NO SCALE

DRAIN CLEAN-OUT NO SCALE

. 4 . 4

HOLE

-HI-FLO

—DECK WEIR

CARTRIDGE

FIELD ELEVATIONS

INLET PIPE

TBD

JELLYFISH JFPD0806 - DESIGN NOT

INLET

ELEVATION

TBD

RIM ELEVATION

TBD

TBD

4.59 25 3/1

NTS		
	JF-1	
	JFPD0406	
	0.58	

0.089 / 0.045

0.98

4 00

ES	
RTRIDGES. THE STANDAR NS ARE AVAILABLE. PEAK	D PEAK DIVERSIO CONVEYANCE
27"	15"

0.049 / 0.025

OULET PIPE	
TBD	

OUTLET ELEVATION

MANUFACTURED BY KLEANSTREAM (NO EQUAL) 2. INSTALL DEBRIS TRAP TIGHT TO INSIDE OF STRUCTURE. 3. 1/4" HOLE SHALL BE DRILLED IN TOP OF DEBRIS TRAP

FLOATING DEBRIS TRAP

1. ALL CATCH BASIN OUTLETS TO

HAVE "ELIMINATOR" OIL AND

NOTES:

PROPOSED **MULTI-FAMILY** DEVELOPMENT

Brora LLC

MARK	DATE	DESCRIPTION		
PROJE	CT NO:	K0076-065		
DATE:		APRIL 23, 2025		
FILE:		K0076-065_C-DTLS.DWG		
DRAW	N BY:	MDC/BKC		
CHECK	ED:	NAH		
APPROVED: PMC				
DETAILS SHEET				
SCALE:		AS SHOWN		
C-605				

- 1. THESE GENERIC PEDESTRIAN GUARD AND FENCE DETAILS SHOW POTENTIAL OPTIONS FOR INSTALLATION ON THE TOP OF RETAINING WALL. IT IS THE WALL DESIGN ENGINEER'S RESPONSIBILITY TO FULLY DESIGN AND DETAIL THE CONNECTION OF THE GUARD POSTS TO THE RETAINING WALL BLOCKS
- AND ASSURE ACCEPTABLE RESISTANCE TO THE APPLIED FORCES.

TYPICAL FENCE OR PEDESTRIAN GUARD CONNECTION OPTIONS NO SCALE

ENCASING FINISHED GRADE ~ 10'-0" MIN. WATER LINE -SEWER LINE 🥆 10'-0" MIN. 6" THICK ¬ CONCRETE ENCASING PLAN VIEW

∽ 6" THICK CONCRETE

6" LOAM-& SEED

SPRING LINE BEDDING AND BACKFILL MATERIAL UNDISTURBED-SOIL

EXISTING OR PROPOSED WATER LINE. AN 18" MINIMUM EDGE TO EDGE VERTICAL SEPARATION SHALL BE PROVIDED, WITH WATER ABOVE SEWER, AT ALL CROSSINGS.

A 10 FOOT MINIMUM EDGE TO EDGE HORIZONTAL SEPARATION SHALL BE PROVIDED FROM ANY

- SEWER PIPE JOINTS SHALL BE LOCATED AT LEAST 6 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN
- WHERE AN 18" VERTICAL SEPARATION CANNOT BE PROVIDED, SEWER PIPE SHALL BE CONSTRUCTED USING A SDR 26 PVC PIPE OR ENCASED CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET ON BOTH SIDES OF THE LINE BEING CROSSED, AS SHOWN ABOVE. 5. CROSSINGS SHALL CONFORM TO THE CITY OF PORTSMOUTH STANDARDS AND SPECIFICATIONS.

WATER & SEWER CROSSING

NO SCALE

- 1. RETAINING WALL SHALL BE REDI ROCK (BASIS OF DESIGN), VERSA-LOK, RECON WALL SYSTEMS, OR EQUAL.
- 2. THE CONTRACTOR SHALL SUBMIT DESIGN AND CALCULATIONS FOR THE RETAINING WALL THAT SHALL BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW HAMPSHIRE. CALCULATIONS SHALL INCLUDE A GLOBAL STABILITY ANALYSIS.
- MINIMUM DESIGN PARAMETERS:

SEWER LINE 🔨

WATER LINE 🔨

- GLOBAL STABILITY FACTOR OF SAFETY = 1.3
- OVERTURNING FACTOR OF SAFETY UNDER STATIC LOADS = 1.5
- SLIDING FACTOR OF SAFETY UNDER STATIC LOADS = 1.5 • GEOGRID PULLOUT FACTOR OF SAFETY = 1.5
- SEISMIC FACTOR OF SAFETY = 1.1
- EQUIVALENT FLUID PRESSURE = 40 POUNDS PER CUBIC FOOT (PCF) FOR GRAVITY AND CANTILEVERED WALLS ABOVE GROUNDWATER AND WALLS WITH APPROPRIATE DRAINAGE BEHIND THE WALL.
- HYDROSTATIC WATER PRESSURE ALONG THE HEIGHT OF THE WALL BELOW GROUNDWATER SHOULD BE INCLUDED IF DRAINAGE IS NOT PROVIDED.
- WHERE THE CALCULATED EARTH PRESSURE BEHIND THE WALL IS LESS THAN 250 POUNDS PER SQUARE FOOT (PSF), IT SHOULD BE INCREASED TO 250 PSF TO ACCOUNT FOR STRESSES CREATED BY COMPACTION WITHIN 5 FEET OF THE WALL
- WALLS SHOULD BE DESIGNED FOR APPROPRIATE SLOPING BACKFILL • WALLS SHOULD BE DESIGNED TO RESIST AN EARTHQUAKE FORCE IN ACCORDANCE
- WITH THE INTERNATIONAL BUILDING CODE (IBC), CURRENT EDITION. 4. WALL DESIGNS SHALL CONSIDER EFFECTS OF SLOPE, TRAFFIC LOADS, BUILDING LOADS, STRUCTURES, UTILITIES, GUARDRAIL AND/OR FENCING AS REQUIRED.
- WALL DESIGN ENGINEER SHALL CONSIDER HEIGHT AND SPECIFY SAFETY RAIL WHERE REQUIRED.
- 6. ALL INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION MANUAL AND THE WALL DESIGN ENGINEER'S DESIGN PLANS AND SPECIFICATIONS.
- 7. THE WALL DESIGN ENGINEER SHALL COMPLETE SUFFICIENT INSPECTIONS DURING CONSTRUCTION TO CERTIFY WORK IS COMPLETED IN ACCORDANCE WITH DESIGN.
- 8. CONTRACTOR SHALL DIRECT SURFACE RUNOFF AWAY FROM THE WALL DURING CONSTRUCTION.
- 9. ANY SURFACE DRAINAGE FEATURES, FINISH GRADING, PAVEMENT OR OTHER SURFACE TREATMENT SHALL BE INSTALLED IN THE AREA OF THE WALL IMMEDIATELY AFTER THE WALL IS COMPLETE OR OTHER MEASURES SHALL BE TAKEN TO PROTECT THE WALL FROM RUNOFF
- 10. CONTRACTOR SHALL SUPPLY PRODUCT INFORMATION FOR BLOCK TYPE / TEXTURE AND COLOR CHOICE TO THE OWNER FOR APPROVAL PRIOR TO ORDERING MATERIALS.
- 11. RETAINING WALL DESIGN PLANS AND CALCULATIONS SHALL BE FROM THE WALL
- MANUFACTURER AND SHALL INCLUDE A GLOBAL STABILITY ANALYSIS. 12. FINAL STRUCTURAL DESIGN TO BE SUBMITTED TO THE ENGINEER WITH ALL REQUIRED CALCULATIONS AND PLANS.
- 13. STRUCTURAL DESIGN TO BE COMPLETED AND STAMPED BY A NEW HAMPSHIRE LICENSED STRUCTURAL ENGINEER. DESIGN ENGINEER SHALL INSPECT WALL DURING CONSTRUCTION AND CERTIFY THAT IT HAS BEEN INSTALLED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS SUBMITTED AS PART OF THE BUILDING PERMIT.
- 14. AN AS-BUILT PLAN SHOWING WALL LOCATION AND DIMENSIONS SHALL BE SUBMITTED TO THE OWNER AND ENGINEER UPON COMPLETION. 15. ANY UNSUITABLE SOIL SUCH AS FROZEN OR ORGANIC SOILS SHOULD BE REMOVED
- FROM BEHIND THE PROPOSED RETAINING WALLS AND REPLACED WITH FREE DRAINING BACKFILL SUCH AS GRAVEL BORROW.
- 16. EXISTING FILL SHOULD NOT BE USED WITHIN FIVE (5) FEET OF CANTILEVERED OR GRAVITY WALLS.
- 17. THESE DETAILS ARE FOR REFERENCE ONLY. DETERMINATION OF THE SUITABILITY AND/OR MANNER OF USE OF ANY DETAILS CONTAINED IN THIS DOCUMENT IS THE SOLE RESPONSIBILITY OF THE WALL DESIGN ENGINEER OF RECORD. FINAL PROJECT DESIGNS, INCLUDING ALL CONSTRUCTION DETAILS, SHALL BE PREPARED BY A NEW HAMPSHIRE LICENSED PROFESSIONAL ENGINEER USING THE ACTUAL CONDITIONS OF THE PROPOSED SITE.

FITTING.

BLOCKS.

5.

MULTI-FAMILY DEVELOPMENT PORTSMOUTH BLVD, PORTSMOUTH,

APRIL 23, 2025

Project Site Location

PLANNING BOARD SUBMISSION

PLANNING BOARD SUBMISSION

Explore Underground Parking to Improve Site Design

Establish Additional Usable Open Space

2025 **3**

APR

PLANNING BOARD SUBMISSION

Tidemark

SYMBOL LEGEND:

(c

D

F

G

Enhanced Open Space **Between Buildings**

Extended Landscape in Front of Building

Extension of Building A to Break up Parking & Create a Improved Entry

Additional Green Buffers within Parking Area

New Landscape Amenity Trail Network / Scenic **Highpoint View**

Neighborhood Connectivity

Creation of Underground Parking Extending at **Building C, Removing** the need for Structured Parking within the Parking Area

PLANNING BOARD SUBMISSION

Tidemark

BUILDING A				
UNIT TYPE	AVG UNIT SIZE (sf)	COUNT	UNIT %	
STUDIO UNIT	499	23	21.7%	
ONE BEDROOM UNIT	749	40	37.7%	
TWO BEDROOM UNIT	1,100	43	40.6%	
SUB-TOTALS		106		

BUILDING B				
UNIT TYPE	AVG UNIT SIZE (sf)	COUNT	UNIT %	
STUDIO UNIT	499	10	18.2%	
ONE BEDROOM UNIT	749	25	45.5%	
TWO BEDROOM UNIT	1,100	20	36.4%	
SUB-TOTALS		55		

BUILDING C				
UNIT TYPE	AVG UNIT SIZE (sf)	COUNT	UNIT %	
STUDIO UNIT	499	12	10.6%	
ONE BEDROOM UNIT	749	59	52.2%	
TWO BEDROOM UNIT	1,100	42	37.2%	
SUB-TOTALS		113		

BUILDINGS A, B, C COMBINED					
AVG UNIT SIZE (sf) TOTAL COUNT OVERALL UNIT %					
STUDIO UNIT	499	45	16.4%		
ONE BEDROOM UNIT	749	124	45.3%		
TWO BEDROOM UNIT	1,100	105	38.3%		
GRAND TOTALS	837 sf	274			

REQUIRED PARKING		PROVIDE	PROVIDED PARKING		
TENANT PARKING	283	SURFACE PARKING	252		
VISITOR PARKING	55	GARAGE PARKING	49		
GRAND TOTAL	338	GRAND TOTAL	301		

Proposed Site Section

Site Section Diagrams

PLANNING BOARD SUBMISSION

6

Landscape Area vs Parking / Building Area Site Comparison

Previous 03/06 Planning Board Site Plan

Current Proposed Site Plan

PLANNING BOARD SUBMISSION

Open Space Area Current Site Plan

PLANNING BOARD SUBMISSION

59.5% OPEN SPACE

OPEN SPACE = 216,820sf SITE AREA = 364,581sf

8

23

Letter of Authorization Dunlin Way & Portsmouth Boulevard, Portsmouth Map 213 Lot 12

The undersigned owner and applicant of the above-referenced property hereby authorize representatives of Tighe & Bond, Inc. to represent their interests, and to submit any and all materials related thereto on their behalf for any local and state permitting applications solely in connection with the multifamily development thereof.

Brora, LLC

By:

Name: Jernifer Stebbins Thomas Title: Manager

The Kane Company

By:

Name: Kimery Poldrack

Title: SVP Development & Construction

Date:

4/21/2025

Date:

4/21/225

CITY OF PORTSMOUTH

Legal Department Municipal Complex 1 Junkins Avenue Portsmouth, New Hampshire 03801 tmccourt@portsmouthnh.gov (603) 610-7234

Trevor P. McCourt Deputy City Attorney

Date: May 6, 2025

To: Peter Stith, Principal Planner

From: Trevor P. McCourt, Deputy City Attorney

Re: City Council Recommendation Islington and State Streets Drain Line Easements

As a part of the Islington Street Corridor Improvements – Phase 2 project, the Department of Public Works has installed drain line infrastructure crossing multiple parcels between State Street and Islington Street, as depicted on the attached plan. This work needed to be completed on an urgent basis in order to redirect and ameliorate the drainage issues between these two public rights of way. Therefore, the City secured the attached easements from the individual property owners and then commenced the work. City staff now seeks Planning Board review and recommendation to the City Council in accordance with Ordinance Chapter 11, Section 11.602.

The easements were drafted by the City Legal Department, and were drafted in accordance with the City's ordinary form for drainage or stormwater easements.

Attachments (5)

NOTES:

1. OWNERS OF RECORD:

TAX MAP 126 LOT 24 72 FEDERAL ESTATES CONDOMINIUM 72 ISLINGTON STREET PORTSMOUTH, NH 03801 BK: 2753 PG: 2609 & BK: 2796 PG: 2694

TAX MAP 126 LOT 13 DF STATE STREET LLC 750 LAFAYETTE RD, SUITE 201 PORTSMOUTH, NH 03801 BK: 6197 PG: 77

TAX MAP 126 LOT 25 86 ISLINGTON LLC 525 CENTRAL AVE. DOVER, NH 03820

BK: 4204 PG: 1024

LOCUS

(N.T.S.)

TAX MAP 137 LOT 24 AMERICAN LEGION 96 ISLINGTON ST. PORTSMOUTH, NH 03801 BK: PG

- 2. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED DRAINAGE EASEMENT ACROSS TAX MAP 126 LOTS 24,25,13 & TAX MAP 137 LOT 24 TO BENEFIT THE CITY OF PORTSMOUTH NH. SEE REFERENCE PLANS FOR DETAILED INFORMATION OF THE SUBJECT AREAS.
- 3. 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.
- 4. HORIZONTAL DATUM: NAD83, VERTICAL DATUM: NAVD88. ESTABLISHED BY SURVEY GRADE GPS OBSERVATIONS. UNITS: US SURVEY FOOT.
- 5. THE PLAN IS BASED UPON A FIELD SURVEY COMPLETED IN JULY SEPTEMBER OF 2024 WITH TRIMBLE S5 ROBOTIC TOTAL STATION, CARLSON BRX7 RTK GPS UNITS, PANASONIC FZ-M1/TRIMBLE TSC7 DATA COLLECTORS.
- 6. <u>REFERENCE PLANS</u>:
- A. "EXISTING CONDITIONS STATE STREET, PORTSMOUTH, NH PREPARED FOR UNDERWOOD ENGINEERS, INC." ON SEPTEMBER 18, 2024 BY THIS OFFICE. NOT RECORDED AND ON FILE AS JOB NO. 24-2054.
- B. "UTILITIES PLAN & PROFILE ISLINGTON STREET CORRIDOR IMPROVEMENTS, PHASE 2 CITY OF PORTSMOUTH - PORTSMOUTH, NEW HAMPSHIRE" BY UNDERWOOD ENGINEERS NOT RECORDED AND ON FILE AS PROJECT NO. 2705

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)."

"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

"I HEREBY CERTIFY THAT I HAVE FILED A COPY OF THIS PLAN WITH THE PLANNING BOARD OF THE CITY OF PORTSMOUTH IN ACCORDANCE WITH RSA 676:18(IV)."

SHEET:

1 OF 1

		LICENSED LAND SURVEYOR		DATE			
2	2 1–22–25 REVISIONS PER COMMENTS FROM UNDERWOOD ENGINEERS			RMF			
1	12-12-24	REVISIONS PER COMMENTS	FROM UNDERWOOD ENGINEER	75	RMF		
REV. NO.	DATE	DES	SCRIPTION		APPR'D		
DRAINAGE EASEMENT PLAN CITY OF PORTSMOUTH 547/549 state street & 72, 86 & 96 islington street PORTSMOUTH, NEW HAMPSHIRE PREPARED FOR: UNDERWOOD ENGINEERS, INC. ACROSS LAND OF: AMERICAN LEGION, 86 ISLINGTON LLC, DF STATE STREET LLC & 72 FEDERAL ESTATES CONDOMINIUM							
		$ \Pi \Pi $		DATE:	11/12/24		
				JOB NO:	24–2054		
		$\setminus \vee / / / \setminus \setminus \times H$		SCALE: 1" =	= 20'		
	ノノ_		PRUJEUT MGR	DWG NAME:	24-2054_ESMNT.DWG		
JAMES VERRA & ASSOCIATES, INC. PLAN NO: 24-205							
101 SHATTUCK WAY, SUITE 8, NEWINGTON, N.H., 03801 - 603-436-3557 - ©2024				SHEET.	1 OF 1		

Return To: Legal Department City Hall 1 Junkins Ave. Portsmouth, NH 03801

DRAINAGE EASEMENT DEED

72 Federal Estates Condominium with a mailing address of 72 Islington St, Portsmouth,, New Hampshire 03801, County of Rockingham, State of New Hampshire, (hereinafter "Grantor") for consideration paid, grants to the **CITY OF PORTSMOUTH**, a municipal body politic, having a mailing address of 1 Junkins Avenue, Portsmouth, New Hampshire 03801, (hereinafter "Grantee"), with QUITCLAIM COVENANTS, the following easements with respect to Grantor's real property situated at 72 Islington Street in the City of Portsmouth, State of New Hampshire:

1. **Permanent Easement Area**: A permanent easement for the purpose of a drainage pipe, outfall and storm water flowage over the land of GRANTOR as shown on a plan entitled, "Drainage Easement Plan City of Portsmouth" dated November 12, 2024, and last revised January 22, 2025, by James Verra & Associates (hereinafter "the Plan"). The Plan to be recorded herewith and the easement herein described is intended to be the same as shown as Easement "C" on the plan.

Beginning at a point located at the southwest corner of the subject lot, said point being the common rear lot corner between 72 and 86 Islington St; thence proceeding along the common lot line between 72 and 86 Islington St, N 29°25'24" W is distance of 15.01' to a point; thence proceeding N58°37'47" E a distance of 22.62' to a point; thence proceeding N60°25'51" E a distance of 36.37' to a point on the common lot line between 56 and 72 Islington St; thence proceeding S29°17'32" E a distance of 15.00' along the common lot line to the south east corner of the lot; thence proceeding along the common rear lot line between 56 and 72 Islington St, S60° 25'51" W a distance of 36.06' to a point, said point being the intersection of lot lines from 56 and 72 Islington with 547/549 State St; thence proceeding S 58°38'13" W a distance of 22.89' to the point of beginning.

Containing 885 square feet more or less.

2. <u>**Temporary Easement Area for Construction Purposes:**</u> The Grantee shall have a temporary construction easement consisting of the area encompassing the driveway and existing parking field for purposes of installing the drainage pipes and drains as further described in the previously authorized Memorandum of Agreement between the parties.
- 3. **Purpose and Rights:** The Grantee shall have a permanent and non-exclusive easement and right of way in, under, across and over the Permanent Easement Area for the purpose of installing, maintaining, inspecting, removing, repairing, and replacing a drainage pipe with its associated storm water flow for the subject parcel, all adjacent parcels and other areas the City extends the drainage pipes to. The Grantee shall have the right to remove trees, bushes, undergrowth and other obstructions interfering with the activities authorized herein and to take such other actions as may be necessary, useful or convenient for the enjoyment of the easement rights herein granted.
- 4. <u>**Grantee's Responsibility to Restore:**</u> Disturbed areas within both the Permanent Easement and Temporary Easement Areas shall be backfilled and fully restored at the Grantee's expense.
- 5. **Grantor's Retained Rights:** Grantor retains the right to freely use and enjoy its interest in the Permanent Easement Area insofar as the exercise thereof does not endanger or interfere with the purpose of this instrument. Grantor shall not, however, erect any building, shed, deck or other structure within the Permanent Easement Area or substantially change the grade or install any additional pipes without prior written consent of the Grantee.
- 6. **Personal Property.** It is agreed that the pipes installed within the Permanent Easement Area, whether fixed to the realty or not, shall be and remain the property of the Grantee. The area drain and its associated backflow device once installed will remain the property on the Grantor.
- 7. **Easement to Run with Land:** All rights and privileges, obligations and liabilities created by this instrument shall inure to the benefit of, and be binding upon, the heirs, devises, administrators, executor, successors and assignees of the Grantee and of the Grantor, the parties hereto and all subsequent owners of the Premises and shall run with the land.

MEANING AND INTENDING to convey an easement over a portion of the premises conveyed to the within Grantor by deed of Seashell Realty Corporation dated August 8th, 1988, and recorded in Book 2753, Page 2609 and amended in Book 2796 Bk 2694 of the Rockingham County Registry of Deeds. This is an exempt transfer per RSA 78-B:2(I).

DATED this <u>28</u> day of <u>February</u>2025.

By: 2By DARYSAMES Name: GEORGE BARYSAMES

STATE OF NEW HAMPSHIRE COUNTY OF Rockingham

COUNTY OF <u>Ackingram</u> The foregoing instrument was acknowledged before me this $\frac{28}{28}$ day of <u>February</u>2025.

Susan AMarce

Justice of the Peace/Notary Public Printed Name: Susan G. Morrell My Commission Expires: 5/15/29



Return To: Legal Department City Hall 1 Junkins Ave. Portsmouth, NH 03801

DRAINAGE EASEMENT DEED

86 Islington Street Condominium Association with a mailing address of 86 Islington Street, Portsmouth, New Hampshire 03801, County of Rockingham, State of New Hampshire, (hereinafter "Grantor") for consideration paid, grants to the CITY OF PORTSMOUTH, a municipal body politic, having a mailing address of 1 Junkins Avenue, Portsmouth, New Hampshire 03801, (hereinafter "Grantee"), with QUITCLAIM COVENANTS, the following easements with respect to Grantor's real property situated at 86 Islington Street in the City of Portsmouth, State of New Hampshire:

1. <u>Permanent Easement Area</u>: A permanent easement for the purpose of a drainage pipe, outfall and storm water flowage over the land of GRANTOR as shown on a plan entitled, "Drainage Easement Plan City of Portsmouth" dated November 12, 2024, and last revised January 22, 2025, by James Verra & Associates (hereinafter "the Plan"). The Plan to be recorded herewith and the easement herein described is intended to be the same as shown as Easement "B" on the plan.

Beginning at a point located at the southwest corner of the subject lot, said point being the common rear lot corner between 96 and 86 Islington St; thence proceeding along the common lot line between 96 and 86 Islington St, N 33°51'51" W is distance of 15.02' to a point; thence proceeding N58°58'55" E a distance of 41.33' to a point on the common lot line between 86 Islington St and 72 Islington St; thence proceeding S29°25'24" E a distance of 15.01' along the common lot line to the south east corner of the lot; thence proceeding along the common lot line between 547, 549 and 557 State St, S58° 58'55" W a distance of 40.17' to the point of beginning.

Containing 611 square feet more or less.

- 2. <u>**Temporary Easement Area for Construction Purposes:**</u> The Grantee shall have a temporary construction easement consisting of the area encompassing the driveway and existing parking field for purposes of installing the drainage pipes and drains as further described in the previously authorized Memorandum of Agreement between the parties.
- 3. <u>Purpose and Rights:</u> The Grantee shall have a permanent and non-exclusive easement and right of way in, under, across and over the Permanent Easement Area for the purpose of installing, maintaining, inspecting, removing, repairing, and replacing a drainage pipe

with its associated storm water flow for the subject parcel, all adjacent parcels and other areas the City extends the drainage pipes to. The Grantee shall have the right to remove trees, bushes, undergrowth and other obstructions interfering with the activities authorized herein and to take such other actions as may be necessary, useful or convenient for the enjoyment of the easement rights herein granted.

- 4. <u>Grantee's Responsibility to Restore:</u> Disturbed areas within both the Permanent Easement and Temporary Easement Areas shall be backfilled and fully restored at the Grantee's expense.
- 5. **<u>Grantor's Retained Rights:</u>** Grantor retains the right to freely use and enjoy its interest in the Permanent Easement Area insofar as the exercise thereof does not endanger or interfere with the purpose of this instrument. Grantor shall not, however, erect any building, shed, deck or other structure within the Permanent Easement Area or substantially change the grade or install any additional pipes without prior written consent of the Grantee.
- 6. **Personal Property.** It is agreed that the pipes installed within the Permanent Easement Area, whether fixed to the realty or not, shall be and remain the property of the Grantee. The area drain and its associated backflow device once installed will remain the property on the Grantor.
- 7. **Easement to Run with Land:** All rights and privileges, obligations and liabilities created by this instrument shall inure to the benefit of, and be binding upon, the heirs, devises, administrators, executor, successors and assignees of the Grantee and of the Grantor, the parties hereto and all subsequent owners of the Premises and shall run with the land.

MEANING AND INTENDING to convey an easement over a portion of the premises which is the subject of a certain Declaration of Condominium dated May 12th, 2004, and recorded in Book 4290, Page 940 of the Rockingham County Registry of Deeds.

This is an exempt transfer per RSA 78-B:2(I).

DATED this 3rd day of March, 2025.

86 ISLINGTON STREET CONDOMINIUM ASSOCIATION By: Kelly M. Jobey, President

STATE OF NEW HAMPSHIRE COUNTY OF Rocking nan

The foregoing instrument was acknowledged before me this $\frac{3^{12}}{2}$ day of March, 2025.

er Justice of the Peace/Notary Public Printed Name: BAN DANA J. My Commission Expires: ð 0

BARBARA J. ZULKIEWICZ Notary Public State of New Hampshire My Commission Expires August 23, 2028 Return To: Legal Department City Hall 1 Junkins Ave. Portsmouth, NH 03801

DRAINAGE EASEMENT DEED

American Legion F E with a mailing address of 96 Islington Street, Portsmouth, New Hampshire 03801, County of Rockingham, State of New Hampshire, (hereinafter "Grantor") for consideration paid, grants to the CITY OF PORTSMOUTH, a municipal body politic, having a mailing address of 1 Junkins Avenue, Portsmouth, New Hampshire 03801, (hereinafter "Grantee"), with QUITCLAIM COVENANTS, the following easements with respect to Grantor's real property situated at 96 Islington Street in the City of Portsmouth, State of New Hampshire:

1. **Permanent Easement Area**: A permanent easement for the purpose of a drainage pipe, outfall and storm water flowage over the land of GRANTOR as shown on a plan entitled, "Drainage Easement Plan City of Portsmouth" dated November 12, 2024, and last revised January 22, 2025, by James Verra & Associates (hereinafter "the Plan"). The Plan to be recorded herewith and the easement herein described is intended to be the same as shown as Easement "A" on the plan.

Beginning at a point located at the north west lot corner, such point being the common property corner between the subject lot and 100 Islington St; thence proceeding along Islington St N54°44'08" E for a distance of 10' to a point; thence proceeding S35°33'52" E for a distance of 153.35' to a point; thence proceeding N59°06'35" E for a distance of 53.60' to a point on the lot line between 96 and 86 Islington St; thence proceeding along the common lot line S33°51'51" E a distance of 15.02' to a point along the rear lot line between 96 Islington St and 557 State St; thence proceeding along the common lot lines between 96 Islington St and both 557 State St and 567 State St S59°06'35"W a distance of 78.95'to a point on the common lot line between 96 Islington St and 579 State St; thence proceeding along the common line between 96 Islington St and 579 State St N°30 53'25"W a distance of 15.00'to a point; thence proceeding N59°06'35: E a distance of 14.53' to a point; thence proceeding N 35°33'52"W a distance of 20.87' to a point; thence proceeding \$56°06'25" a distance of 12.85' to a point on the common lot line between 96 and 100 Islington St; thence proceeding along the common lot line N30°53'52" W a distance of 15.02' to a point; thence proceeding N56°06'25" E a distance of 11.63' to a point; thence proceeding N35°33'52" W to the common line between 96 and 100 Islington St and then along said line a total distance of 116.70' to the point of beginning.

Containing 2,892 square feet more or less.

- 2. <u>**Temporary Easement Area for Construction Purposes:**</u> The Grantee shall have a temporary construction easement consisting of the area encompassing the driveway and existing parking field for purposes of installing the drainage pipes and drains as further described in the previously authorized Memorandum of Agreement between the parties.
- 3. **Purpose and Rights:** The Grantee shall have a permanent and non-exclusive easement and right of way in, under, across and over the Permanent Easement Area for the purpose of installing, maintaining, inspecting, removing, repairing, and replacing a drainage pipe with its associated storm water flow for the subject parcel, all adjacent parcels and other areas the City extends the drainage pipes to. The Grantee shall have the right to remove trees, bushes, undergrowth and other obstructions interfering with the activities authorized herein and to take such other actions as may be necessary, useful or convenient for the enjoyment of the easement rights herein granted.
- 4. <u>Grantee's Responsibility to Restore:</u> Disturbed areas within both the Permanent Easement and Temporary Easement Areas shall be backfilled and fully restored at the Grantee's expense.
- 5. <u>**Grantor's Retained Rights:**</u> Grantor retains the right to freely use and enjoy its interest in the Permanent Easement Area insofar as the exercise thereof does not endanger or interfere with the purpose of this instrument. Grantor shall not, however, erect any building, shed, deck or other structure within the Permanent Easement Area or substantially change the grade or install any additional pipes without prior written consent of the Grantee.
- 6. **Personal Property.** It is agreed that the pipes installed within the Permanent Easement Area, whether fixed to the realty or not, shall be and remain the property of the Grantee. The area drain and its associated backflow device once installed will remain the property on the Grantor.
- 7. **Easement to Run with Land:** All rights and privileges, obligations and liabilities created by this instrument shall inure to the benefit of, and be binding upon, the heirs, devises, administrators, executor, successors and assignees of the Grantee and of the Grantor, the parties hereto and all subsequent owners of the Premises and shall run with the land.

MEANING AND INTENDING to convey an easement over a portion of the premises conveyed to the within Grantor by deed of Hobson Taylor, Harvey C. Taylor Jr. and Marian T. Haley dated December 6th, 1946, and recorded in Book 1067, Page 0016 of the Rockingham County Registry of Deeds.

This is an exempt transfer per RSA 78-B:2(I).

DATED this 3 rd day of March , 2025.

By: James Mancis Desper

STATE OF NEW HAMPSHIRE COUNTY OF Koching been

The foregoing instrument was acknowledged before me this $\frac{3^{10}}{2^{10}}$ day of $\frac{3^{10}}{2^{10}}$, 2025.

Justice of the Peace/Notary Public Printed Name: BanbAnA J. Zulkrauicz My Commission Expires: 2 2028

BARBARA & ZULKIEWICZ State of New Hampshire My Commission Expires August 23, 2028

Return To: Legal Department City Hall 1 Junkins Ave. Portsmouth, NH 03801

DRAINAGE EASEMENT DEED

DF STATE STREET, LLC with a mailing address of 750 Lafayette Rd, Suite 201, Portsmouth, New Hampshire 03801 (hereinafter "Grantor") for consideration paid, grants to the **CITY OF PORTSMOUTH**, a municipal body politic, having a mailing address of 1 Junkins Avenue, Portsmouth, New Hampshire 03801 (hereinafter "Grantee"), with QUITCLAIM COVENANTS, the following easements with respect to Grantor's real property situated at 547/549 State Street in the City of Portsmouth, County of Rockingham, State of New Hampshire:

1. **Permanent Easement Area**: A permanent easement for the purpose of the installation, maintenance, operation, inspection, removal, repair, and replacement of the Drainage Infrastructure (hereinafter defined), and for storm water flowage, all as more particularly described in Paragraph 3 of this Drainage Easement Deed in, under, across, through and over the land of GRANTOR as shown on a plan entitled, "Drainage Easement Plan City of Portsmouth 547/549 State Street & 72,86 & 96 Islington Street Portsmouth, New Hampshire" dated November 12, 2024, and last revised January 22, 2025, by James Verra & Associates (hereinafter "the Plan"). The Plan is to be recorded herewith and the easement herein described is shown as Easement "D" on the Plan (the "Permanent Easement Area").

Beginning at an iron pipe found at the southeast corner of the subject lot on the edge of State Street, said point being the common front lot corner between 56 Islington Street and 547/549 State Street; thence proceeding along the State Street right of way S 59°14'46" W a distance of 7.00' to a point; thence proceeding N 30°37'14" W a distance of 119.78' to a point; thence proceeding S 58°38'13" W a distance of 10.00' to a point; thence proceeding N 30°37'14" a distance of 10.00' to a point on the common lot line between the subject parcel and 72 Islington Street; thence proceeding N 58°38'13" E a distance of 17.00' to an iron pipe found at the intersection of lot lines between the subject property and 56 and 72 Islington Street; thence proceeding along the common lot line between 56 Islington Street and the subject property S 30°37'14" E a distance of 129.85' to the iron pipe found at the point of beginning.

Containing 1,009 square feet, more or less.

- 2. <u>Temporary Easement Area for Construction Purposes:</u> The Grantee shall have a temporary and non-exclusive construction easement over the area encompassing the driveway and existing parking area located on Grantor's property ("Temporary Easement Area") for purposes of installing the Drainage Infrastructure as further described in the previously authorized Memorandum of Agreement between the parties.
- 3. **Purpose and Rights:** The Grantee shall have a permanent and non-exclusive easement and right of way in, under, across, through and over the Permanent Easement Area for the purpose of installing, maintaining, operating, inspecting, removing, repairing, and replacing drainage pipes, a drain, a backflow device, and all other associated infrastructure (collectively, the "Drainage Infrastructure"), and to accommodate the associated storm water flow intended to drain into and travel through the pipes, with the forgoing being for the benefit of the subject parcel, all adjacent parcels served by the interconnected drainage easements shown on the Plan, and any other parcels which the City may elect to benefit in the future by extending the drainage easements shown on the Plan (and the drainage system within the easements shown on the Plan) to serve. The Grantee shall have the right to remove trees, bushes, undergrowth and other obstructions interfering with the rights granted herein and to take such other actions as may be reasonably necessary, useful or convenient for the enjoyment of the easement rights herein granted. All of Grantee's exercises of the rights granted to it by this Drainage Easement Deed shall be at Grantee's sole cost and expense.
- 4. **Grantee's Responsibility to Restore:** All areas within both the Permanent Easement Area and Temporary Easement Area disturbed by Grantee or its agents or contractors during Grantee's exercise of the rights granted to it by this Drainage Easement Deed at any time shall be backfilled, graded, and/or otherwise fully restored by the appropriate actions so that the areas are in a condition at least as good as the same were in prior to the disturbance, all of which restoration shall be accomplished at the Grantee's sole cost and expense and to Grantor's reasonable satisfaction. Any of Grantor's property (including but not limited to fences and pavement) which may be disturbed or damaged in the course of Grantee's exercise of its rights described in this Drainage Easement Deed shall also be restored, repaired, or replaced so that the same are in a condition at least as good as the same were prior to the disturbance or damage.
- 5. **Grantor's Retained Rights:** Grantor retains the right to freely use and enjoy its interest in the Permanent Easement Area insofar as the exercise thereof does not endanger or unreasonably interfere with Grantee's exercise of the rights granted to it by this Drainage Easement Deed. The Grantor shall not, however, erect any building, shed, deck or other structure within the Permanent Easement Area or substantially change the grade of the Permanent Easement Area or install any additional pipes within the Permanent Easement Area without prior written consent of the Grantee. For the avoidance of doubt, this paragraph shall not restrict Grantor from the ability to maintain, repair, and/or replace a fence along the property line shared with 56 Islington Street in approximately the location of the existing chain link fence shown on the Plan, and Grantor shall not be required to obtain the consent of Grantee to the same.

- 6. **Personal Property.** It is agreed that the Drainage Infrastructure installed within the Permanent Easement Area shall be and remain the property of the Grantee.
- 7. **Easement to Run with Land:** All rights and privileges, obligations and liabilities created by this instrument shall be binding upon Grantor and Grantee, respectively, inure to the benefit of, and be binding upon, the heirs, devisees, administrators, executor, successors and assigns of the Grantee and of the Grantor, respectively, and shall run with the land.

MEANING AND INTENDING to convey an easement over a portion of the premises conveyed to the within Grantor by deed of Peter N. Floros, Trustee of The PNF Trust of 2013 dated November 17th, 2020, and recorded in Book 6197, Page 77 of the Rockingham County Registry of Deeds.

This is an exempt transfer per RSA 78-B:2(I). This transfer is exempt from the LCHIP surcharge pursuant to RSA 478:17-g, II(a).

DATED this _____ day of _____, 2025.

DF State Street, LLC

By: ______ Namer Nathan Dickey, its Manager

The foregoing instrument was acknowledged before me this $___$ day of $___$ (ALCH, 2025.

Justice of the Peace Notary Public Printed Name: My Commission Expires:





SUBORDINATION OF MORTGAGE AND ASSIGNMENT OF LEASES AND RENTS

Peter N. Floros, Trustee of The PNF Trust of 2013 with an address of 282 Middle Street, Portsmouth, New Hampshire 03801, being the holder of a Mortgage and Security Agreement dated November 17, 2020 and recorded in the Rockingham County Registry of Deeds at Book 6197, Page 79 (the "Mortgage") and a Collateral Assignment of Leases and Rents dated November 17, 2020 and recorded in the Rockingham County Registry of Deeds at Book, 6197, Page 95 (the "Assignment of Leases and Rents") both given by DF State Street, LLC does hereby subordinate the Mortgage and Assignment of Leases and Rents to the easement conveyed by DF STATE STREET, LLC to THE CITY OF PORTSTMOUTH, pursuant to the foregoing Drainage Easement Deed.

Except as subordinated herein, the Mortgage and Assignment of Leases and Rents shall remain in full force and effect.

The PNF Trust of 2013:

Bv:

Name: Peter N. Floros Title: Trustee

STATE OF 12 Hami COUNTY OF

The foregoing instrument was acknowledged before me this $\Delta 5$ day of March, 2025, by Peter N. Floros, Trustee of The PNF Trust of 2013, on behalf of the trust.



1210120

Notary Public/Justice of the Peace Print Name: <u>Hebec (A Mercier</u> My commission expires: <u>9/11/2025</u>

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