PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

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

7:00 Public Hearings begin **September 18, 2025**

AGENDA

REGULAR MEETING 7:00pm

I. APPROVAL OF MINUTES

A. Approval of the August 21, 2025 meeting minutes.

II. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

A. REQUEST TO POSTPONE The request of **Walter D. Hett Trust (Owner),** for property located at **0 Banfield Road** requesting Preliminary and Final Subdivision approval and Site Plan Review approval to subdivide one lot into 5 new residential lots with associates site improvements. **REQUEST TO POSTPONE**

SITE PLAN REVIEW

A. REQUEST TO POSTPONE The request of **Walter D. Hett Trust (Owner),** for property located at **0 Banfield Road** requesting Preliminary and Final Subdivision approval and Site Plan Review approval to subdivide one lot into 5 new residential lots with associates site improvements. **REQUEST TO POSTPONE**

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 **SLF Realty Group LLC (Owner),** for property located at **400 Spaulding Turnpike** requesting an amended Site Plan approval to change the temporary access path

to a permanent access path. Said property is located on Assessor Map 238 Lot 2 and lies within the Gateway Corridor (G1) District. (LU-25-50)

B. The request of **SLF Realty Group LLC (Owner),** for property located at **400 Spaulding Turnpike** requesting an after-the-fact Wetland Conditional Use Permit for permanent wetland buffer impacts that were not included in the original Wetland Conditional Use Permit for this project. The new request is an increase in wetland buffer impacts from 1,644 square feet to 3,685 square feet. Said property is located on Assessor Map 238 Lot 2 and lies within the Gateway Corridor (G1) District. (LU-25-50)

C. The request of **Market Square LLC (Owner),** for property located at **1** and **15 (21) Congress Street** requesting a Conditional Use Permit from Section 10.440, Use 1.71 Coliving. Said property is located on Assessor Map 117 Lots 12 & 14 and lies within the Character District 4 (CD-4), Character District 5 (CD-5), Historic, and Downtown Overlay Districts. (LU-22-12)

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. The request of **Roger** and **Elizabeth Trudeau** and **The Carol A. Claburn** and **Billy J. Claburn Revocable Trust of 2014 (Owner),** for property located at **10** and **40 Crescent Way** requesting approval of a lot line relocation between two lots with 2,088 square feet being transferred from Assessor's Map 212 Lot 163 to Map 212 Lot 165. The proposed lot line relocation will straighten the common lot line between the two lots. Said property is located on Assessor Map 212 Lot 163, 165 and lies within the General Residence B (GRB) District. (LU-25-128)

B. **REQUEST TO POSTPONE** The request of **Walter D. Hett Trust (Owner),** for property located at **0 Banfield Road requesting** Preliminary and Final Subdivision approval and Site Plan Review approval to subdivide one lot into 5 new residential lots with associated site improvements. Said property is located on Assessor Map 255 Lot 2 and lies within the Single Residence A (SRA) District. (LU-25-22) **REQUEST TO POSTPONE**

C. **REQUEST TO POSTPONE** The request of **Walter D. Hett Trust (Owner),** for property located at **0 Banfield Road** requesting a Wetland Conditional Use Permit in accordance with Section 10.1017.50 for the installation of a shared residential driveway, underground utility piping, grading work, and at-grade stormwater management BMPs for the proposed five-lot subdivision including 3,393 s.f. of permanent disturbance in the 100' wetland buffer. Said property is located on Assessor Map 255 Lot 2 and lies within the Single Residence A (SRA) District. **REQUEST TO POSTPONE** (LU-25-22)

V. PRELIMINARY CONCEPTUAL CONSULTATION

A. The request of **Double MC LLC (Owner),** for property located at **134 Pleasant Street** requesting Preliminary Conceptual Consultation. Said property is located on Assessor Map 116 Lot 30 and lies within the Character District 4 (CD4) and Historic Districts. (LUPD-25-9)

B. The request of **Meadowbrook Inn Corp (Owner),** and **Portsmouth Chevrolet (Applicant)** for property located at **549 US Rt 1 Bypass** requesting Preliminary Conceptual Consultation. Said property is located on Assessor Map 234 Lot 51 and lies within the Gateway Corridor (G1) District. (LUPD-25-11)

C. The request of **PNF Trust of 2013** and **282 Middle Street LLC (Owners),** for property located at **84 Pleasant Street** and **266-278 State Street** requesting Preliminary Conceptual Consultation. Said property is located on Assessor Map 107 Lots 77-80 and lies within the Character District 4(CD4), Downtown Overlay and Historic Districts. (LUPD-25-13)

VI. OTHER BUSINESS

A. Zoning Amendments

B. Chairman updates and discussion items

C. Board discussion of Regulatory Amendments & other matters

VII. ADJOURNMENT

**Members of the public also have the option to join this meeting over Zoom; a unique meeting ID and password will be provided once you register. To register, click on the link below or copy and paste this into your web browser:*

https://us06web.zoom.us/webinar/register/WN_l-RwM3PpSPe8rKh1Ij0mmw

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: September 12, 2025

Re: Recommendations for the September 18, 2025 Planning Board Meeting

I. APPROVAL OF MINUTES

A. Approval of the August 21, 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 August 21, 2025 meeting and vote to approve meeting minutes with edits if needed.

II. DETERMINATIONS OF COMPLETENESS

SUBDIVISION REVIEW

A. REQUEST TO POSTPONE The request of **Walter D. Hett Trust (Owner),** for property located at **0 Banfield Road** requesting Preliminary and Final Subdivision approval to subdivide one lot into 5 new residential lots with associates site improvements.

Planning Department Recommendation

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

SITE PLAN REVIEW

A. REQUEST TO POSTPONE The request of **Walter D. Hett Trust (Owner),** for property located at **0 Banfield Road** Site Plan Review approval to subdivide one lot into 5 new residential lots with associates site improvements.

Planning Department Recommendation

Vote to determine that Item A is complete according to the Site Plan Review Regulations, (contingent on the granting of any required waivers under Section VI of the agenda) and to accept the application for consideration.

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.

It is recommended that Old Business Item A and B be discussed together and voted on separately. A motion is required to consider these matters together.

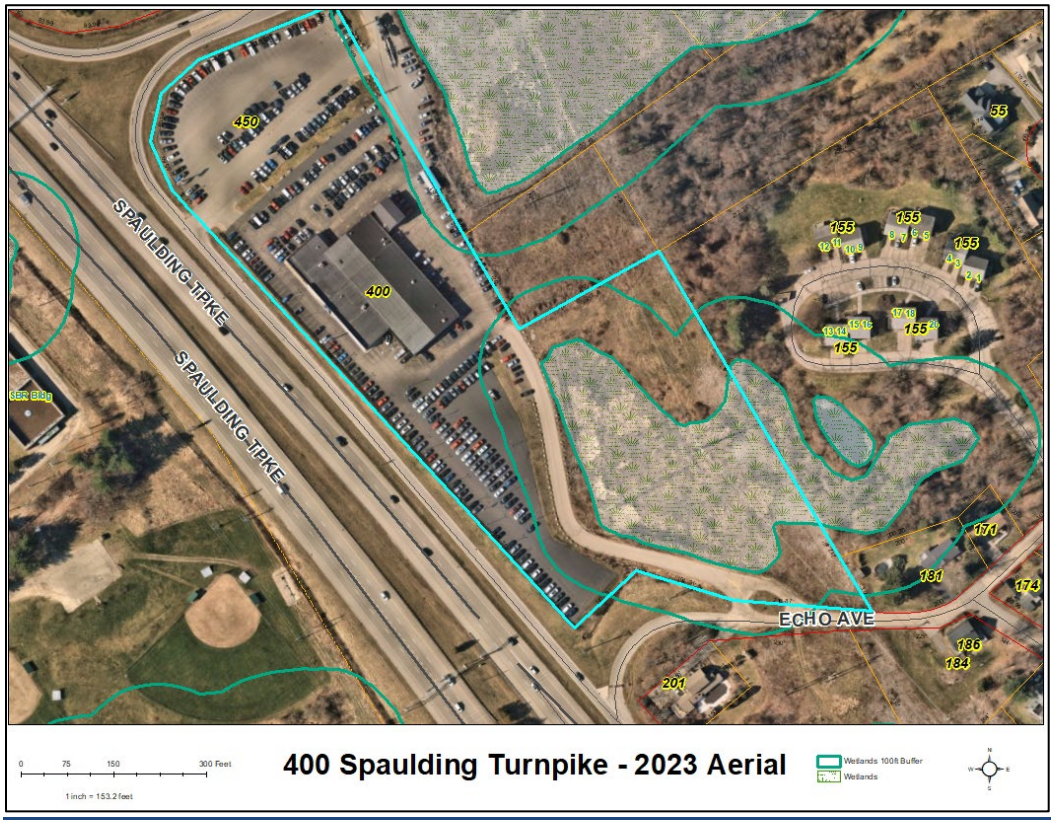
A. The request of **SLF Realty Group LLC (Owner),** for property located at **400 Spaulding Turnpike** requesting an amended Site Plan approval to change the temporary access path to a permanent access path. Said property is located on Assessor Map 238 Lot 2 and lies within the Gateway Corridor (G1) District.

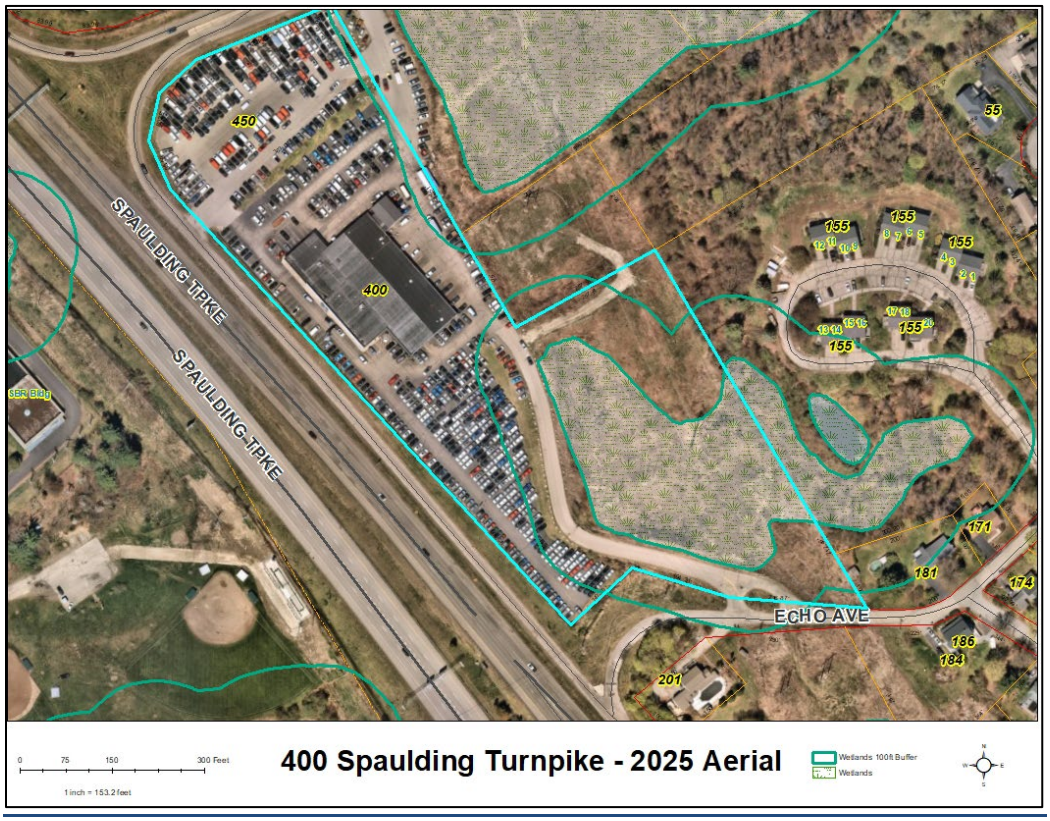
Project Background

This application is for an after-the-fact wetland conditional use permit for permanent wetland buffer impacts that were not previously captured within the wetland conditional use permit for this property, among many others, that was a part of the 2018 Eversource utility pole upgrade project. While working on this parcel to replace the utility poles, the previously approved access path to reach the poles changed which changed the wetland and wetland buffer impact numbers. In addition, the access path changed from a temporary disturbance to a permanent disturbance. This permit application requests the permanent wetland buffer disturbance of 3,685 s.f. associated with keeping a portion of the access path as crushed gravel for future maintenance needs.

The application was before the Board in June and was continued in order for the applicant to provide more information on easement access, stormwater impacts, alternative access locations, wetland impacts, and clarification of lot boundaries on some of the exhibits. The applicant has provided a memo going through each of the items requested by the Board. Also included are recent pictures showing the access road has been revegetated.

It is important to note what it is before the Board is only located on the Portsmouth Ford lot and not the adjacent lot (238-003). The area of gravel access on the adjacent lot is outside of the buffer and appears to be within the rights of Eversource to install the gravel on that lot. The area on the subject lot is a change to their previously approved wetland CUP and site plan, thus the reason they are before the Board.


450
400
55
155
SPAULDING TPKE
SPAULDING TPKE
SER Bldg
171
181
174
ECHO AVE
186
184
201
0 75 150 300 Feet
1 inch = 153.2 feet
400 Spaulding Turnpike - 2023 Aerial
Wetlands 100ft Buffer
Wetlands


450
400
55
155
SPAULDING TPKE
SPAULDING TPKE
SER Bldg
171
181
174
ECHO AVE
186
184
201
0 75 150 300 Feet
1 inch = 153.2 feet
400 Spaulding Turnpike - 2025 Aerial
Wetlands 100ft Buffer
Wetlands

Staff Analysis – Wetland CUP

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

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

This work was part of a previously approved project that had previously approved impact to the wetland for access to Eversource's Pole #19. The actual work that occurred eliminated the impact to the wetland resource and shifted impacts to the wetland buffer.

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

The poles that had to be replaced are located directly within the wetland buffer behind the Ford Dealership. To access the poles, there is no way to bring in equipment without entering into the buffer.

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

After work on replacing the poles finished, the work pad directly under the poles was naturally revegetated which is the area adjacent to the wetland to the north. The most adverse impact of this project is the permanence of the crushed gravel access road leading to the poles. This was left in place for future maintenance needs but a silt soxx buffers it from the wetland to the south, which should remain as a permanent installation with replacement over time as needed.

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

The temporary alteration to the buffer that occurred as part of this work included the work pad underneath the poles. This area has been allowed to naturally revegetate, which has since occurred. The access road has altered the natural vegetative state but it was noted during the site walk that vegetation is already growing through it and a silt soxx remains in place to protect the adjacent wetland. This seems sufficient for buffering the wetland from the permanent impacts of the accessway.

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

When this violation of the original permit was first noticed, the work pad had not yet revegetated, and the access road contained many layers of crushed gravel

for accessing the poles and for parking Ford Dealership vehicles off lot. Since this occurred, an agreement has been made to prevent future parking of vehicles within this area, a silt soxx has been replaced south of the accessway to prevent impact to the wetland, the property owners have removed a large amount of gravel from the accessway, and the work pad has started to naturally revegetate.

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

The work pad area has been returned to a natural state and while it is not feasible to allow full revegetation of the accessway due to future needs for maintenance, most of the crushed gravel has been removed which created a much thinner layer of impact to the buffer, allowing vegetation to poke through in some areas.

Conservation Commission

The applicant was before the Conservation Commission at its regularly scheduled meeting of Wednesday, May 14, 2025 and the Commission voted unanimously (5-0) to recommend approval with the following conditions:

1. 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. The Commission recommends placing two markers on either side of the proposed gate at the bottom of the access road. These markers must be installed prior to the start of any site work.

2. Applicant shall include a note on this plan set to indicate that parking and/or vehicle storage is prohibited in this accessway unless required for utility maintenance by Eversource.

Condition 2 above has been addressed with the Planning Board submission.

Planning Department Recommendation
Wetland Conditional Use Permit

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

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

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

2.1) In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. The Commission recommends placing two markers on either side of the proposed gate at the bottom of the access road. These markers must be installed prior to the start of any site work.

Planning Department Recommendation
Amended Site Plan

1) Vote to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented.

(Alt.) Vote to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as amended.

2) Vote to grant Amended Site Plan Approval.

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.

B. The request of **SLF Realty Group LLC (Owner),** for property located at **400 Spaulding Turnpike** requesting an after-the-fact Wetland Conditional Use Permit for permanent wetland buffer impacts that were not included in the original wetland conditional use permit for this project. The new request is an increase in wetland buffer impacts from 1,644 square feet to 3,685 square feet. Said property is located on Assessor Map 238 Lot 2 and lies within the Gateway Corridor (G1) District.

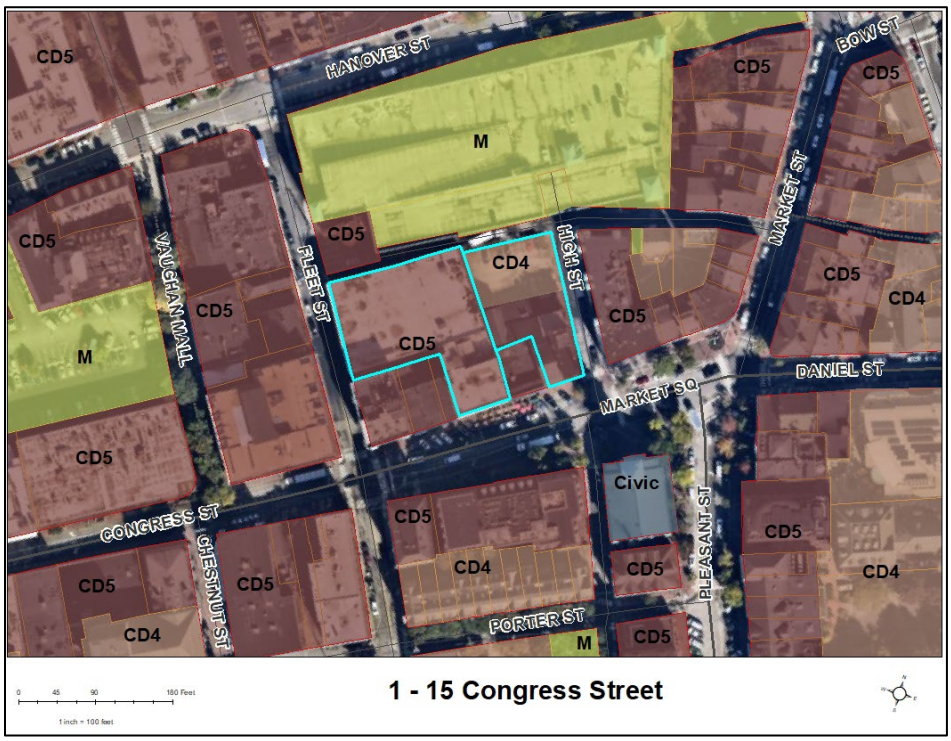
See Item A under Old Business above for recommendation.

C. The request of **Market Square LLC (Owner),** for property located at **1** and **15 (21) Congress Street** requesting a Conditional Use Permit from Section 10.440, Use 1.71 Coliving. Said property is located on Assessor Map 117 Lots 12 & 14 and lies within the Character District 4 (CD-4), Character District 5 (CD-5), Historic, and Downtown Overlay Districts. (LU-22-12)

Project Background

This applicant was before the Board in January for site plan review to combine the former 1 Congress project with the 15 Congress. That proposal included 40 apartments in the JJ Newbury building and the Board granted a Conditional Use Permit (CUP) for parking related to the residential use to allow 21 parking spaces where 53 were required. It is important to note that HB284, passed on July 15, 2025, limits the number of residential parking spaces to no more than 1 space per unit. This law takes effect on September 13, 2025 and with the new proposal, the site will be compliant with parking with 21 spaces required and 21 provided. The zoning amendments for coliving we adopted on May 5, 2025 and the applicant is requesting a CUP to provide coliving on two floors to replace some of the originally proposed apartments.

Section 10.815 outlines the standards for coliving, which can be modified by the Planning Board upon request by the applicant per section 10.815.41. The applicant complies with the standards for coliving with the exception of Section 10.815.26 which states that coliving facilities shall not exceed 80 units per building or 40 residents per floor. The proposal includes 49 sleeping units on the 2nd floor with 25 being double occupancy and 24 single occupancy, for a total of 74 residents in coliving units on the 2nd floor. The 3rd floor will have 34 coliving units with 17 double and 17 single occupancy, for a total of 51 residents where 40 are allowed, which will total 125 residents in coliving units in the building. A modification to allow more than 40 residents per floor and more than 80 per building is required for the proposed makeup of coliving units.



Planning Department Recommendation
Coliving Conditional Use Permit

1) Vote to find that the Conditional Use Permit application meets the criteria set forth in Section 10.243 and to adopt the findings of fact as presented.

(Alt.) Vote to find that the Conditional Use Permit application meets the criteria set forth in Section 10.243 and to adopt the findings of fact as amended and read into the record.

2) Vote to grant the modification from Section 10.815.26 to allow more than 80 residents per building and more than 40 residents per floor.

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

3.1) The applicant shall obtain a permit through the City Clerk's office in accordance with Section 10.815.50 prior to a Certificate of Occupancy for any Coliving Facility.

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.

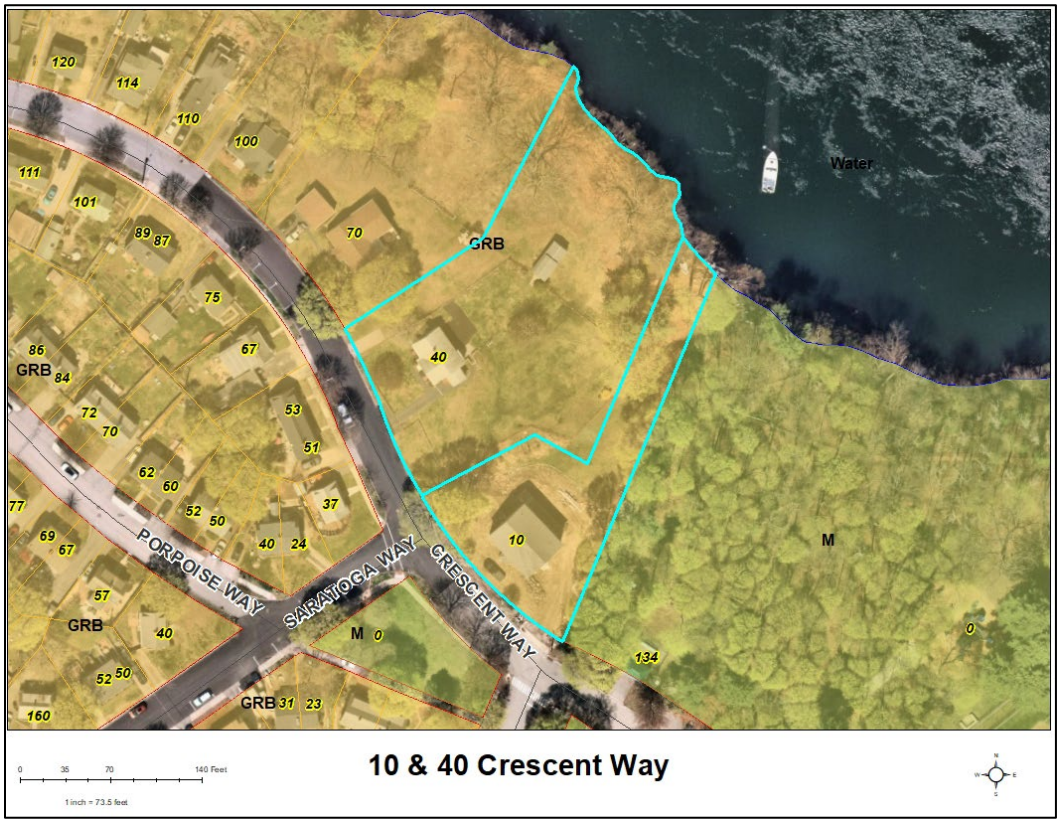
A. The request of **Roger** and **Elizabeth Trudeau** and **The Carol A. Claburn** and **Billy J. Claburn Revocable Trust of 2014 (Owner),** for property located at **10** and **40 Crescent Way** requesting approval of a lot line relocation between two lots with 2,088 square feet being transferred from Assessor's Map 212 Lot 163 to Map 212 Lot 165. The proposed lot line relocation will straighten the common lot line between the two lots. Said property is located on Assessor Map 212 Lot 163, 165 and lies within the General Residence B (GRB) District. (LU-25-128)

Background

The applicants are proposing a lot line adjustment between the two parcels to straighten the common side lot line between the two parcels. The properties are located in the General Residence B district, which requires 5,000 square feet of lot area and 80 feet of street frontage. Both lots conform to the dimensional requirements of the district and the lot line adjustment will not create any nonconformities on either lot. The lot line adjustment will not require any site work and will be reestablished between two existing monuments. Because of this, the applicant has requested waivers from the subdivision regulations for installation of monuments and bonding.

This lot line adjustment did not need to go before the Technical Advisory Committee because the application did not contain any of the following:

a. Creation of a new lot;
b. Construction of a new public or private street;
c. Widening or realignment of an existing public or private street;
d. Construction of public or private water, sewer or stormwater facilities serving more than one lot;
e. Establishment of an easement over one lot for water, sewer or stormwater facilities to serve a different lot; or
f. Provision of a common driveway or access easement;



Planning Department Recommendation
Subdivision Waiver

1) *Vote to grant the requested waivers to the Subdivision Standards from Section IV.9/V.8 Requirements for Preliminary Plat and Requirements for Final Plat.* ***[NOTE: Motion maker must select one of the following options]:***

a) Strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations.

[OR]

b) Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations.

Planning Department Recommendation
Subdivision

2) *Vote to find that the Subdivision (Lot Line Revision) application meets the standards and requirements set forth in the Subdivision Rules and Regulations to adopt the findings of fact as presented.*

(Alt.) Vote to find that the Subdivision (Lot Line Revision) application meets the standards and requirements set forth in the Subdivision Rules and Regulations to adopt the findings of fact as amended and read into the record.

3) *Vote to grant Preliminary and Final Subdivision Approval with the following stipulations:*
    - 3.1) *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.*
    - 3.2) *GIS data shall be provided to the Department of Public Works in the form as required by the City;*

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.

B. REQUEST TO POSTPONE The request of **Walter D. Hett Trust (Owner),** for property located at **0 Banfield Road requesting** Preliminary and Final Subdivision approval and Site Plan Review approval to subdivide one lot into 5 new residential lots with associated site improvements. Said property is located on Assessor Map 255 Lot 2 and lies within the Single Residence A (SRA) District. (LU-25-22) **REQUEST TO POSTPONE**

It is recommended that New Business Item B and C be discussed together and voted on separately. A motion is required to consider these matters together.

VI. 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. REQUEST TO POSTPONE The request of **Walter D. Hett Trust (Owner),** for property located at **0 Banfield Road** requesting a Wetland Conditional Use Permit in accordance with Section 10.1017.50 for the installation of a shared residential driveway, underground utility piping, grading work, and at-grade stormwater management BMPs for the proposed five-lot subdivision including 3,393 s.f. of permanent disturbance in the 100' wetland buffer. Said property is located on Assessor Map 255 Lot 2 and lies within the Single Residence A (SRA) District. (LU-25-22) **REQUEST TO POSTPONE**

V. PRELIMINARY CONCEPTUAL CONSULTATION

The applicants under Items **VII A** and **B** have provided preliminary site plans for their respective projects. As authorized by NH **RSA 676:4,II**, the Site Plan Regulations require preliminary conceptual consultation for certain proposals, including (1) the construction of 30,000 sq. ft. or more gross floor area, (2) the creation of 20 or more dwelling units, or (3) the construction of more than one principal structure on a lot. Preliminary conceptual consultation precedes review by the Technical Advisory Committee.

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

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

A. The request of **Double MC LLC (Owner),** for property located at **134 Pleasant Street** requesting Preliminary Conceptual Consultation. Said property is located on Assessor Map 116 Lot 30 and lies within the Character District 4 (CD4) and Historic Districts. (LUPD-25-9)

The applicant has submitted plans for redevelopment of the property which includes a front addition for expansion of the bank footprint, added retail space, residential apartments and coliving with associated site improvements to support the development. The project is currently being reviewed by the Historic District Commission.

B. The request of **Meadowbrook Inn Corp (Owner)**, and **Portsmouth Chevrolet (Applicant)** for property located at **549 US Rt 1 Bypass** requesting Preliminary Conceptual Consultation. Said property is located on Assessor Map 234 Lot 51 and lies within the Gateway Corridor (G1) District. (LUPD-25-11)

The applicant has submitted plans for redevelopment of the property which includes a four-story mixed-use building with ground floor commercial and retail and 48 rental units on the upper floors and a separate 3,000 square foot building containing a coffee shop. The application contains preliminary plans site improvements to support the development including required community space.

C. The request of **PNF Trust of 2013** and **282 Middle Street LLC (Owners),** for property located at **84 Pleasant Street and 266-278 State Street** requesting Preliminary Conceptual Consultation. Said property is located on Assessor Map 107 Lots 77-80 and lies within the Character District 4(CD4), Downtown Overlay and Historic Districts. (LUPD-25-13)

The applicant has submitted plans for redevelopment of the property which includes merging the four lots into one and construction of a mixed-use building with 17 residential dwellings on the upper floors and commercial on the ground floor with associated site improvements. The project received relief from dimensional requirements from the Board of Adjustment and has received a certificate of approval from the Historic District Commission.

VI. OTHER BUSINESS

A. Zoning Amendments

Mechanical Units

Earlier this year, the Planning Board considered zoning amendments referred by the City Council regarding accessory structures, fences and mechanical units. The Planning Board recommended removal of Section 10.515.14, which related to setbacks for mechanical units. The section below was previously in the Ordinance and was struck as part of the amendments the City Council adopted in March. After the July Planning Board meeting, staff met with the Inspections Department to discuss standard sizes of mechanical equipment and their concern related to setbacks for generators, which currently require a 5-foot offset from openings (windows, doors, etc.) and for consistency, suggested a 5-foot setback from lot lines.

Article 5 Dimensional and Intensity Standards

Section 10.510 General Requirements

10.515 Measurement Rules

10.515.13 Fences not over 4 feet in height shall be exempt from front yard requirements, and fences not over 8 ~~6~~ feet in height shall be exempt from side and rear yard requirements.

~~10.515.14 A mechanical system (i.e. HVAC, power generator, etc.) that is less than 36 inches above the ground level with a mounting pad not exceeding 10 square feet shall be exempt from yard requirements, but shall be set back at least 10 feet from a property line; and shall not be located closer to the street than the front of the principal structure.~~

To further clarify the intent of the amendment above, staff suggests the following revisions to the definition of building coverage and structure to clarify that these types of mechanical systems are exempt from setbacks and coverage.

Building coverage

The aggregate horizontal area or percentage (depending on context) of a **lot** or **development site** covered by all **building**s and **structure**s on the **lot**, excluding

(a) gutters, **cornice**s and eaves projecting not more than 30 inches from a vertical wall, and
(b) **structure**s less than 18 inches above ground level (such as decks and patios);
(c) balconies, bay windows or awnings projecting not more than 2 feet from a vertical wall, not exceeding 4 feet in width, and cumulatively not exceeding 50% of the width of the **building** face;
(d) fences; and
(e) mechanical systems (i.e. HVAC, power generator, etc.) ~~that is less than 36 inches above the ground level with a mounting pad not exceeding 10 square feet.~~

Structure (including **roof structure**)

Any production or piece of work, artificially built up or composed of parts and joined together in some definite manner. **Structure**s include, but are not limited to, **building**s, fences over 4 feet in height, **sign**s, and swimming pools. (See also: **temporary structure**.) For the purposes of this Ordinance, mechanical systems (i.e. HVAC, power generator, etc.) shall not be considered structures, but any power generator must be setback a minimum of 5 feet from any lot line.

Planning Department Recommendation

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

Solar

The City Council voted to refer solar zoning amendments to the Planning Board at their December 16, 2024 meeting:

15. Report Back on Solar Overlay District – **Voted** to refer the zoning review and drafting of Solar Zoning Amendments to the Planning Board for its recommendation in a report back to the City Council.

The Planning Board initially reviewed draft solar amendments at the February 27, 2025 work session. Since the July meeting, Chair Chellman and Member Roy have provided edits and comments for the Board's discussion and consideration of zoning amendments related to solar that are included in the packet.

Planning Department Recommendation

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

State Law Changes

Recent legislative changes have been passed that require zoning ordinance amendments. Two memos from New Hampshire Municipal Association (NHMA) are included in the packet and provide guidance on changes to zoning. Planning and Legal staff have reviewed the RSAs and for this meeting have provided proposed changes to the minimum parking standards and the

Accessory Dwelling Unit section in the Ordinance (10.814). Senate Bill 284, effective 9/13/25, prohibits municipalities from requiring more than 1 parking space per dwelling unit. House Bill 577, effective 7/1/25, significantly changes the regulations on ADUs that mandates ADUs must be treated similarly to single-family dwellings and staff has prepared a markup of the existing ordinance for the Planning Board. Related to the size of an ADU, there is flexibility in the law that allows a maximum square footage of 950 square feet and it can be larger but must be authorized in the code. A municipality cannot limit the size of an ADU to less than 750 square feet. This is the maximum currently, and the Board could opt to keep it at 750 or designate a larger size for the maximum limit.

HB631 requires municipalities to allow multi-family residential on commercially zoned land as long as there is adequate infrastructure to serve the development. This bill is broad and as staff reviewed the Ordinance for compliance, more questions were generated and staff will continue to review and prepare a memo and recommendation for the October meeting.

Planning Department Recommendation

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

B. Chairman's Updates and Discussion Items

C. Board Discussion of Regulatory Amendments and Other Matters

VII. ADJOURNMENT

PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE

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

6:00 PM Master Plan Update
7:00 Public Hearings begin

August 21, 2025

MEMBERS PRESENT:	Rick Chellman, Chairman; Joseph Almeida, Facilities Manager; Beth Moreau, City Councilor; Members Paul Giuliano, Andrew Samonas**,** William Bowen, Ryann Wolf; and Alternates Frank Perier and Logan Roy
ALSO PRESENT:	Peter Stith, Planning Department Manager
MEMBERS EXCUSED:	Anthony Coviello, Vice Chair; Karen Conard, City Manager

Chair Chellman called the meeting to order at 7:00 p.m. Alternates Logan Roy and Frank Perier took voting seats in the place of Vice-Chair Coviello and Ms. Conard, who were excused from the meeting. Mr. Almeida arrived at the meeting later.

Note: Item 2.A, Staff Presentation on Capital Improvement Plan Process. was heard first.

I. MASTER PLAN UPDATE

A. Presentation by Utile

[Timestamp 18:32] Utile Principal Mathew Littell was present to discuss the Master Plan Update, with his associate Zoe Mueller. Mr. Littell gave an overview of the plan and how the process would work. He discussed Utile's experience and expertise in comprehensive planning. He gave an overview of the prior Master Plan and said the revised Master Plan's focus would be housing, the economy, development patterns and urban form. He said the City's Planning Department, the Master Plan Advisory Group, and the Planning Board would guide the Master Plan. He said they would distill the priorities that were identified and find common ground to align them with new priorities. He discussed the four phases of the planning process, which consisted of learning, visioning, developing, and documenting. He said they were currently moving into the visioning phase. He discussed the site visit they had and the comment cards that were online and in physical places so that citizens could submit comments. Ms. Mueller discussed the platform called Polis and said it was a tool to group or pattern people's opinions on key topics and that there would be open houses and workshops.

DRAFT

[Timestamp 45:40] Mr. Roy asked if the plan was to edit what existed or start from scratch. Ms. Mueller said they generally used the prior plan and patterns and treated it as a resource but started fresh. Mr. Bowen said Portsmouth was the center of a metropolitan area and not a stand-alone city, and that most people who worked there lived elsewhere in the county. He said Portsmouth as the focus was the right idea but that it had to be in the context of being in a metropolitan area. He noted that Pease had 10,000 jobs located in Portsmouth but not managed by Portsmouth government. He said the redevelopment of the Fox Run Mall in Newington would have huge implications for Portsmouth's business community. He said there were also implications for housing and transportation. He said a second concern was that there was lots of discussion about development and the preservation of what Portsmouth already had, and much of what the Board did in land use did not have aesthetic components. He said the plan could be a way to understand what Portsmouth had and how to protect it. Ms. Mueller said they were observing regional different patterns and the suburban relationship to downtown and the principles that should be applied beyond Portsmouth. Ms. Wolf asked how the visioning process would be done. Ms. Mueller said they mostly focused on events throughout the summer and were putting comment card collection boxes out. Mr. Giuliano said the Portsmouth Naval Shipyard in Kittery was important for Portsmouth's economy because they could not meet their workforce needs with New Hampshire. Ms. Mueller said Pease had control over their own needs and functions. She said her group had not reached out to the shipyard but expected to do so because economic and housing relationships at the border were also what the plan was about as well as shaping the strategy and communication.

[Timestamp 1:00:00] Mr. Samonas suggested that the Planning Board attend the next site visit because there were nuances of why certain sites looked certain ways. He said no one knew how to quantify or qualify success in that area, so he thought a better question in Utile's presentation would be what failure looked like instead of success. He suggested changing the verbiage of Market Square being Portsmouth's epicenter because the Route One corridor and western and southern Portsmouth were getting more attention lately. Councilor Moreau said the City Council had been asking how to get residents to spend more time downtown. She said the zoning also failed in a few areas, like the urban cores next to dense neighborhoods. She said it would be helpful to see what uses were really happening and which ones made sense and how the City interacted with outside urban areas. She said there would be more residential development near Route One and other outer areas and it would be good to see how those neighborhoods could transition better. Ms. Mueller said Utile would be discussing those topics. Chair Chellman said the Planning Board could engage with Utile and come up with solutions. Ms. Mueller said there would be two training sessions on public outreach that the Board could attend.

There was no action taken by the Board.

II. PRESENTATIONS

A. Staff Presentation on Capital Improvement Plan Process.

[Timestamp 7:25] Director of Planning and Sustainability Peter Britz reviewed the Capital Improvement Plan (CIP) for FY 2027 through FY 2032. He said the CIP was to identify capital needs, plan for funding allocation, and maintain the City's infrastructure.

DRAFT

[Timestamp 13:10] Mr. Bowen said the City Council had housing as a top priority a year before but there was nothing included in the CIP's $100M budget. He said if housing were really a priority, it should show up in the building infrastructure for housing or some other housing subsidiary. He asked if the Housing Committee had an agenda item relating to the CIP plan so that they could work with Mr. Britz to identify potential ways that some funds could be allocated to housing over the next six years. Mr. Britz said the housing committee was advisory so they could make a recommendation. He said there was a housing trust fund that had funds in it, but ways could be explored to add more funds to facilitate more workforce or below-market rate housing. He said it was up to the to the different committees and boards and ultimately the City Council to put actual dollars into housing beyond what the housing trust fund had. Chair Chellman said those details would be in the next step of the CIP process and that a Planning Board subcommittee would participate in it. Councilor Moreau added that the City Council met with the purpose of looking at all resident requests and deciding which ones fit into the CIP process or a different process. Mr. Bowen asked if there was a similar place for parking questions. Councilor Moreau said citizen requests that were submitted by September 19 would go into that pool and would be discussed by the City Council and that there would be time for public comment at the end. It was further discussed. There was no action taken by the Board.

Note: At this point in the meeting, Mr. Almeida arrived.

III. APPROVAL OF MINUTES [Timestamp 1:12:15]

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

*Mr. Giuliano moved to **approve** the July 17 minutes as presented, seconded by Councilor Moreau. The motion **passed** with all in favor.*

IV. DETERMINATIONS OF COMPLETENESS [Timestamp 1:12:30]

SUBDIVISION REVIEW

A. The request of **361 Hanover Steam Factory LLC (Owner)**, for property located at **361 Hanover Street** requesting Site Plan Review approval and Preliminary and Final Subdivision Approval for the addition of four new residential structures and the renovation of the existing commercial building at 361 Hanover Street with the associated and required site improvements.

*Mr. Giuliano moved to grant the request, seconded by Mr. Almeida. The motion **passed** with all in favor (7-0), with Councilor Moreau and Mr. Samonas recused.*

SITE PLAN REVIEW

A. The request of **361 Hanover Steam Factory LLC (Owner)**, for property located at **361 Hanover Street** requesting Site Plan Review approval and Preliminary and Final Subdivision Approval for the addition of four new residential structures and the renovation of the existing commercial building at 361 Hanover Street with the associated and required site improvements.

DRAFT

*Mr. Guiliano moved to grant the request, seconded by Mr. Almeida. The motion **passed** with all in favor (7-0), with Councilor Moreau and Mr. Samonas recused.*

B. The request of **Bromley Portsmouth, LLC (Owner),** for property located at **1465 Woodbury Avenue** requesting a Conditional Use Permit from Section 10.5B41.10 for a Development Site, a Conditional Use Permit from Section 10.440, Use 19.40 for a drive-through facility, and Site Plan Review Approval for the construction of a ±2,847 square-foot, single-story banking facility with drive-through and associated site improvements including parking, pedestrian access, utility infrastructure, stormwater management systems, lighting and landscaping.

*Councilor Moreau moved to grant the request, seconded by Mr. Samonas. The motion **passed** with all in favor.*

C. The request of **The City of Portsmouth (Owner),** for property located at **35 Sherburne Road** requesting review of Site Plan Review and Conditional Use Permit applications within the Highway Noise Overlay District for a recommendation to the City Manager for the construction of 127-workforce housing units in three buildings including demolition of the rear gym of the school and converting the remaining structure into 8 units, construction of a 4-story 90 unit building, construction of a 3-story 29 unit building and associated site improvements including utilities, lighting, landscaping, stormwater, parking and access.

*Councilor Moreau moved to grant the request, seconded by Mr. Samonas. The motion **passed** with all in favor.*

V. PUBLIC HEARINGS -- OLD BUSINESS [Timestamp 1:17:05]

A. REQUEST TO POSTPONE The request of **SLF Realty Group LLC (Owner),** for property located at **400 Spaulding Turnpike** requesting an amended Site Plan approval to change the temporary access path to a permanent access path. Said property is located on Assessor Map 238 Lot 2 and lies within the Gateway Corridor (G1) District. **REQUEST TO POSTPONE** (LU-25-50)

*Councilor Moreau moved that the Board postpone to the September meeting with a new legal notice of the application. Mr. Giuliano seconded. The motion **passed** with all in favor.*

B. REQUEST TO POSTPONE The request of **SLF Realty Group LLC (Owner),** for property located at **400 Spaulding Turnpike** requesting an after-the-fact Wetland Conditional Use Permit for permanent wetland buffer impacts that were not included in the original wetland conditional use permit for this project. The new request is an increase in wetland buffer impacts from 1,644 square feet to 3,685 square feet. Said property is located on Assessor Map 238 Lot 2 and lies within the Gateway Corridor (G1) District. **REQUEST TO POSTPONE** (LU-25-50)

DRAFT

*Councilor Moreau moved that the Board postpone to the September meeting with a new legal notice of the application. Mr. Giuliano seconded. The motion **passed** with all in favor.*

VI. PUBLIC HEARINGS – NEW BUSINESS

A. The request of **Ryan Leibundgut (Owner),** for property located at **137 Walker Bungalow Road** requesting an after-the-fact Wetland Conditional Use Permit for work done within the 100' wetland buffer and 100' vernal pool buffer without a permit. The applicant had previously removed a 6 x 12' rear deck and footings and new concrete footings were poured and a new 6 x 12' deck was built. Crushed stone underneath the deck, a set of stairs and a 5 s.f. concrete landing, and new plantings within the buffer area are all proposed with this application. Said property is located on Assessor Map 202 Lot 4 and lies within the Single Residence B (SRB) District. (LU-25-81)

SPEAKING TO THE PETITION

[Timestamp 1:18:27] Eric Leibundgut was present with his son, the applicant/homeowner Ryan Leibundgut, and reviewed the petition. He said they would do plantings to improve the buffer and that the deck and stairs would match the size of the previous ones.

[Timestamp 1:19:27] Counselor Moreau verified that Mr. Leibundgut said the deck was on cement blocks before and that the blocks would be replaced with sonic tubes in the same location. Mr. Leibundgut agreed. Mr. Samonas asked when the old deck was removed, and Mr. Leibundgut said it was removed six months before.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION

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

DECISION OF THE BOARD [Timestamp 1:20:32]

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. Mr. Almeida seconded. The motion **passed** with all in favor.*

2) *Councilor Moreau moved that the Board grant the Conditional Use Permit with the following **condition**:*

   2.1) 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 permanently installed.

DRAFT

*Mr. Almeida seconded. The motion passed **with** all in favor.*

B. The request of **361 Hanover Steam Factory LLC (Owner)**, for property located at **361 Hanover Street** requesting Site Plan Review approval and Preliminary and Final Subdivision Approval for the addition of four new residential structures and the renovation of the existing commercial building at 361 Hanover Street with the associated and required site improvements. Said property is located on Assessor Map 138 Lot 63 and lies within Character District 5 (CD5) and Downtown Overlay District. (LU-24-196)

SPEAKING TO THE PETITION

[Timestamp 1:21:57] Attorney John Bosen was present, with the owner Steve Wilson, architect Shayne Forsley, engineer John Chagnon and landscape architect Terrence Parker. Attorney Bosen reviewed the history of the project. Mr. Chagnon said the plan was to build four residential buildings with a total of 40 units. He said the new project design was thoroughly reviewed by other boards and had approvals from them with some conditions. He said it included the subdivision of the existing parcel to create two lots. He discussed the easements for access, utilities, and a sidewalk. He reviewed the building types, condo documents, stormwater management plan, and landscaping plan. He said there would be 66 parking spaces.

[Timestamp 1:36:13] Mr. Bowen asked if the Hill Street Condominium Association had a current easement across the applicant's property that would interfere with Building E. Mr. Chagnon said the condo had an easement but a document allowed the project proponent and owner of the site to relocate that easement at their expense. He said the plan included a relocated easement that complied. He said the document was signed by the parties at the time and stated that the owners of the property could relocate the easement. Attorney Bosen said it was a complicated issue that was currently being litigated but that the applicant had the right to relocate that easement as long as they provided unimpeded access. It was further discussed. Chair Chellman said the applicant had been through several revisions of the easement and that it was noted in the packet that the easement would be redefined. He asked if the applicant had determined where the new location would be. Attorney Bosen said they would relocate the easement as shown on the plan. Chair Chellman said the easement was the one that the applicant proposed and that it was based on the right that the applicant had to do that, so it would be redefined as shown. It was further discussed. Mr. Bowen asked how the access to the Last Chance Garage would be affected. Attorney Bosen said the garage would have continued access to their property and that they were in support of the subdivision. Mr. Giuliano asked if there was dedicated parking or loading for the garage, and Attorney Bosen agreed.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION [Timestamp 1:47:10]

First Round Speakers

DRAFT

Elizabeth Bratter of 159 McDonough Street said a mansard roof could be a flat roof or a hip roof, and it was flat, it measured all the way to the top, but if it was a hip, it measured midway. She said some of the applicant's roofs were flat but showed runoff and drainage.

Michelle Worth of 439 Hanover Street said she was concerned about the number of parking spaces and the overflow. She said the development should have pedestrian access to Foundry Place to encourage parking at the garage. She said Building C was supposed to be three stories.

Mark Delorenzo of 349 Hanover Street said the building would be 47 feet tall, with lighting15 feet away from his building, and would also block the sun. He said the easement was to be relocated in exchange for giving up something but that the applicant did not give up anything. He said the applicant had not maintained the easement but instead tore up the road.

Abby Kirschner of 7 McDonough Street said she was concerned about her children riding bikes in the area because the project would make the neighborhood even more dense.

Robin Husslage of 27 Rock Street said the site plan did not comply with the City's site plan review regulations. She said the revised Building C added another story of height and would be an eyesore. She said the plans did not have streetscape renderings.

Bryn Wardwick of 3 Parker Street said he was concerned about traffic safety and the development's density and size. He said the traffic should go onto Foundry Place and that there should be pedestrian access to the garage. He said Building C was too high.

Marcie Vaughan of 407 Hanover Street said the project did not respect the neighborhood's rights because Building C was higher and would tower over her house. She said the development's five decks would also look into her yard and diminish her property value.

Owner Steve Wilson said they used the same hip top mansard roof measurements on other approved projects. He said the parking was almost 1.6 spaces per unit. He said Hill Street had not been noted as an access or egress to/from the development's property but was a private way with access to the garage. He said he did not own any frontage on Foundry Place except for the Last Chance Garage, but there was a pedestrian accessway on the side of Foundry Place that was adjacent to his property. He said the intent for a mansard roof was to avoid having the same roofs three in a row. He said the extra floor was only a half story. He said the Downtown Overlay District did not dictate building elevations and that they went from 52 units to 40 units. He said the density was the same as the neighborhood's median density.

Dayl Soule of 349 Hanover Street said Buildings A, C, and D would be 48'5" tall and that the 21 abutting homes had an average eight of 24 feet. She said the buildings should be shorter.

Landscape architect Terrence Parker said they were trying to alleviate the abutters' concerns, noting that there was a fair amount of landscape materials between the power lines and Building C at corner of Rock and Hanover Streets, and the trees would grow to 40-60 feet.

DRAFT

Second Round Speakers [Timestamp 2:12:12]

Elizabeth Bratter of 159 McDonough Street said the mansard roof violated zoning and should be corrected. She said TAC had asked if it was okay to have two guest parking spots in Building A and if all the residents would be able to access that parking lot for their guests, but she saw only one external parking space, which would be used for loading. She said the buildings were too close together and the driveway was not wide enough. She said the easements were an issue.

Mark Delorenzo of 349 Hanover Street said the project would add 66 parking spaces, and the drivers would have the potential choice to enter and exit the property via Hill Street and the private right-of-way, even though there was no legal easement granting them that right. He said no traffic studies were done that mentioned the existence of Hill Street. He explained why the easement plan was not acceptable, noting that a large portion of it for 394 Hanover Street was missing and that there was a risk of two vehicles backing into each other.

[Timestamp 2:22:51] Applicant Steve Wilson said Building C went from 36 feet high to 39 feet and was well under what was allowed. He said the parking lot degradation was because they dug test pits and backfilled them, leaving shallow potholes but people could get around them. He said they did not block off any of the driveway. He said the lawsuit claimed that the other three buildings on Hill Street had access to his property, which was untrue. He said he would install signs that would preclude his residents from driving down that way. He said there was plenty of site distance to back out of the development's garages safely and that TAC did not cite any problems. He said the driveway from Lot A was 14 feet at is narrowest point, not 10 feet, and it had served as that building's driveway for a long time. He said the buildings were significantly lower than what the code allowed and that they tried to terrace the property down to the neighborhood. He said there were buildings in the Rock Street neighborhood that were higher than 24 feet. He asked that the inaccurate information not stand in the way of a good project.

Marcie Vaughan of 407 Hanover Street asked that the Board place conditions on the request and take into consideration Building C's height and the impediments to her privacy.

Bryn Wardwick of 30 Parker Street said the new plans did not respect the neighbors.

Third Round Speakers [Timestamp 2:33:29]

Mark Delorenzo of 394 Hanover Street said he could share the court documents with the Board and show where it stated that there was an emergency injunction.

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

DISCUSSION OF THE BOARD [Timestamp 2:34:30]

Mr. Bowen asked Mr. Stith to confirm that the buildings shown to the Board conformed to the zoning requirements as to heights. Mr. Stith said they did. Mr. Giuliano said the site plan approval had recommended conditions that any easement plans and deeds would be recorded at

DRAFT

the Registry of Deeds by the City or as deemed appropriate by the Planning Department, and he asked if those were granted to the City. Mr. Stith said sometimes there were also private easements that went along with developments and that the Planning Department made sure those were recorded as well. Mr. Giuliano asked what happened if they were not recorded. Mr. Stith said those easements would be tied to the site plan approval and had to be executed before the City recorded the site plan. He said it all got recorded together and happened before the building permit was issued. Mr. Bowen said if the Board had a conditional approval that related to the easement, he asked if that would put it off until the court could make such a determination. Chair Chellman said it was not the Board's purview and said the applicant showed the Board what they presented as an easement that had been relocated. He said it provided access for Lot 1 and for the condo development next door. He said the fact that there was an agreement endorsed by the court meant that it was a binding agreement, but there could be a settlement before the end of 2026. He said there was enough information for the Board to act. It was further discussed. Mr. Roy said the neighbors were concerned about the lighting, and he thought the dark sky compliance and shielding would address that but that maybe it was not as obvious as the plan showing the light at ground level. He said it was something to consider going further. He said the previous design consultations in public hearings did not mention the sidewalk at Foundry Place or the weird-shaped piece of land that the City owned. He said a direct path to Foundry Place would be easier if the City could find a way to put a pathway directly through that piece of land, and that it might help the neighborhood. Chair Chellman noted the retaining wall, grade change, and utilities in the ground and said it would not be easy. It was further discussed.

DECISION OF THE BOARD [Timestamp 2:42:47]

1) *Mr. Giuliano moved that the Board find that the Subdivision Application meets the requirements set forth in the Subdivision Regulations and adopt the findings of fact as presented. Mr. Almeida seconded. The motion **passed** with all in favor (7-0), with Councilor Moreau and Mr. Samonas recused.*

2) *Councilor Moreau moved that the Board grant Preliminary and Final Subdivision Approval with the following **conditions**:*

   2.1) 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.

   2.2) Property monuments shall be set as required by the Department of Public Works prior to the filing of the plat.

   2.3) GIS data shall be provided to the Department of Public Works in the form as required by the City.

*Mr. Almeida seconded. The motion **passed** with all in favor (7-0), with Councilor Moreau and Mr. Samonas recused.*

DRAFT

*1) Mr. Giuliano moved that the Board find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and to adopt the findings of fact as presented. Mr. Roy seconded. The motion **passed** with all in favor (7-0), with Councilor Moreau and Mr. Samonas recused.*

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

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

2.1) The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

2.2) The applicant shall prepare a Construction Management and Mitigation Plan (CMMP) for review and approval by the City's Legal and Planning Departments unless City staff determines that such plan is not needed.

2.3) The applicant shall agree to pay for the services of an oversight engineer, to be selected by the City, to monitor the construction of improvements within the public rights-of-way and on site.

2.4) Owner shall provide an access easement to the City for water valve access and leak detection. The easement shall be reviewed and approved by the Planning and Legal Departments prior to acceptance by the City Council.

2.5) Any site development (new or redevelopment) resulting in 15,000 square feet or greater ground disturbance will require the submittal of a Land Use Development Tracking Form through the Pollutant Tracking and Accounting Program (PTAP) online portal. For more information visit: https://www.portsmouthnh.gov/publicworks/stormwater/ptap

Conditions to be satisfied subsequent to commencement of site work and construction activity but prior to release of surety bond or certificate of occupancy:

2.6) The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance.

2.7) A stormwater inspection and maintenance report shall be completed annually and copies shall be submitted for review to the City's Stormwater Division/Public Works Department.

*The motion **passed** with all in favor (7-0), with Councilor Moreau and Mr. Samonas recused.*

Chair Chellman said the Board was bound by the zoning regulations in place, even though there was talk about changing the zoning. He said if some of the issues that were brought up rose above the zoning requirements, then the Board would have the authority to do things, but he did

DRAFT

not see it based on the zoning. He said he thought the project complied. Mr. Almeida agreed. Mr. Roy said the construction management plan condition would be key, and Chair Chellman agreed.

C. The request of **Bromley Portsmouth, LLC (Owner)**, for property located at **1465 Woodbury Avenue** requesting a Conditional Use Permit from Section 10.5B41.10 for a Development Site, a Conditional Use Permit from Section 10.440, Use 19.40 for a drive-through facility, and Site Plan Review Approval for the construction of a ±2,847 square-foot, single-story banking facility with drive-through and associated site improvements including parking, pedestrian access, utility infrastructure, stormwater management systems, lighting and landscaping. Said property is located on Assessor Map 216 Lot 3 and lies within the Gateway Corridor (G1) District. (LU-25-93)

SPEAKING TO THE PETITION

[Timestamp 2:56:44] Project Manager Neil Hansen was present on behalf of the applicant. He said they were planning an entrance and exit and a two-way drive into the bank plaza, with some parking at the front, and a one-way access drive to the rear. He said they would add 13 parking spaces and that the rear dumpster enclosure would have a fence screening. He reviewed the grade and drainage plan and said all the surface runoff would flow to a new rain garden and that they would save the two trees along the entrance drive. He reviewed the utility plan. He said the project would provide two acres of community space, which would be converted to a recordable easement plan upon approval. He said they would improve the space with seating areas, walking paths, and so on. He said they also had a traffic study and architectural drawings for the building.

[Timestamp 3:02:22] Councilor Moreau asked for more detail about the community space. Mr. Hansen said a few areas within the larger site would be designated as community space and each one would be programmed. He said there would be a few picnic tables and landscaping around the old Wendy's building, a walking path, some benches and additional landscaping at the entrance lawn area, a few picnic tables by Market Basket, and a few connections to the sidewalk to the south of the bank. Councilor Moreau asked if more screening could be done, especially near the Wendy's building along Woodbury Avenue, to make it more inviting. Mr. Hansen said new plantings and trees would be added as well as new landscaping to the existing landscaping. Mr. Giuliano said the property had not been kept up and that something had to happen in the grassy area in front of the plaza and the old schoolhouse restaurant. He asked if the traffic flow at the Market Street and Woodbury Avenue intersection would be improved. Mr. Hansen said it would not as part of the project. Chair Chellman asked for more information about the pedestrian circulation, and it was further discussed. Chair Chellman asked about the large parking lot to the east. Mr. Hansen said they could do some striping and add a crosswalk for a pedestrian crossing from the plaza. Mr. Stith said the property owner would do all the improvements to the community space. Mr. Hansen said the applicant could remove the odd piece of land by the old schoolhouse. The new tree species were discussed. The applicant said they had to retain vision lines for security and that they would revisit screening and accessibility. Councilor Moreau asked if the owner would be responsible for maintaining the rain gardens and retention areas. Mr. Hansen said he believed so.
Chair Chellman opened the public hearing.

DRAFT

SPEAKING TO, FOR, OR AGAINST THE PETITION

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

DECISION OF THE BOARD [Timestamp 3:16:40]

*Councilor Moreau moved that the Board find that the Conditional Use Permit application meets the criteria set forth in Section 10.5B11 and 10.5B73 and to adopt the findings of fact as presented. Mr. Samonas seconded. The motion **passed** with all in favor.*

*Councilor Moreau moved that the Board grant the Conditional Use Permit for the development site. Mr. Perier seconded. The motion **passed** with all in favor.*

*Councilor Moreau moved that the Board find that the Conditional Use Permit application meets the criteria set forth in Section 10.243 and to adopt the findings of fact as presented. Mr. Samonas seconded. The motion **passed** with all in favor.*

*1) Councilor Moreau moved that the Board grant the Conditional Use Permit for the accessory drive through facility. Mr. Samonas seconded. The motion **passed** with all in favor.*

*Councilor Moreau moved that the Board find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented. Ms. Wolf seconded. The motion **passed** with all in favor.*

*2) Councilor Moreau moved that the Board grant Site Plan approval with the following **conditions**:*

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

2.1) The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

2.2) The applicant shall agree to pay for the services of an oversight engineer, to be selected by the City, to monitor the construction of improvements within the public rights-of-way and on site.

2.3) Owner shall provide an access easement to the City for water valve access and leak detection. The easement shall be reviewed and approved by the Planning and Legal Departments prior to acceptance by the City Council.

2.4) Any site development (new or redevelopment) resulting in 15,000 square feet or greater ground disturbance will require the submittal of a Land Use Development Tracking Form through the Pollutant Tracking and Accounting Program (PTAP) online portal. For more information visit: https://www.portsmouthnh.gov/publicworks/stormwater/ptap

DRAFT

2.5) Move the end of the curved community space sidewalk south of Wendy's to curve more easterly into the development and away from the access drive to Woodbury.

2.6) Remove the proposed community space by the old schoolhouse if not needed to meet the requirement.

2.7) Add additional crosswalks where needed to be reviewed and approved by the Planning & Sustainability Department.

2.8) Applicant shall work with the Planning & Sustainability Department to enhance the landscaping in the proposed community space areas.

Conditions to be satisfied subsequent to commencement of site work and construction activity but prior to release of surety bond or certificate of occupancy:

2.9) The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance.

2.10) A stormwater inspection and maintenance report shall be completed annually and copies shall be submitted for review to the City's Stormwater Division/Public Works Department.

*Mr. Samonas seconded. The motion **passed** with all in favor.*

D. The request of **The City of Portsmouth (Owner),** for property located at **35 Sherburne Road** requesting review of Site Plan Review and Conditional Use Permit applications within the Highway Noise Overlay District for a recommendation to the City Manager for the construction of 127-workforce housing units in three buildings including demolition of the rear gym of the school and converting the remaining structure into 8 units, construction of a 4-story 90 unit building, construction of a 3-story 29 unit building and associated site improvements including utilities, lighting, landscaping, stormwater, parking and access. Said property is located on Assessor Map 259 Lot 10 and lies within the Municipal (M) District. (LU-25-94)

SPEAKING TO THE PETITION

[Timestamp 3:24:21] Andrea Pickett representing the Portsmouth Housing Authority(PHA) was present, along with Corey Colwell and Jack McTigue of TFMoran, Sara Addieg of Market Square Architects, consultant Todd Scheffer, and Mark Lentz, PHA Facilities Director. Deputy City Attorney Trevor McCourt was also present. Ms. Pickett said the physical design and layout complied with surrounding uses and that there was adequate parking and landscaping. Mr. Colwell addressed all the statements, reports, and studies that were in the packet. He said they had three community outreach meetings as well as meetings with TAC and incorporated the feedback into their design. He said they planned to build workforce housing units on City-owned property, with a total of 127 units during two separate projects (or phases). He said the front

DRAFT

portion of the school would be preserved and that much of the multi-unit buildings would be masked by the school. He said all the units could not be built at once due to funding. He said the first project would be a 90-unit building at the rear of the site, with parking, access, a playground, and landscaping, and there would be 124 parking spaces as well as two bike storage racks, underground utilities, stormwater treatment, dark-sky compliant lighting, and amenities such as a community garden, walking paths, and landscaping. He said Project 2 would include the renovation of the front portion of the academy building into eight residential units, the removal of the gym portion, and the construction of the 29-unit building. He said there would be 44 additional parking spaces and a courtyard, a new fire access road, and four EV parking spots with chargers. He said 40 percent of the site would remain as green space.

[Timestamp 3:46:49] Ms. Addieg reviewed the architectural plans.

[Timestamp 3:48:07] Councilor Moreau asked how the topography would look when the project was done. Mr. Colwell discussed the elevation changes in detail and said that much of the grade difference would be in the middle of the site where the 29-unit building was going. Councilor Moreau asked how long Project 1 would take and if Project 2 would start when the first project was finished. Mr. Colwell said Project 1 would take about 17 months to construct and then schematic design and finance applications would be initiated for Project 2. He said the start of construction would be contingent on the availability of financing and permits and the availability of cost materials and labor, which would take several months. He said the time between the start of Project 1 and the end of Project 2 would probably be 2-1/2 to 3 years. Councilor Moreau how the existing school would be maintained while Project 1 was going on. Mr. Colwell said they would provide five new sidewalks for the academy as part of Project 1 and six pedestrian entrances. Chair Chellman asked who would maintain the academy during that period. Mr. Lenz said PHF was working in cooperation with the City and the City had already done maintenance on the school. He said he was working on bids to repaint the front façade and possibly the sides and to do necessary repairs. He said the City was using the academy for storage and that the applicant might provide safety fencing around the building while Project 1 was being built. Deputy City Attorney Trevor McCourt was present and said that, pursuant to the option of ground lease by PHA, PHA would be in control of the property including the building and the responsibility of taking care of it.

[Timestamp 3:58:08] Mr. Samonas asked if a shadow study was done and how the lighting would affect the lower two buildings in the front. Mr. Colwell said the lighting plan demonstrated how the ground at every few square foot interval would be lighted. Mr. Samonas asked if it included sun exposure and shadows. Ms. Addieg said the angles of the 90-unit building would provide maximum daylight. She said there would be a 50-ft separation distance between the two buildings, and with the gym being replaced by the 20-story building, there would not be a significant difference in height. Mr. Samonas asked if there was consideration to move the 29-unit building to the triangular parking area and put the parking area near the larger building. Mr. Colwell said they chose the southerly triangle area for the parking because it would be between the academy building and the 29-unit building. Mr. Samonas asked if there would be amenities inside the buildings. Ms. Addieg said there would be a community room in the 90-unit building. Mr. Perier asked if there would be temporary structures after the first building was

DRAFT

completed that would affect walkability. Mr. Colwell said most of the construction and infrastructure would take place for Project 1, so Project 2 would be much easier to construct.

[Timestamp 4:04:32] Mr. Bowen asked how the development would be protected from the highway noise. Mr. Scheffer said they were following HUD's guidance on the noise and that most of the 90-unit building would block a lot of the noise from the highway. He said fencing could be an option in the final designs to block the noise. It was further discussed. Mr. Scheffer said everything facing the highway on the long end of the building would be where the highest noise attenuating windows would be. He said standard construction currently had a 27 percent decibel reduction and the standard wall unit had at least a 50 decibel reduction. Mr. Scheffer said the fence would be nice for the noise reduction and to not see the cars. He said it would also depend on what the final grading looked like on that side. Chair Chellman asked Mr. Sheffer whether he recommended a fence, based on his study. Mr. Scheffer said a fence wouldn't hurt but didn't know if it was necessary for the outdoor space. Mr. McTigue said the buildings would have more insulation than the standard house and would be weatherproof and soundproof.

[Timestamp 4:12:38] Councilor Moreau asked if there would be a transformer for the EV chargers in Project 2. Mr. Colwell said the drawing called for a transformer on a pad but that they could provide some type of screening. Mr. Samonas asked if mirrors could be placed on the northeast blind corner for pedestrians and cars backing up. Colwell said if all the parking stalls on the east side were filled, it would create visual obstruction, otherwise someone could see between the building and the generator. He said that corner was steep and was designed to slow traffic down, but that the project could consider mirrors. A speed table, caution sign, and moving the crosswalk east away from the backing vehicles were discussed.

Chair Chellman opened the public hearing.

SPEAKING TO, FOR, OR AGAINST THE PETITION [Timestamp 4:19:20]

First Round Speakers

Aaron Garganta of 423 Colonial Drive said the southernmost driveway should have a one-way entrance and a one-way exit through the property. He said the driveway would be close to the corner and delivery trucks coming in and out would interact with inbound traffic to the Pannaway Manor neighborhood. He said it would be safer if the exit came from the northern-bound driveway. He recommended that the team work with NHDOT on the I-95 property to remove the fence at the driveway's northern end to improve the visibility situation. He asked if the noise study included the concrete barrier on the other side of the neighborhood.

Manuel Garganta of 471 Colonial Drive asked who would maintain the front building on Project 2. He said he did not see anyone do a traffic study. He said about 230 more cars would be added.

Eric Anderson of 38 Georges Terrace said the NHDOT made assessments for what areas qualified for construction of sound barriers and that it did not qualify the Sherburn School. He said it was determined that the concrete sound barriers would reflect sound toward the school.

DRAFT

He asked if any recalibration of those results were calculated. He asked the Board to consider a sound barrier to mitigate the sound coming from the west side of the highway.

Second Round Speakers [Timestamp 4:28:32]

Aaron Garganta of 423 Colonial Drive said the project was recent information for the neighborhood and that it was a big concern to see the new large buildings. He said preserving the school and masking the new buildings was a great compromise but there were concerns that there did not seem to be a guarantee that Phase 2 would occur. He asked if the lease agreement should have language stating that the original school building had to be preserved .

Eric Anderson of 38 Georges Terrace said he did not find anything in the lease agreement that would obligate PHA to be responsible for maintaining the school building, and he hoped there would be language in the final agreement for it. He said the Board could postpone the acceptance of the proposal because there seemed to be enough time before funding took place.

Manuel Garganta of 471 Colonial Drive said his whole family went to the school, and he said it should be written into the lease that the school would stay.

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

DISCUSSION OF THE BOARD [Timestamp 4:36:13]

Attorney McCourt explained the legal authority for the construction of the below-market rate housing on City property and the reason why the City and PHA were offering the review of the project. Under State law, he said the use of governmental property or municipal property for governmental use was generally exempt from zoning review. He said the project had both and that there was a specific statute relating to Housing Authorities that permitted local municipalities to contract with their local Housing Authority for the construction of below-market rate housing on municipal-owned property. He said the City had several housing properties on City property. He said the City Council authorized the City Manager to enter into a land use compliance agreement with PHA, which set out the parameters by which the City Manager and the Board would have to review the project. He said the two biggest pieces of that were the site plan review regulations and the Overlay District regulations. He said a review of the project relative to the RFP that was put out on the Sherburne property was also contained in the agreement as well as PHA's response to the RFP and the addendum. He said the review was in the best interest of the City and that all the comments from the public, TAC, the Planning Board and so on would go to the City Manager for her final approval. He said the Board did not have to concern themselves with the ground lease for now because the only body in the City that could accept it was the City Council. He said that document would come back to the Board for comment before it went back to the City Council for their final acceptance or rejection.

[Timestamp 4:41:02] Councilor Moreau clarified that when the ground lease came back to the Board, it would not a public hearing but would be just for the Board to discuss. She said citizens could speak at the City Council meeting, however. Attorney McCourt agreed and said either the

DRAFT

Board or the City Council could suspend its rules and accept public comment if they wanted to. Mr. Bowen asked how the Board could increase the likelihood that the project would comply with the Noise Overlay District requirements. Attorney McCourt said PHA contracted with an expert who submitted his findings to the Board regarding noise at the site. He said there were comments made about changing conditions or the viability of a fence and that the Board could make a commentary and recommendations to the City Manager, and that the Board could recommend the conditions that had to be satisfied before or after the building permit issuance.

[Timestamp 4:43:41] At this point in the meeting, Chair Chellman asked for a motion to continue the remaining agenda items to another meeting.

*Councilor Moreau moved to **continue** the remaining agenda items to the September meeting, seconded by Mr. Samonas. The motion **passed** with all in favor.*

Ms. Wolf asked if the Sherburne School was on any historic register. Attorney McCourt said it was not but that part of PHA's funding plan was to apply for historic tax credits, which would involve some historic restrictions placed on the property. Chair Chellman said the Board could make a recommendation to ensure that the building would be maintained. Mr. Samonas said he took comfort in the fact that any material change would come back before the Board and that the community would have a say in it as well. He said he had confidence in the way it was currently written and did not think PHA would jeopardize their Federal funding by trying to circumvent the school. Councilor Moreau agreed. Chair Chellman said his concern was that Phase 2 could not happen for a while if things got held up. It was further discussed. Mr. Stith said a condition of approving the Conditional Use Permit would be reconsidering the sound issue after the sound walls were up. Mr. Samonas said the Board should recommend a fence. Chair Chellman said a fence may not be needed due to the way the building would be built.

DECISION OF THE BOARD [Timestamp 4:51:19]

Planning Department Recommendation
Highway Noise Overlay District - Conditional Use Permit Project 1

*1) Councilor Moreau moved that the Board find that the Conditional Use Permit Application meets the requirements set forth in Section 10.674 of the Ordinance and recommend the City Manager adopt the findings of fact as presented for Project 1 and Project 2. Ms. Wolf seconded. The motion **passed** with all in favor.*

*2) Councilor Moreau moved that the Board recommend the City Manager approve Conditional Use Permit as presented for Project 1 with the following **condition**:*
2.1) Applicant shall review the sound analysis based on current conditions including the sound wall across I95, and update as necessary.

*Mr. Bowen seconded. The motion **passed** with all in favor.*

DRAFT

3) Councilor Moreau moved that the Board recommend that the City Manager approve the Conditional Use Permit as presented for Project 2. Mr. Samonas seconded. The motion ***passed*** *with all in favor.*

1) Councilor Moreau moved that the Board find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and recommend the City Manager adopt the findings of fact as presented for Project 1 and Project 2. Mr. Samonas seconded. The motion ***passed*** *with all in favor.*

2) Councilor Moreau moved that the Board recommend that the City Manager grant Site Plan approval for Project 1 with the following ***conditions****:*

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

2.1) The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

2.2) The applicant shall agree to pay for the services of an oversight engineer, to be selected by the City, to monitor the construction of improvements within the public rights-of-way and on site.

2.3) Owner shall provide an access easement to the City for water valve access and leak detection. The easement shall be reviewed and approved by the Planning and Legal Departments prior to acceptance by the City Council.

2.4) Any site development (new or redevelopment) resulting in 15,000 square feet or greater ground disturbance will require the submittal of a Land Use Development Tracking Form through the Pollutant Tracking and Accounting Program (PTAP) online portal. For more information visit: https://www.portsmouthnh.gov/publicworks/stormwater/ptap

2.5) Applicant shall look at sightlines coming in and out of the project and if one way through the site would be better solution.

2.6) Applicant shall revise plan to add raised pedestrian crossings at the back of the 90-unit building on each side.

Conditions to be satisfied subsequent to commencement of site work and construction activity but prior to release of surety bond or certificate of occupancy:

2.7) The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance;

DRAFT

2.8) A stormwater inspection and maintenance report shall be completed annually and copies shall be submitted for review to the City's Stormwater Division/ Public Works Department.

*Mr. Roy seconded. The motion **passed** with all in favor.*

Planning Department Recommendation
Site Plan Approval Project 2

*1) Councilor Moreau moved that the Board recommend the City Manager grant Site Plan approval for Project 2 with the following **conditions**:*

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

1.1) The applicant has 2 years from the issuance of the first building permit for Project 1 to obtain a building permit for Project 2.

1.2) The site plan and any easement plans and deeds shall be recorded at the Registry of Deeds by the City or as deemed appropriate by the Planning Department.

1.3) The applicant shall agree to pay for the services of an oversight engineer, to be selected by the City, to monitor the construction of improvements within the public rights-of-way and on site.

1.4) Owner shall provide an access easement to the City for water valve access and leak detection. The easement shall be reviewed and approved by the Planning and Legal Departments prior to acceptance by the City Council.

1.5) Any site development (new or redevelopment) resulting in 15,000 square feet or greater ground disturbance will require the submittal of a Land Use Development Tracking Form through the Pollutant Tracking and Accounting Program (PTAP) online portal. For more information visit: https://www.portsmouthnh.gov/publicworks/stormwater/ptap

Conditions to be satisfied subsequent to commencement of site work and construction activity but prior to release of surety bond or certificate of occupancy:

1.6) The Engineer of Record shall submit a written report (with photographs and engineer stamp) certifying that the stormwater infrastructure was constructed to the approved plans and specifications and will meet the design performance.

1.7) A stormwater inspection and maintenance report shall be completed annually and copies shall be submitted for review to the City's Stormwater Division/ Public Works Department.

*Mr. Samonas seconded. The motion **passed** with all in favor.*

DRAFT

NOTE: The rest of the agenda items were voted to be continued to the September meeting.

E. The request of **Market Square LLC (Owner),** for property located at **1** and **15 (21) Congress Street** requesting a Conditional Use Permit from Section 10.440, Use 1.71 Coliving. Said property is located on Assessor Map 117 Lots 12 & 14 and lies within the Character District 4 (CD-4), Character District 5 (CD-5), Historic, and Downtown Overlay Districts. (LU-22-12)

VII. PRELIMINARY CONCEPTUAL CONSULTATION

A. WITHDRAWN The request of **St. Nicholas Greek Orthodox Church (Owner),** for property located at **0 Lafayette Road** requesting Preliminary Conceptual Consultation. Said property is located on Assessor 229 Map Lot 6A and lies within the Gateway Corridor (G1) District. **WITHDRAWN** (LUPD-25-8)

B. The request of **Double MC LLC (Owner),** for property located at **134 Pleasant Street** requesting Preliminary Conceptual Consultation. Said property is located on Assessor Map 116 Lot 30 and lies within the Character District 4 (CD4) and Historic Districts. (LUPD-25-9)

VIII. OTHER BUSINESS

A. Zoning Amendments

B. Chairman updates and discussion items

C. Board discussion of Regulatory Amendments & other matters

IX. ADJOURNMENT

The meeting adjourned at 10:57 p.m.

Submitted,

Joann Breault
Planning Department Meeting Minutes Taker

DRAFT

Findings of Fact | Site Plan Review
City of Portsmouth Planning Board

Date: June 18, 2025
Property Address: 400 Spaulding Tpke
Application #: LU-25-50
Decision: □ Approve □ Deny □ Approve with Conditions

Findings of Fact:

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

Site Plan Regulations Section 2.9 Evaluation Criteria - in order to grant site plan review approval, the TAC and the Planning Board shall find that the application satisfies evaluation criteria pursuant to NH State Law and listed herein. In making a finding, the TAC and the Planning Board shall consider all standards provided in Articles 3 through 11 of these regulations.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	**Finding (Meets Standard/Criteria)**	**Supporting Information**
1	Compliance with all City Ordinances and Codes and these regulations. Applicable standards:	**Meets** **Does Not Meet**	Applicable standards:
2	Provision for the safe development, change or expansion of use of the site.	**Meets** **Does Not Meet**	
3	Adequate erosion control and stormwater management practices and other mitigative measures, if needed, to prevent adverse effects on downstream water quality and flooding of the property or that of another.	**Meets** **Does Not Meet**	
4	Adequate protection for the		

DRAFT

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
	quality of groundwater.	**Meets** **Does Not Meet**	
5	Adequate and reliable water supply sources.	**Meets** **Does Not Meet**	
6	Adequate and reliable sewage disposal facilities, lines, and connections.	**Meets** **Does Not Meet**	
7	Absence of undesirable and preventable elements of pollution such as smoke, soot, particulates, odor, wastewater, stormwater, sedimentation or any other discharge into the environment which might prove harmful to persons, structures, or adjacent properties.	**Meets** **Does Not Meet**	
8	Adequate provision for fire safety, prevention and control.	**Meets** **Does Not Meet**	
9	Adequate protection of natural features such as, but not limited to, wetlands.	**Meets** **Does Not Meet**	
10	Adequate protection of historical features on the site.	**Meets** **Does Not Meet**	
11	Adequate management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion.	**Meets** **Does Not Meet**	
12	Adequate traffic controls and traffic management measures to prevent an unacceptable increase in safety hazards and traffic congestion off-site.	**Meets** **Does Not Meet**	
13	Adequate insulation from external noise sources.	**Meets**	

DRAFT

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information
		Does Not Meet	
14	Existing municipal solid waste disposal, police, emergency medical, and other municipal services and facilities adequate to handle any new demands on infrastructure or services created by the project.	**Meets** **Does Not Meet**	
15	Provision of usable and functional open spaces of adequate proportions, including needed recreational facilities that can reasonably be provided on the site	**Meets** **Does Not Meet**	
16	Adequate layout and coordination of on-site accessways and sidewalks in relationship to off-site existing or planned streets, accessways, bicycle paths, and sidewalks.	**Meets** **Does Not Meet**	
17	Demonstration that the land indicated on plans submitted with the application shall be of such character that it can be used for building purposes without danger to health.	**Meets** **Does Not Meet**	
18	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	**Meets** **Does Not Meet**	
19	Compliance with applicable City approved design standards.	**Meets** **Does Not Meet**	
	Other Board Findings:		

DRAFT

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

Date: June 18, 2025
Property Address: 400 Spaulding Tpke.
Application #: LU-25-50
Decision: □ Approve □ Deny □ Approve with Conditions

Findings of Fact:

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

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

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	**Finding** **(Meets Criteria for Approval)**	**Supporting Information**
1	*1. The land is reasonably suited to the use activity or alteration.*	**Meets** **Does Not Meet**	This work was part of a previously approved project that had previously approved impact to the wetland for access to Eversource's Pole #19. The actual work that occurred eliminated the impact to the wetland resource and shifted impacts to the wetland buffer.
2	*2. There is no alternative location outside the wetland buffer that is feasible and reasonable for the proposed use, activity or alteration.*	**Meets** **Does Not Meet**	The poles that had to be replaced are located directly within the wetland buffer behind the Ford Dealership. To access the poles, there is no way to bring in equipment without entering into the buffer.

DRAFT

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
3	*3. There will be no adverse impact on the wetland functional values of the site or surrounding properties.*	**Meets** **Does Not Meet**	After work on replacing the poles finished, the work pad directly under the poles was naturally revegetated which is the area adjacent to the wetland to the north. The most adverse impact of this project is the permanence of the crushed gravel access road leading to the poles. This was left in place for future maintenance needs but a silt soxx buffers it from the wetland to the south, which should remain as a permanent installation with replacement over time as needed.
4	*4. Alteration of the natural vegetative state or managed woodland will occur only to the extent necessary to achieve construction goals.*	**Meets** **Does Not Meet**	The temporary alteration to the buffer that occurred as part of this work included the work pad underneath the poles. This area has been allowed to naturally revegetate, which has since occurred. The access road has altered the natural vegetative state but it was noted during the site walk that vegetation is already growing through it and a silt soxx remains in place to protect the adjacent wetland. This seems sufficient for buffering the wetland from the permanent impacts of the accessway.
5	*5. The proposal is the alternative with the least adverse impact to areas and environments under the jurisdiction of this section.*	**Meets** **Does Not Meet**	When this violation of the original permit was first noticed, the work pad had not yet revegetated, and the access road contained many layers of crushed gravel for accessing the poles and for parking Ford Dealership vehicles off lot. Since this occurred, an agreement has been made to prevent future parking of vehicles within this area, a silt soxx has been replaced south of the accessway to prevent impact to the wetland, the property owners have removed a large amount of gravel from the accessway, and the work pad has started to naturally revegetate.

DRAFT

	Zoning Ordinance Sector 10.1017.50 Criteria for Approval	Finding (Meets Criteria for Approval)	Supporting Information
6	*6. Any area within the vegetated buffer strip will be returned to a natural state to the extent feasible.*	**Meets** **Does Not Meet**	The work pad area has been returned to a natural state and while it is not feasible to allow full revegetation of the accessway due to future needs for maintenance, most of the crushed gravel has been removed which created a much thinner layer of impact to the buffer, allowing vegetation to poke through in some areas.
7	**Other Board Findings:**		

DRAFT

E5034-200
August 27, 2025

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

Re: **Eversource E194 and U181 Structure Replacement Project**
After-the-Fact Wetland Conditional Use Permit and Amended Site Plan
400 Spaulding Turnpike, Portsmouth, NH

Dear Mr. Chellman and Members of the Planning Board:

Please find a written response to the Planning Board's June 18, 2025 requests and supporting documentation enclosed herein, pertaining to the subject property and requested After-the-Fact Wetland Conditional Use Permit and Amended Site Plan.

Project Background

Work was completed by Eversource on the subject property in 2024 under a CUP which was granted by the City of Portsmouth on June 22, 2023 (LU-23-60). Under this CUP, Eversource replaced forty-five (45) wooden utility structures with steel structures on the E194 and U181 Lines in Portsmouth and Newington due to their overall age and condition.

Following City approval and the issuance of the CUP, Eversource obtained landowner authorization from the Portsmouth Ford auto dealership to access the right-of-way (ROW) directly from Echo Avenue. As such, construction deviated from what was permitted by the CUP in this area, and both structures were accessed by a more direct route on the subject property with no wetland impacts.

Conditional Use Permit (CUP)

The as-built access route, located at 400 Spaulding Turnpike (City of Portsmouth Tax Map 238, Lot 2), eliminated direct wetland impacts; however, impacts within the wetland buffer increased from the permitted 1,644 SF to 3,685 SF. The Conservation Commission reviewed this After-the-Fact CUP at its meeting on May 14, 2025, and voted to recommend approval of this application to the Planning Board with the following conditions:

1. 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. The Commission recommends placing two markers on either side of the proposed gate at the bottom of the access road. These markers must be installed prior to the start of any work.
2. Applicant shall include a note on this plan set to indicate that parking and/or vehicle storage is prohibited in this accessway unless required for utility maintenance by Eversource.

Pursuant to Condition #1, wetland boundary markers will be installed on either side of the proposed gate prior to the start of work. Pursuant to Condition #2, the Site Plan has been updated to include the suggested note regarding parking and/or vehicle storage being prohibited. A copy of the updated Site Plan (dated January 7, 2025, revised through May 27, 2025) was filed with the City Planning Department and uploaded to the City's online permit system on May 28, 2025.

Site Plan Amendment

Where permanent access through the wetland buffer at 400 Spaulding Turnpike (City of Portsmouth Tax Map 238, Lot 2) to Structures 19 is requested, the existing boulder barricade will be replaced with a steel gate, as shown on the amended Site Plan in Attachment A. This configuration results in a change to the Portsmouth Ford auto dealership's previously approved Site Plan for which Eversource, on behalf of Portsmouth Ford, hereby requests administrative approval of the proposed amendment.

During the June 18, 2025 hearing of the Portsmouth Planning Board, Tighe & Bond, on behalf of Eversource Energy d/b/a Public Service Company of New Hampshire (Eversource) requested approval to retain the permanent wetland buffer impacts and to amend Portsmouth Ford's Site Plan with the proposed steel gate and improved access route. During the hearing, the Planning Board decided that it did not have sufficient information to make a determination. Accordingly, the Planning Board voted to continue the hearing and requested more information on the following items:

- Easement Access
- Stormwater Flow Onsite Due to Grade Changes
- Wetland Information and Impacts Before and After Accessway Restoration
- Alternative Access Points
- Clarification of Lot Boundaries and Wetland Exhibits

A response to each of these items is included in the following section. Tighe & Bond has prepared an updated set of orthophoto site figures, provided with an updated Photographic Log in Attachment A. The Amended Site Plan for 400 Spaulding Turnpike, prepared by TFM (dated January 7, 2025, revised through May 27, 2025) is provided in Attachment B.

Easement Access

During the Hearing, the Planning Board requested additional information on Eversource's existing easement access. The improved gravel access road is located within the bounds of Eversource's 300-foot-wide utility easement (Book 1350, Pages 0186-0206; Rockingham County Registry of Deeds). That easement grants Eversource broad rights to construct, maintain, and operate its transmission lines; and include all actions reasonably necessary to give effect to those rights. In this circumstance, that would include improvement of essential access with gravel to enable the safe mobilization and operation of equipment. As it does not unreasonably interfere with the underlying fee owner's rights (i.e., Portsmouth Ford), the improved gravel access road is deemed to be within the scope of the easement. A copy of Eversource's utility easement is provided in Attachment D.

The 2023 maintenance project performed on the E194 Line and U181 Line required improvements to the existing gravel road to facilitate safe access for construction equipment, maintenance crews, and emergency response teams. Since those improvements were reasonably necessary to accomplish the essential transmission line maintenance, which is a stated purpose of the easement, the improvements are within the scope of the easement. The regional transmission system could not be maintained without such routine access and work road improvements.

These rights are fundamental to ensuring the safe, reliable, and efficient delivery of electric service. Moreover, there are important public policy considerations which weigh in favor of leaving the gravel access road in place, including minimization of resource disturbance associated with future maintenance or repair work, and minimization of costs ultimately borne in part by New Hampshire rate-payers by not incurring expense of repeated installation and

removal of gravel. The use of gravel is consistent with industry best practices for low-impact access improvement. By proactively improving this route, Eversource is taking steps to mitigate environmental impacts, reduce long-term maintenance costs, and protect public safety.

Other easements in the vicinity of Structures 19 and 19 (Lines E194 and U181), as depicted on Portsmouth Ford's Site Plan (prepared by TFMoran, Inc., dated January 7, 2025), pertain to municipal sewer easements owned by the City. These easements are not relevant or available to Eversource's utility maintenance needs or for access to the utility ROW. Portsmouth Ford's Site Plan and Figure 2, Property Boundaries and Easements are attached to this submittal.

Furthermore, access to Structures 19 and 19 from the vicinity of these municipally owned easements would significantly disrupt Portsmouth Ford's normal business operations and vehicle inventory space and restrict access to the ROW in the event of an emergency. Given that Portsmouth Ford has a limited lot space, and construction of a new access road would impact previously undisturbed portions of the wetland buffer, this option was determined to less desirable than maintaining the existing access.

Retaining the current access as-is and installing a steel gate to prevent unauthorized (non-compliant) use of the ROW was determined to be the least impacting, and most practicable, option. This alternative establishes safe and stable access to the ROW for future maintenance and emergency repairs, while avoiding disruptions to Portsmouth Ford's normal business operations. The steel gate will prevent unauthorized (non-compliant) use of to the ROW, limit access to Eversource personnel only, and prevent additional encroachment into the wetland buffer from Portsmouth Ford storing overflow inventory on the ROW.

Stormwater Flow Onsite Due to Grade Changes

During the Hearing, Planning Board members requested information on whether construction of the access road has resulted in increased stormwater run-off. Site topography within the vicinity of Structures 19 and 19 consists of a gently sloping hill that rises to the southeast from the wetland located north of Structures 19 and 19 (Wetland 1) for approximately 180 feet before cresting at the work pad location then sloping down towards the southeast for approximately 70 feet to the wetland located to the south of the gravel access road (Wetland 2). The crest of this hill rises approximately 6-8 feet above the adjacent wetlands (Wetlands 1 and 2) and consists of woody shrubs and herbaceous upland vegetation.

Post-construction (i.e., current condition), the slope and stormwater flow path are unaffected. The access road improvements were constructed on a pre-existing gravel access way in the buffer of Wetland 2, resulting in minimal net increase in gravel surface area. There was no pavement or new structures constructed. The gravel access road also follows the contours of the existing topography to the extent practicable, thus is unlikely to result in increased stormwater velocities. The increase in gravel surface area within the wetland buffer caused by the access road improvements is ±635 square feet (SF) compared to pre-2024 conditions.

This ±635 SF increase in gravel surface has resulted in a negligible increase in peak stormwater flow and volume to the adjacent Wetland 2. We have analyzed the 1-Year, 10-Year, and 100-Year storms to quantify this negligible increase. These storms represent the anticipated rainfall to occur in a 24-hour period once every year, once every 10 years, and once every 100 years. These storm events anticipate 3.05 inches, 5.58 inches, and 10.13 inches respectively, of rain within the same 24-hour window based on data published by the Northeast Regional Climate Center (NRCC) extreme precipitation tables. The analysis summarized above was completed utilizing the HydroCAD Stormwater Modeling Software.

The current conditions of stormwater flows have been compared to the pre-construction stormwater flows and are summarized in Tables 1.1 and 1.2 for the watershed boundary of the wetland on the subject parcel.

Table 1.1 – Stormwater Peak Flow Comparison Table (cubic feet per second, cfs; gallons per minute, gpm)

Storm Event	Pre-Construction		Post-Construction		Net Peak Flow	
	cfs	gpm	cfs	gpm	cfs	gpm
1-Yr	0.61	274	0.64	287	0.03	13
10-Yr	6.51	2,922	6.55	2,940	0.04	18
100-Yr	22.03	9,887	22.07	9,905	0.04	18

Table 1.2 – Stormwater Volume Comparison Table (cubic feet, cf; gallons, gal)

Storm Event	Pre-Construction		Post-Construction		Net Volume	
	cf	gal	cf	gal	cf	gal
1-Yr	4,550	34,034	4,635	34,670	85	636
10-Yr	22,479	168,143	22,603	169,070	124	928
100-Yr	69,900	522,852	70,056	524,019	156	1,167

As depicted, the flows for all storm events result in a negligible increase in both peak stormwater flow and volume.

We have additionally analyzed a 1-inch rainfall event to occur over a 24-hour period, which is a more common storm event for seacoast New Hampshire. This storm event resulted in a net increase in peak stormwater flow of 0.01 cfs or 4.5 gpm. The net volume of this storm event is increased slightly by 23 cubic feet or 172 gallons in the same 24-hour period.

The analysis conservatively assumes a runoff curve number of 85, which is consistent with gravel roads in Hydric Soil Group B without vegetation regrowth. Vigorous herbaceous vegetation regrowth over the improved access way would demonstrate a greater degree of porosity, resulting in less stormwater runoff volume than calculated for all storm events. See photos 3, 4, and 5 of the Photographic Log (attached). Figure 3, Grading & Site Drainage, depicts the existing topography and primary stormwater flow patterns in the vicinity of project area.

Downslope erosion and sedimentation controls were installed adjacent to Wetland 2 during construction, and the gravel access way is currently stable. There is no evidence of erosion or sedimentation on or adjacent to the existing gravel access road; and the road surface has been largely revegetated since the 2023 CUP project was completed.

Wetland Information and Impacts Before and After Accessway Restoration

The Planning Board also requested information on potential impacts to wetland hydrology caused by the improved gravel access road. Notably, abutters raised concern regarding whether construction of the gravel access road has disrupted connectivity between the delineated wetlands in the vicinity of Structures 19 and 19.

Two delineated wetlands are present within the vicinity of Structures 19 and 19. Wetland 1 is located to the north of Structures 19 and 19. Wetland 2 is located to the south of the existing gravel access road and to the east of Echo Avenue. A pre-construction delineation and characterization of these wetlands conducted on March 22, 2023 classified them as a mixture of palustrine emergent and palustrine scrub-shrub systems located directly adjacent to commercial (i.e., Portsmouth Ford) and residential development. Wetland 1 consists of a monoculture of common reed (*Phragmites australis*) and Wetland 2 contains purple loosestrife (*Lythrum salicaria*). Due to the abundance of invasive species within these wetlands, they were considered unlikely to provide a principal wildlife habitat function. However, areas dominated by invasive species may provide refuge and food sources for small mammals and birds, and the vegetated ROW may also provide a corridor for wildlife migration in an area that is otherwise highly disturbed by human activity. Wildlife may have been deterred during construction under the 2023 CUP, though the gravel work pad and gravel access road have since revegetated and provide a similar degree of refuge and food sources as the pre-existing condition.

The topographic divide between Wetlands 1 and 2 existed prior to start of construction, persists today, and isolates each wetland unit from the other. The project did not entail significant site grading beyond the improved gravel access road and work pad and had no impact on the connectivity of these two distinct wetland units. During a follow-up site visit on August 8, 2025, a Tighe & Bond wetland scientist verified that the gravel work pad and access had substantially revegetated through the improved gravel surfaces. Observed vegetation growing within the gravel work pad and access included, but was not limited, to Canada goldenrod (*Solidago canadensis,* FACU), curly dock (*Rumex crispus,* FAC), birds-food-trefoil (*Lotus corniculatus,* FACU), common burdock (*Arctium minus,* FACU), and common yarrow *(Achillea millefolium,* FACU).

As part of its ongoing commitment to system reliability and public safety, Eversource performs scheduled vegetation maintenance on a four-year cycle. This work is conducted to ensure that woody shrubs and trees do not encroach into overhead electrical line clearances, which could pose risks of outages, equipment damage, or fire. In the event of an emergency Eversource may require immediate access to the ROW to conduct repairs. In such cases, crews may drive over herbaceous vegetation on the existing access route, or mow woody growth as needed to ensure safe and timely access. These emergency procedures are conducted in a manner that minimizes environmental disturbance to the extent possible under the circumstances.

During the August 8, 2025 site visit, vegetation in Wetland 1 was observed to consist of a common reed (FACW) monoculture. Vegetation in Wetland 2 included, but was not limited to narrow-leaved cattail *(Typha angustifolia,* OBL), purple loosestrife (OBL), willow (*Salix spp.*), arrowwood (*Viburnum dentatum*, FAC), red-osier dogwood (*Swida sericea,* FACW), sensitive fern (*Onoclea sensibilis,* FACW), Joe-Pye weed (*Eutochium purpureum,* FAC), silky dogwood (*Swida amomum,* FACW), creeping buttercup (*Ranunculus repens,* FAC), flat top goldenrod (*Euthamia graminifolia,* FAC), jewelweed (*Impatiens capensis,* FACW), and poison ivy (*Toxicodendron radicans,* FAC). Wetland vegetation communities observed during this site visit were comparable to those present pre-construction, and no impacts to wetland ecological function were observed.

The two wetlands were hydrologically distinct from each other prior to the access road improvements and based on the minimal impact and negligible change in developed/impervious surface area, there was no observed changes in site hydrology or wetland vegetation caused by the gravel access road improvements or work completed in 2024. Elevation contours and limits of completed work are shown on Figure 3.

Alternative Access Points

In response to the Planning Board's request, an alternatives analysis was undertaken to determine if a less impactful, practicable access route to Structures 19 and 19 was available. During the Hearing, abutters raised concerns regarding the length of the access route within the wetland buffer, encroachment onto an abutter's property, and alteration of a stonewall.

As previously detailed within the Easement Access section above, the current gravel access to Structures 19 and 19 was determined to be the least impactful and most practicable route. The current access route minimizes impact to Portsmouth Ford's normal business operations and consists of improvements to a pre-existing roadway. This route also follows the existing site topography to the extent practicable. Although a more direct access route is conceivable between Portsmouth Ford's car lot and Structures 19 and 19, reconfiguring access to this location would reduce Portsmouth Ford's ability to store vehicles on their lot, which is already congested and has minimal available space. Construction of new access would also result in additional impacts to wetland buffer vegetation and would likely cause additional stone wall alterations. Additionally, this alternative access would be located directly across from Portsmouth Ford's vehicle service center. If access was installed in this location, its use would infringe upon Portsmouth Ford's ability to move vehicles in and out of its service center bays and potentially impede access to the ROW in the event of a utility emergency. Therefore, maintaining the current gravel access was determined to be the least impactful and most practicable alternative overall. Installation of a steel gate will prevent future encroachment within the wetland buffer and limit use of the gravel access and work pad to future utility maintenance and emergency repairs within the ROW.

Clarification of Lot Boundaries

The Planning Board requested further clarification on lot lines, specifically as they relate to the placement of the proposed steel gate and location of the gravel access road and gravel work pad. The proposed steel gate is located on Portsmouth Ford's property (400 Spaulding Turnpike; City of Portsmouth Tax Map 238, Lot 2), within the limits of Eversource's ROW.

We trust this information addresses the Planning Board's concerns and is sufficient for the Planning Board to make a decision regarding the CUP application and site plan approval. If you have any questions or require any additional information, please feel free to contact me at (603) 231-9918 or at STetreault@tighebond.com.

Respectfully,

TIGHE & BOND, INC.

Stefanie M. Tetreault, CWS, PWS
Project Manager

Enclosures:

Attachment A – Revised Orthophoto Site Figures

Figure 1: Site Overview

Figure 2: Easement and Property Boundary Clarification

Figure 3: Site Grading and Drainage

Attachment B – Updated Photographic Log

Attachment C – Amended Site Plan, prepared by TFM (revised through May 27, 2025)

Attachment D – Eversource's utility easement; Book 1350, Pages 0186-0206; Rockingham County Registry of Deeds

Copy: Conservation Commission, City of Portsmouth
Ashley Friend, Licensing and Permitting, Eversource Energy

238-016

238-004

237-060

237-058

Unknown 93

Arthur F Brady Dr

No Name

238-020

Portsmouth

238-003

Previously-approved access route permitted under the 2023 Conditional Use Permit.

125

Line 3135

124

WETLAND 1

18

Line U181

19

20

WETLAND 2

Line E194

238-020

Echo Ave

238-002

Echo Ave Dead End

Omne Mall Connector

Spaulding Tpke North

INDEX MAP



Legend

- Gate
- Proposed Structure
- Existing Structure to be Removed
- Existing Structure
- Proposed Access
- 2023 CUP Access
- Fence
- Overhead Eversource Line
- Stonewall
- 100' Buffer Zone (Portsmouth)
- Delineated Wetland Boundary Outline
- Field Delineated Wetland*
- Work Pad
- Temporary Construction Matting
- Municipal Boundary

Map Notes:
Data valid as of August 2025.
Data source: New Hampshire Geographically Referenced Analysis and Information Transfer System (GRANIT) and USFWS. Orthophotography courtesy of ESRI.

Contours downloaded from New Hampshire GRANIT

Parcels provided by New Hampshire GRANIT

Figure intended to be printed on 11x17

**Indicates datasets with a transparency setting of 30-70%*

This mapping product has been created to comply with submittal requirements to obtain certain regulatory approvals and, as such, there is no reliance on the information contained herein for any other purpose.

1 inch = 100 feet

0 50 100 Feet

NO.	DATE	REVISIONS

EVERSOURCE

Line E194 and U181 Structure Replacement Project Overview

Portsmouth, New Hampshire

Date: August 20, 2025

Map Sheet 1 of 3

Tighe&Bond

V:\Projects\EVE\0241.end\1941U181Conditional Use Permit\LineE194&U181_Overview.mxd

238-016

238-020

Arthur F Brady Dr

238-004

No Name

Unknown 93

237-060

237-058

Previously-approved access route permitted under the 2023 Conditional Use Permit.

Portsmouth

125

Line 3135

124

EASEMENT #14

WETLAND 1

238-003

18

Line U181

19

20

WETLAND 2

238-020

18

19

Line E194

20

EASEMENT #1

EASEMENT #2

EASEMENT #7

EASEMENT #8

Echo Ave

EASEMENT #3

EASEMENT #4

Echo Ave Dead End

238-002

EASEMENT #12

EASEMENT #13

Omne Mall Connector

Spaulding Tpke North

INDEX MAP



Legend

- Gate
- Proposed Structure
- Existing Structure to be Removed
- Existing Structure
- Proposed Access
- 2023 CUP Access
- Fence
- Overhead Eversource Line
- Stonewall
- 100' Buffer Zone (Portsmouth)
- Delineated Wetland Boundary Outline
- Field Delineated Wetland*
- Work Pad
- Temporary Construction Matting
- Easement Boundary
- Municipal Boundary

Map Notes:
Data valid as of August 2025.
Data source: New Hampshire Geographically Referenced Analysis and Information Transfer System (GRANIT) and USFWS. Orthophotography courtesy of ESRI.

Contours downloaded from New Hampshire GRANIT

Parcels provided by New Hampshire GRANIT

Easements digitized from As-Built Plan 47111-20 for Tax Map 238 Lot 2.

Figure intended to be printed on 11x17

*Indicates datasets with a transparency setting of 30-70%

This mapping product has been created to comply with submittal requirements to obtain certain regulatory approvals and, as such, there is no reliance on the information contained herein for any other purpose.

3

1 inch = 100 feet

0 50 100 Feet

NO.	DATE	REVISIONS

EVERSOURCE

Line E194 and U181
Structure Replacement Project
Property Boundaries & Easements

Portsmouth, New Hampshire

Date: August 20, 2025

Map Sheet 2 of 3

Tighe&Bond

V:\Projects\EE6034\Line E194 U181\Conditional Use Permit\Line E194 U181_PropertyBoundaries_Easements.mxd

Previously-approved access route permitted under the 2023 Conditional Use Permit.

238-016
238-020
238-004
238-003
238-002
237-060
237-058
Unknown 93
No Name
Arthur F Brady Dr
Portsmouth
WETLAND 1
WETLAND 2
Line 3135
Line U181
Line E194
125
124
18
19
20
Echo Ave
Echo Ave Dead End
Omne Mall Connector
Spaulding Tpke North

INDEX MAP



Legend

- Gate
- Proposed Structure
- Existing Structure to be Removed
- Existing Structure
- Proposed Access
- Fence
- Overhead Eversource Line
- Contour Line (2 Ft.)
- Stonewall
- 100' Buffer Zone (Portsmouth)
- Delineated Wetland Boundary Outline
- Field Delineated Wetland*
- Work Pad
- Temporary Construction Matting
- Municipal Boundary
- Primary Stormwater Flow Paths

Map Notes:
Data valid as of August 2025.
Data source: New Hampshire Geographically Referenced Analysis and Information Transfer System (GRANIT) and USFWS. Orthophotography courtesy of ESRI.

Contours downloaded from New Hampshire GRANIT

Parcels provided by New Hampshire GRANIT

Figure intended to be printed on 11x17

*Indicates datasets with a transparency setting of 30-70%

This mapping product has been created to comply with submittal requirements to obtain certain regulatory approvals and, as such, there is no reliance on the information contained herein for any other purpose.

1 inch = 100 feet

0 50 100 Feet

NO.	DATE	REVISIONS

EVERSOURCE

Line E194 and U181
Structure Replacement Project
Grading & Site Drainage

Portsmouth, New Hampshire

Date: August 20, 2025

Map Sheet 3 of 3

Tighe&Bond

V:\Projects\EVE6524\Line E194&U181\Conditional Use Permit\Line E194&U181_Grading_SiteDrainage.mxd

Photographic Log — Draft

Client: Eversource Energy **Job Number:** 14-5034-200

Site: E194 & U181 Structure Replacement Project
Portsmouth and Newington, NH

Photograph No.: 1	**Date:** 1/9/2023	**Direction Taken:** Northwest

Description: Overview of the originally permitted access to Structures 19 on the E194 and U181 Lines (indicated by the arrows). This would have resulted in 6,286 SF of impacts to the pictured wetland.



Photograph No.: 2	**Date:** 3/18/2024	**Direction Taken:** Northeast

Description: Overview of the as-built gravel access to Structures 19 on the E194 and U181 Lines (red arrow). No direct wetland impacts occurred during construction; rather, 3,685 SF of buffer impacts are requested to be retained under this after-the-fact CUP. A steel gate will be installed to replace the existing boulders.



Photographic Log — Draft

Client: Eversource Energy **Job Number:** 14-5034-200

Site: E194 & U181 Structure Replacement Project
Portsmouth and Newington, NH

Photograph No.: 3	**Date:** 8/8/2025	**Direction Taken:** Northwest

Description: Overview of the improved access to Structures 19 and 19 on the E194 and U181 Lines.



Photograph No.: 4	**Date:** 8/8/2025	**Direction Taken:** Southwest

Description: Overview of the improved gravel access road. The red and yellow arrows depict the locations Wetland 2 and the hill crest, respectively.



Client: Eversource Energy **Job Number:** 14-5034-200

Site: E194 & U181 Structure Replacement Project
Portsmouth and Newington, NH

Photograph No. 5	**Date:** 8/8/2025	**Direction Taken:** Northwest

Description: Overview of the improved gravel access (red line). The gravel access is generally perpendicular to the slope aspect.



Photograph No.: 6	**Date:** 8/8/2025	**Direction Taken:** Northwest

Description: Overview of the as-built gravel work pad to Structures 19 and 19 on the E194 and U181 Lines (red arrow). The gravel work pad has become revegetated, yet retains structural stability for future maintenance and emergency repairs.



Photographic Log — Draft

Client: Eversource Energy **Job Number:** 14-5034-200

Site: E194 & U181 Structure Replacement Project
Portsmouth and Newington, NH

Photograph No.: 7	**Date:** 8/8/2025	**Direction Taken:** West

Description: View of the proposed alternate access to Structures 19 and 19. Installing an access at this location would reduce Portsmouth Ford's available lot space and be within the vicinity of Portsmouth Fords vehicle service bays. As such, is would directly interfere with Portsmouth Fords normal business operations.



Photograph No.: 8	**Date:** 8/8/2025	**Direction Taken:** East

Description: Overview of proposed alternate access to Structures 19 and 19 on the E194 and U181 Lines. Installing a gravel access at this location would directly interfere with Portsmouth Ford's normal business operations.



Client: Eversource Energy **Job Number:** 14-5034-200

Site: E194 & U181 Structure Replacement Project
Portsmouth and Newington, NH

Photograph No.: 9	**Date:** 8/8/2025	**Direction Taken:** North

Description: Overview of Wetland 1, located to the north of Structures 19 and 19. This wetland consists of a common reed monoculture.



Photograph No.: 10	**Date:** 8/08/2025	**Direction Taken:** Southeast

Description: Overview of Wetland 2, located to the south of the improved gravel access road. No impacts to wetland hydrology or ecological health were observed.



EASEMENT REFERENCES:

1. DRAINAGE EASEMENT IN FAVOR OF THE STATE OF NEW HAMPSHIRE AS DESCRIBED IN RCRD BK.#2503 PG.#1410.
2. ACCESS EASEMENT ACROSS MAP 238 LOT 20 FOR THE BENEFIT OF MAP 28 LOTS 1A & 2 AS DESCRIBED IN RCRD BK.#2503 PG.#1420 & BK.#2503 PG.#1413, AND FURTHER DESCRIBED IN "AGREEMENT & CONSENT TO JOINT USE", JUNE 1984, RCRD BK.#2498 PG.#363.
3. DRAINAGE EASEMENT ON MAP 238 LOT 1A IN FAVOR OF THE STATE OF NEW HAMPSHIRE AS DESCRIBED IN RCRD BK.#2503 PG.#1426.
4. SLOPE AND EMBANKMENT EASEMENT IN FAVOR OF THE STATE OF NEW HAMPSHIRE AS DESCRIBED IN RCRD BK.#1143 PG.#92 (NOT DEFINED AS TO LOCATION).
5. SLOPE AND EMBANKMENT EASEMENT IN FAVOR OF THE STATE OF NEW HAMPSHIRE AS DESCRIBED IN RCRD BK.#1143 PG.#92 (NOT DEFINED AS TO LOCATION).
6. 300' WIDE PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE EASEMENT, TRACT F-607-E. SEE RCRD BK.#1263 PG.#204 & BK.#1350 PG.#1864.
7. SEWER EASEMENT ACROSS MAP 238 LOT 2 TO BENEFIT MAP 238 LOT 20 AS DESCRIBED IN BK.#2503 PG.#1424.
8. SEWER EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH AS DESCRIBED IN BK.#1868 PG.#79.
9. RIGHT-OF-WAY APPURTENANT TO 238-002 AS DESCRIBED IN RCRD BK.#955 PG.#455 (EXTENDS TO WOODBURY AVENUE).
10. APPROXIMATE CENTER LINE OF RIGHT OF WAY AS SHOWN ON REF. PLAN NO.4 AND AS RESERVED IN RCRD BK.#1032 PG.#24.
11. SLOPE AND EMBANKMENT EASEMENT IN FAVOR OF THE STATE OF NEW HAMPSHIRE AS DESCRIBED IN RCRD BK.#1143 PG.#94.
12. UTILITY EASEMENT IN FAVOR OF PUBLIC SERVICE CO. N.H. & N.E. TELEPHONE CO. AS DESCRIBED IN RCRD BK.#2503 PG.#1400-1403 & BK.#2503 PG.#1403.
13. WATER LINE EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH AS DESCRIBED IN BK.#2503 PG.#1402.
14. EASEMENT IN FAVOR OF THE CITY OF PORTSMOUTH FOR ROADWAY CHANGE OF DIRECTION AS DESCRIBED IN BK.#2507 PG.#1723.

PURSUANT TO NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES LAN 503.09(24):
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED ON OCTOBER 2015 & NOVEMBER 2024. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18, II, III AND IV AND 672:14:
"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."

A COPY OF THIS PLAT HAS BEEN FILED WITH THE LOCAL PLANNING BOARD.

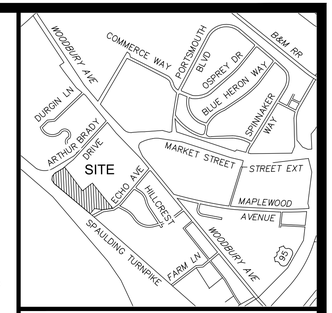
STATE OF NEW HAMPSHIRE — No. 01037 — BRENDA M. KOLBOW — LICENSED LAND SURVEYOR — SIGNATURE

LICENSED LAND SURVEYOR

2025-05-27
DATE

NOTES:

1. THE PARCEL IS LOCATED IN THE GATEWAY NEIGHBORHOOD MIXED USE CORRIDOR (G1) ZONING DISTRICT. SEE THE CITY OF PORTSMOUTH ZONING ORDINANCE ARTICLE 5B FOR REGULATIONS/DEVELOPMENT STANDARDS.
2. THE PARCEL IS AS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 238 AS LOT 2.
3. THE PARCEL IS LOCATED IN ZONE X, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 260 OF 681, MAP NUMBER 33015C0260F, WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.
4. OWNER OF RECORD:
   MAP 238 LOT 2:
   SLF REALTY GROUP LLC
   400 SPAULDING TURNPIKE
   PORTSMOUTH, NH 03801
   RCRD BK#3327 PG#1409
5. PARCEL AREA:
   MAP 238 LOT 2:
   453,914 S.F.
   (10.424 ACRES)
6. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
7. THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES AND CURRENT SITE FEATURES OF MAP 238 LOT 2 AND THE GRAVEL ACCESS DRIVE AND CLEARED AREA ON MAP 238 LOT 3.
8. FIELD SURVEY COMPLETED BY TCE IN OCTOBER 2015 AND NOVEMBER 2024 USING A LEICA TS-16 INSTRUMENT AND CARLSON SURVPC DATA COLLECTION SOFTWARE.
9. THE HORIZONTAL DATUM IS NAD83 (2011) PER REDUNDANT NETWORK RTK GPS OBSERVATIONS.
10. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
11. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
12. SEE SHEET S-2 FOR LEGEND.
13. PARKING AND/OR VEHICLE STORAGE SHALL BE PROHIBITED IN THIS ACCESS WAY UNLESS REQUIRED FOR UTILITY MAINTENANCE BY EVERSOURCE.



LOCATION PLAN

MAP 238 LOT 4
N/F
PATRICIA A. KATKIN
1400 WOODBURY AVENUE
PORTSMOUTH, NH 03801
RCRD BK.#2476 PG.#874
(PROBATE)

MAP 238 LOT 60
N/F
ECHO HILL CONDOMINIUM ASSOCIATION
ECHO AVENUE
PORTSMOUTH, NH 03801

MAP 238 LOT 20
N/F
RK PORTSMOUTH, LLC
50 CABOT STREET
NEEDHAM, MA 02494
RCRD BK.#5877 PG.#1492

MAP 238 LOT 3
N/F
PATRICIA S. KATKIN
1400 WOODBURY AVENUE
PORTSMOUTH, NH 03801
RCRD BK.#2476 PG.#874
(PROBATE)

MAP 237 LOT 58
N/F
PALUMBO REVOCABLE TRUST 2004
181 ECHO AVENUE
PORTSMOUTH, NH 03801
RCRD BK.#4243 PG.#1401

MAP 237 LOT 55
N/F
184 ECHO AVENUE LLC
PO BOX 1384
HAMPTON, NH 03842
RCRD BK.#6028 PG.#1224

MAP 238 LOT 56
N/F
NEW ENGLAND MARINE AND INDUSTRIAL, INC.
200 SPAULDING TURNPIKE
PORTSMOUTH, NH 03801
RCRD BK.#3285 PG.#2577

MAP 238 LOT 57
N/F
CROWN VIEW PROPERTIES LLC
PO BOX 1201
PORTSMOUTH, NH 03802
RCRD BK.#5855 PG.#214

MAP 238 LOT 2
453,914 S.F.
(10.424 ACRES)
#400 SPAULDING TURNPIKE

MAP 238 LOT 6
N/F
PEASE DEVELOPMENT AUTHORITY
135 CORPORATE DRIVE
PORTSMOUTH, NH 03801

EASEMENT #1 · EASEMENT #2 · EASEMENT #3 · EASEMENT #4 · EASEMENT #5 · EASEMENT #6 · EASEMENT #7 · EASEMENT #8 · EASEMENT #9 · EASEMENT #10 · EASEMENT #11 · EASEMENT #12 · EASEMENT #13 · EASEMENT #14

POINT "A" · POINT "B" · POINT "C" · POINT "D"

CLEARED AREA · GRAVEL ACCESS DRIVE (SEE NOTE 13) · PROPOSED 16' WIDE GATE · 15' ROW · 100' WETLAND SETBACK · SEE WETLANDS NOTE A · SEE WETLANDS NOTE B · SEE WETLANDS NOTE C

N72°22'27"E 17.62' · S28°47'32"E 168.98' · S29°00'39"E 442.51' · S30°47'22"E 456.43' · S31°56'54"E 117.73' · S31°57'42"E 94.73' · N59°42'12"W 216.68' · N42°10'12"W 599.93' · N42°10'12"W 361.21' · N23°55'22"W 85.59' · N12°29'39"E 80.38' · N00°55'40"W 300.63' · N22°17'55"W 9.80' · N59°21'04"E 25.01' · N42°35'12"W 164.31' · N47°24'48"E 218.43' · N42°40'40"E 218.43' · ML.B6:64.45 140.29'

ARTHUR F. BRADY DRIVE (PUBLIC RIGHT OF WAY VARIABLE WIDTH)
ECHO AVENUE (PUBLIC RIGHT OF WAY VARIABLE WIDTH)
TO SPAULDING TURNPIKE (PUBLIC RIGHT OF WAY)
SPAULDING TURNPIKE / ARTHUR F. BRADY DRIVE (PUBLIC RIGHT OF WAY VARIABLE WIDTH)
OFF RAMP FROM THE SPAULDING TURNPIKE (PUBLIC RIGHT OF WAY)

EXISTING BUILDING "PORTSMOUTH FORD" 1 STORY (29,549 S.F.) · DRIVE-THRU SERVICE · ENTRY WAY SIGN · FIRE LANE · DRAIN · 8" PVC ROOF DRAIN · PAVED PARKING · BOULDERS · 3" MAPLE · GRASS · UNDERGROUND CONCRETE TANK · CONCRETE RETAINING WALL · DUMPSTER · SPEED BUMP (TYP) · BIT CURB · DRAINAGE DITCH · 36" RCP · "PORTSMOUTH FORD" · "ENTERPRISE RENT-A-CAR" · "FORD"

BNDF "NHHB" 6/22/2010 · BNDF "NHHB" 1/04/2010 · IRF 6/22/2010

WETLANDS NOTE:

(A) THE WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED ON AUGUST 19, 2024, BY JASON R. AUBE CWS #313. THESE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (JANUARY 1987) AND THE REGIONAL SUPPLEMENT TO THE U.S. CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0 (JANUARY 2012). THE PRESENCE OF DOMINANT HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTHCENTRAL AND NORTHEAST 2016 REGIONAL WETLAND PLANT LIST, VERSION 3.3, 2016, PUBLISHED BY THE ARMY CORPS OF ENGINEERS. HYDRIC SOILS WERE DETERMINED USING THE NH HYDRIC SOILS TECHNICAL COMMITTEE'S "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND",VERSION 4, 2017, PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION.

(B) WETLANDS SHOWN HEREON BETWEEN POINT "A" TO POINT "B" WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST ON JULY 7, 2013 AND FIELD LOCATED BY MSC, INC. (NOW TFMORAN, INC).

(C) WETLANDS SHOWN HEREON BETWEEN POINT "C" TO POINT "D" WERE PROVIDED BY JAMES VERRA & ASSOCIATES, INC. AND USED WITH PERMISSION AS SHOWN ON "ALTA/ACSM LAND TITLE SURVEY, 400 SPAULDING TURNPIKE, PORTSMOUTH, NH, OWNER: SLF REALTY GROUP, LLC, ASSESSOR'S PARCEL NO. 238-02" BY JAMES VERRA AND ASSOCIATES, INC, DATED 2-22-2010.

50 25 0 50
Graphic Scale in Feet

REV.	DATE	DESCRIPTION	DR	CK
3	5/27/2025	ADDED NOTE 13	BMK	JCC
2	2/25/2025	CLEAN UP FOR RECORDING	OMS	BMK
1	2/17/2025	ADDED PROPOSED GATE	BMK	JCC

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE	47111-20	DR	RJB	FB	606	S-1
		CK	BMK	CADFILE	SEE MARGIN	

TAX MAP 238 LOT 2
AS-BUILT PLAN
400 SPAULDING TURNIKE
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
SLF REALTY GROUP LLC

SCALE: 1" = 50' (22x34)
1" = 100' (11x17)

JANUARY 7, 2025

May 27, 2025 - 12:23pm
\\TFM-BEDFORD4\Projects\Civil-Survey\MSC Projects\47111 - Spaulding Tpke - Portsmouth\47111-11 Portsmouth Ford 400 Spaulding Tpke\Carlson Survey\Dwgs\47111-Survey_Mylar.dwg

LEGEND:

MAP 137 LOT 11	ASSESSORS MAP/ LOT NUMBER
BK. PG.	BOOK/PAGE
BIT	BITUMINOUS CURB
BNDF	BOUND FOUND
EG	EDGE OF GRAVEL
EP	EDGE OF PAVEMENT
IRF	IRON ROD FOUND
LAROW	LIMITED ACCESS RIGHT OF WAY
PSNH	PUBLIC SERVICE OF NEW HAMPSHIRE
N/F	NOW OR FORMERLY
NHHB	NEW HAMPSHIRE HIGHWAY BOUND
PVC	POLYVINYL CHLORIDE
TYP.	TYPICAL
RCP	REINFORCED CONCRETE PIPE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
SGC	SLOPED GRANITE CURB
SWL	SINGLE WHITE LINE
SYL	SINGLE YELLOW LINE
VBC	VERTICAL BITUMINOUS CURB
VGC	VERTICAL GRANITE CURB
	IRON PIPE/ROD FOUND
	BOUND FOUND
	BOLLARD
	BOULDER
	GUY POLE
	LIGHT POLE
	UTILITY POLE
	ELECTRIC BOX
	LIGHT POLE WITH ARM
	DRAIN MANHOLE
	CATCH BASIN
	FLAG POLE
	DECIDUOUS TREE
	MANHOLE
	SEWER MANHOLE
	HANDICAP PARKING
	GAS VALVE
	HYDRANT
	WATER SHUT OFF
	WATER GATE VALVE
	SIGN
OHU	OVERHEAD UTILITIES
	CHAINLINK FENCE
	BOUNDARY LINE
D	DRAIN LINE
S	SEWER LINE
G	GAS LINE
W	WATER LINE
	EDGE OF WETLAND
	WETLAND SETBACK
	CONCRETE
	GRAVEL
	CLEARED AREA
	WETLANDS
	EASEMENT #1
	EASEMENT #2
	EASEMENT #3
	EASEMENT #6
	EASEMENT #7
	EASEMENT #8
	EASEMENT #9
	EASEMENT #12
	EASEMENT #13
	EASEMENT #14

NOTE:

1. SEE SHEET S-1 FOR AS-BUILT PLAN, NOTES AND LOCATION PLAN.

PURSUANT TO NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES LAN 503.09(24):
I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED ON OCTOBER 2015 & NOVEMBER 2024. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.

PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18, II, III AND IV AND 672:14:
"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."

A COPY OF THIS PLAT HAS BEEN FILED WITH THE LOCAL PLANNING BOARD.

STATE OF NEW HAMPSHIRE — No. 01037 BRENDA M. KOLBOW — LICENSED LAND SURVEYOR
Brenda Kolbow
SIGNATURE

LICENSED LAND SURVEYOR

2025-05-27
DATE

3	5/27/2025	NO REVISIONS THIS SHEET	BMK	JCC
2	2/25/2025	CLEAN UP FOR RECORDING	OMS	BMK
1	2/17/2025	NO REVISIONS THIS SHEET	BMK	JCC
REV.	DATE	DESCRIPTION	DR.	CK.

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

FILE		DR	RJB	FB	606	
	47111-20	CK	BMK	CADFILE	SEE MARGIN	S-2

TAX MAP 238 LOT 2

AS-BUILT PLAN - LEGEND

400 SPAULDING TURNIKE
PORTSMOUTH, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

OWNED BY

SLF REALTY GROUP LLC

SCALE: 1" = 50' (22x34)
1" = 100' (11x17)

JANUARY 7, 2025

May 27, 2025 - 12:22pm
\\TFM-BEDFORD4\Projects\Civil-Survey\MSC Projects\47111 - Spaulding Tpke - Portsmouth\47111-11 Portsmouth Ford 400 Spaulding Tpke\Carlson Survey\Dwgs\47111-11 Survey_Mylar.dwg

Printed from Internet for on 10/3/2017

1350 186

KNOW ALL MEN BY THESE PRESENTS.

That, Whereas the UNITED STATES OF AMERICA pursuant to an Act of Congress approved September 28, 1951 (Public Law 155 - 82nd Congress) is authorized to construct an Air Force Base in the City of Portsmouth and Town of Newington, Rockingham County, State of New Hampshire, known as the Portsmouth Air Force Base, and

Whereas, in the construction of said facility it will be necessary to relocate a portion of the transmission line right-of-way owned and operated by the Public Service Company of New Hampshire and located within the perimeter of the proposed Base, and

Whereas, under the provisions of Section 501a of said Public Law 155 the Secretary of the Air Force is authorized to acquire lands or rights pertaining thereto or other interests therein by donation, purchase, exchange of Government owned lands, or otherwise in pursuance of the undertaking authorized by said Act, and

Whereas, the Public Service Company of New Hampshire has by Contract No. DA-19-016-Eng 2066 dated 20 October 1952 agreed among other provisions to convey to the UNITED STATES OF AMERICA its easement rights in the transmission line right-of-way located within the proposed Base in exchange for a conveyance from the UNITED STATES OF AMERICA to the Public Service Company of New Hampshire of a similar easement and right-of-way for the construction, maintenance and operation of its transmission lines.

Now, therefore, the UNITED STATES OF AMERICA acting by and through Harold E. Talbott Secretary of the Air Force, by virtue of the authority vested in him under said Act of Congress approved 28 September 1951 (Public Law 155 Section 501a) hereinafter called the Grantor where the context so admits, and in consideration of the conveyance by the Public Service Company of New Hampshire of its easement rights within the proposed Air Force Base, does hereby sell and convey to

Printed from Internet for on 10/3/2017

The said Public Service Company of New Hampshire, a corporation duly organized and existing under the Laws of the State of New Hampshire, its successors and assigns, hereinafter called the Grantee where the context so admits, a perpetual easement and right of way for the location, construction, operation, maintenance and patrol of electric power transmission lines with all fittings and appliances thereto in, on, under, over and across certain strips or parcels of land situated in the Town of Newington, City of Portsmouth and Town of Greenland, County of Rockingham, State of New Hampshire, being more particularly bounded and described as follows:

TRACT NO. F-600-E

A certain strip of land 300 feet wide situated in the Town of Newington, County of Rockingham, State of New Hampshire, extending 100 feet on the northeasterly side and 200 feet on the southwesterly side of a construction survey line and more particularly bounded and described as follows:

Beginning at a point on the southerly side of the present Public Service Company of New Hampshire 300 foot Right of Way, said point being on the construction survey line, which survey line extended northwesterly intersects the center line of the present Public Service Company of New Hampshire 300 foot Right of Way at a point 312 feet southwesterly from Str. #9 and 176 feet northeasterly from Str. #10; thence running North 73° East by said southerly side of the 300 foot Right of Way 100.1 feet, more or less, to a point 100 feet northeasterly from and at right angles to the construction survey line; thence turning and running South 20° East through land of Ira A. Coleman, parallel to and 100 feet from said construction survey line, 270 feet more or less to Gosling Road; thence turning and running South 79° West by said Gosling Road 304 feet more or less to a point 200 feet southwesterly from and at right angles to the construction survey line; thence turning and running North 20° West through land of Ira A. Coleman parallel to and 200 feet from the construction survey line 230 feet more or less to the southerly side of the existing Public Service Company of New Hampshire 300 foot Right of Way; thence turning and running North 73° East by said southerly side of the 300 foot Right of Way 200.3 feet more or less to the point of beginning.

Containing 1.72 acres, more or less.

TRACT NO. F-601-E

A certain parcel of land situated in the City of Portsmouth, County of Rockingham, State of New Hampshire, being more particularly bounded and described as follows:

Printed from Internet for on 10/3/2017

Beginning at a point on the southerly side of Gosling Road at land of Ethel L. Foss; thence running North 79° East by said Gosling Road 266 feet more or less, to a point 100 feet northeasterly from and at right angles to the construction survey line; thence turning and running South 20° East through land of Gordon Pridham, parallel to and 100 feet from the construction survey line, 915 feet more or less, to land of Albert R. Gailey; thence turning and running South 78° West by land of said Gailey 228 feet more or less to land of Charles W. Carkins; thence turning and running North 38° West by land of Charles W. Carkins and by land of Ethel L. Foss 230 feet, more or less, to a point 200 feet southwesterly from and at right angles to the construction survey line; thence turning and running North 20° West through land of Gordon Pridham, parallel to and 200 feet from the construction survey line 290 feet, more or less, to land of Ethel L. Foss; thence turning and running by land of Ethel L. Foss North 68° East 150 feet, more or less, North 38° West 426 feet, more or less to the point of beginning.

Containing 5.20 acres, more or less.

TRACT NO. F-602-E

Two certain parcels of land situated in the City of Portsmouth, County of Rockingham, State of New Hampshire, being more particularly bounded and described as follows:

Parcel 1. Beginning at a point on the southerly side of Gosling Road at land of Gordon Pridham; thence running by land of said Gordon Pridham South 40° East 426 feet, more or less and South 68° West 150 feet, more or less, to a point 200 feet southwesterly from and at right angles to the construction survey line; thence turning and running North 20° West through land of Ethel L. Foss parallel to and 200 feet from the construction survey line 420 feet, more or less to Gosling Road; thence turning and running North 79° East by said Gosling Road 38 feet, more or less, to the point of beginning.

Containing 0.94 acres, more or less.

Parcel 2. Beginning at the southeasterly corner of land of Ethel L. Foss at land of Charles W. Carkins; thence running South 72° West by land of said Charles W. Carkins 70 feet, more or less to a point 200 feet southwesterly from and at right angles to the construction survey line; thence turning and running North 20° West through land of Ethel L. Foss parallel to and 200 feet from the construction survey line 200 feet, more or less, to land of Gordon Pridham; thence turning and running South 38° East by land of Gordon Pridham 215 feet, more or less, to the point of beginning.

Containing 0.14 acres, more or less.

Printed from Internet for on 10/3/2017

TRACT NO. F-603-E

A certain parcel of land situated in the City of Portsmouth, County of Rockingham, State of New Hampshire, being more particularly bounded and described as follows:

Beginning at the northwesterly corner of land of grantor at land of Gordon Pridham; thence running North 78° East by land of said Gordon Pridham 225 feet, more or less, to a point 100 feet northeasterly from and at right angles to the construction survey line; thence turning and running South 20° East through land of said Albert R. Gailey, parallel to and 100 feet from said construction survey line 585 feet, more or less to land of Paul E. Beyer; thence turning and running South 75° West by land of said Beyer 30 feet, more or less to land of Charles W. Carkins; thence turning and running North 38° West by land of said Charles W. Carkins 640 feet to the point of beginning.

Containing 1.72 acres, more or less.

TRACT NO. F-604-E

A certain parcel of land situated in the City of Portsmouth, County of Rockingham, State of New Hampshire, being more particularly bounded and described as follows:

Beginning at the northeasterly corner of land of Charles W. Carkins at a point common to land of Gordon Pridham and land of Ethel L. Foss; thence running South 38° East by land of Gordon Pridham and by land of Albert R. Gailey and by land of Paul E. Beyer 745 feet, more or less to a point 100 feet, northeasterly from and at right angles to the construction survey line; thence turning and running South 20° East through land of Charles W. Carkins, parallel to and 100 feet from the construction survey line, 165 feet, more or less, to land of Paul E. Beyer; thence turning and running North 85° West by land of Paul E. Beyer 331 feet more or less to a point 200 feet, southwesterly from and at right angles to the construction survey line; thence turning and running North 20° West through land of Charles W. Carkins, parallel to and 200 feet from the construction survey line 750 feet, more or less, to land of Ethel L. Foss; thence turning and running North 72° East by land of Ethel L. Foss 70 feet more or less to the point of beginning.

Containing 3.50 acres, more or less.

TRACT NO. F-605-E

Two certain parcels of land situated in the City of Portsmouth, County of Rockingham, State of New Hampshire, being more particularly bounded and described as follows:

Parcel 1. Beginning at a corner common to land of Paul E. Beyer, land of Albert R. Gailey and land of Charles W. Carkins, said point being the northwesterly corner of the herein described parcel of land; thence running North 75°

Printed from Internet for on 10/3/2017

1350 190

East by land of said Albert R. Gailey 30 feet, more or less, to a point 100 feet northeasterly from and at right angles to the construction survey line; thence turning and running South 20° East through land of Paul E. Beyer, parallel to and 100 feet from the construction survey line, 90 feet more or less to land of Charles W. Carkins; thence turning and running North 38° West by land of said Charles W. Carkins 90 feet, more or less, to the point of beginning.

Containing 0.02 acres, more or less.

Parcel 2. Beginning at a point in the division line between land of Paul E. Beyer and land of Ruth D. Twitchell 215 feet, southwesterly from the intersection of two lanes, said point being on the construction survey line; thence running South 80° West by land of Ruth D. Twitchell 204 feet, more or less, to a point 200 feet southwesterly from and at right angles to the survey line; thence turning and running North 20° West through land of Paul E. Beyer, parallel to and 200 feet from the construction survey line, 250 feet, more or less, to land of Charles W. Carkins; thence turning and running South 85° East by land of said Charles W. Carkins 331 feet, more or less, to a point 100 feet northeasterly from and at right angles to the construction survey line; thence turning and running South 20° East through land of Paul E. Beyer, parallel to and 100 feet from the construction survey line, 160 feet, more or less, to land of Ruth D. Twitchell; thence turning and running South 80° West by land of said Ruth D. Twitchell 101 feet, more or less, to the point of beginning.

Containing 1.40 acres, more or less.

TRACT NO. F-606-E

A certain strip of land 300 feet wide situated in the City of Portsmouth, County of Rockingham, State of New Hampshire, extending 100 feet on the northeasterly side and 200 feet on the southwesterly side of a construction survey line and more particularly bounded and described as follows:

Beginning at a point in the division line between land of Ruth D. Twitchell and land of Paul E. Beyer, 215 feet southwesterly from the intersection of two lanes, said point being on the construction survey line; thence running North 80° East by land of said Paul E. Beyer 101 feet more or less to a point 100 feet northeasterly from and at right angles to the construction survey line; thence turning and running through land of Ruth D. Twitchell parallel to and 100 feet from the construction survey line South 20° East 240 feet, more or less, and South 7° East 310 feet, more or less, to land of William Alexandropulos et al; thence turning and running South 68° West by land of William Alexandropulos et al, 311 feet more or less to a point 200 feet southwesterly from and at right angles to the construction survey line; thence turning and running through land of Ruth D. Twitchell parallel to and 200 feet from the construction survey line North 7° West 350 feet, more or less and North 20° West 260 feet more or less, to land of Paul E. Beyer; thence turning and running North 80° East by land of Paul E. Beyer 204 feet, more or less, to the point of beginning.

Containing 3.92 acres, more or less.

Printed from Internet for on 10/3/2017

TRACT NO. F-607-E

A certain strip of land 300 feet wide situated in the City of Portsmouth, County of Rockingham, State of New Hampshire, extending 100 feet on the easterly side and 200 feet on the westerly side of a construction survey line and more particularly bounded and described as follows:

Beginning at a point on the division line between land of William Alexandropulos et al and land of Ruth D. Twitchell, said point being on the construction survey line 391 feet southwesterly from the southeasterly corner of land of said Ruth D. Twitchell; thence running North 68° East by land of said Ruth D. Twitchell 104 feet, more or less to a point 100 feet northeasterly from and at right angles to the construction survey line; thence turning and running South 7° East through land of William Alexandropulos et al, parallel to and 100 feet from the construction survey line, 730 feet more or less to land of J. M. Katkin; thence turning and running South 69° West by land of J. M. Katkin 290 feet, more or less, to land of James H. Spooner et ux; thence turning and running North 15° West by land of James H. Spooner et ux 130 feet, more or less, to a point 200 feet southwesterly from and at right angles to the construction survey line; thence turning and running North 7° West through land of William Alexandropulos et al, parallel to and 200 feet from the construction survey line, 590 feet, more or less, to land of Ruth D. Twitchell; thence turning and running North 68° East by land of said Ruth D. Twitchell 207 feet more or less to the point of beginning.

Containing 5.00 acres, more or less.

TRACT NO. F-608-E

A certain parcel of land situated in the City of Portsmouth, County of Rockingham, State of New Hampshire, being more particularly bounded and described as follows:

Beginning at the northwesterly corner of land of J. M. Katkin at land of William Alexandropulos et al; thence running North 69° East by land of William Alexandropulos et al 290 feet, more or less, to a point 100 feet northeasterly from and at right angles to the construction survey line; thence turning and running South 7° East through land of J. M. Katkin, parallel to and 100 feet from the construction survey line, 230 feet, more or less, to land of James Yastek; thence turning and running South 78° West by land of James Yastek and by land of Simon Brown 265 feet, more or less, to land of James H. Spooner, et ux; thence turning and running North 15° West by land of James H. Spooner et ux 175 feet, more or less to the point of beginning.

Containing 1.20 acres, more or less.

TRACT NO. F-609-E

A certain parcel of land situated in the City of Portsmouth, County of Rockingham, State of New Hampshire, being more particularly bounded and described as follows:

Beginning at the southeasterly corner of land of James H. Spooner et ux, at land of Simon Brown; thence running South 78°

Printed from Internet for on 10/3/2017

West by land of Simon Brown 36 feet, more or less, to a point 200 feet southwesterly from and at right angles to the construction survey line; thence turning and running North 7° West through land of James H. Spooner et ux, parallel to and 200 feet from the construction survey line, 320 feet more or less to land of William Alexandropulos et al; thence turning and running South 15° East by land of William Alexandropulos et al, and by land of J. M. Katkin 305 feet more or less to the point of beginning.

Containing 0.13 acres, more or less.

TRACT NO. F-610-E

A certain parcel of land situated in the City of Portsmouth, County of Rockingham, State of New Hampshire, being more particularly bounded and described as follows:

Beginning at a point on the northerly side of Echo Avenue at land of James Yastek, said point being the southeasterly corner of the herein described parcel of land; thence running northwesterly by said Echo Avenue 420 feet, more or less, to a point 200 feet southwesterly from and at right angles to the construction survey line; thence turning and running through land of Simon Brown parallel to and 200 feet from the construction survey line North 26° West 70 feet, more or less, and North 7° West 340 feet, more or less, to land of James H. Spooner et ux; thence turning and running North 78° East by land of James H. Spooner et ux and by land of J. M. Katkin 291 feet more or less, to land of James Yastek; thence turning and running South 14° East by land of James Yastek 85 feet, more or less, to a point 100 feet northeasterly from and at right angles to the construction survey line; thence turning and running through land of Simon Brown parallel to and 100 feet from the construction survey line South 7° East 215 feet, more or less, and South 26° East 180 feet, more or less, to land of James Yastek; thence turning and running South 14° East by land of said James Yastek 190 feet, more or less, to the point of beginning.

Containing 4.00 acres, more or less.

TRACT NO. F-611-E

Two certain parcels of land situated in the City of Portsmouth, County of Rockingham, State of New Hampshire, being more particularly bounded and described as follows:

Parcel 1. Beginning at the northwesterly corner of land of James Yastek at land of J. M. Katkin; thence running North 78° East by land of J. M. Katkin 10 feet, more or less, to a point 100 feet northeasterly from and at right angles to the construction survey line; thence turning and running South 7° East through land of James Yastek, parallel to and 100 feet from the construction survey line, 85 feet more or less to land of Simon Brown; thence turning and running North 14° West by land of Simon Brown 85 feet, more or less, to the point of beginning.

Containing 0.01 acres, more or less.

Printed from Internet for on 10/3/2017

Parcel 2. Beginning at a point on the northerly side of Echo Avenue at the southwesterly corner of land of James Yastek at land of Simon Brown; thence running North 14° West by land of Simon Brown 190 feet, more or less; to a point 100 feet northeasterly from and at right angles to the construction survey line; thence turning and running South 26° East through land of James Yastek, parallel to and 100 feet from the construction survey line, 220 feet, more or less to Echo Avenue; thence turning and running northwesterly by said Echo Avenue 50 feet more or less, to the point of beginning.

Containing 0.10 acres, more or less.

TRACT NO. F-612-E

A certain parcel of land situated in the City of Portsmouth, County of Rockingham, State of New Hampshire, being more particularly bounded and described as follows:

Beginning at a point on the southerly side of Echo Avenue at land of Paul C. Badger et al, said point being the northwesterly corner of land of Orville C. Badger; thence running southeasterly by said Echo Avenue 150 feet, more or less, to a point 100 feet northeasterly from and at right angles to the construction survey line; thence turning and running South 26° East through land of Orville C. Badger, parallel to and 100 feet from the construction survey line, 190 feet, more or less, to land of Paul C. Badger et al; thence turning and running by land of Paul C. Badger South 66° West 160 feet, more or less, and North 16° West 281 feet, more or less, to the point of beginning.

Containing 0.69 acres, more or less.

TRACT NO. F-613-E

A certain strip of land 300 feet wide situated in the City of Portsmouth, County of Rockingham, State of New Hampshire, extending 100 feet on the easterly side and 200 feet on the westerly side of a survey line and more particularly bounded and described as follows:

Beginning at a point on the southerly side of Echo Avenue at the northwesterly corner of land of Orville C. Badger; thence running by land of said Orville C. Badger South 16° East 281 feet, more or less, and North 66° East 160 feet, more or less, to a point 100 feet northeasterly from and at right angles to the construction survey line; thence turning and running through land of Paul C. Badger et al parallel and 100 feet from the construction survey line South 26° East 2780 feet, more or less, and South 28° West 340 feet, more or less to Rockingham Avenue; thence turning and running southwesterly by said Rockingham Avenue 40 feet, more or less to the Spur Road Right of Way; thence turning and running northwesterly by said Spur Road Right of Way 265 feet, more or less, to a point 200 feet northwesterly from and at right angles to the construction survey line; thence turning and running North 28° East through land of Orville C. Badger parallel to and 200 Feet from the construction survey line 15 feet, more or less to land of Robert M. Baird, et al; thence turning and running by land of Robert M. Baird et al North 64° East 70 feet, more or less, and North 26° West 50 feet, more or less, to a point 200 feet northwesterly from and at right angles to the construction survey line; thence turning and running through land of Paul C. Badger et al parallel to and 200 feet from the construction survey line North 28° East 90 feet, more or less, and North 26°

Printed from Internet for on 10/3/2017

West 725 feet, more or less, to land of Harry B. Sawyer, et ux; thence turning and running North 77° 30' East by land of Harry B. Sawyer et ux and by land of Evelyn D. Hammond 270 feet, more or less, to the southeasterly corner of land of said Evelyn D. Hammond; thence turning and running North 12° 30' West by land of said Evelyn D. Hammond 125 feet to the southerly side of Farm Lane Road; thence turning and running South 77° 30' West by said Farm Lane Road by land of Evelyn D. Hammond and by land of Harry B. Sawyer et ux 300 feet to the northwesterly corner of land of said Harry B. Sawyer et ux, said point being also 200 feet southwesterly from and at right angles to the construction survey line; thence turning and running North 26° West through land of Paul C. Badger et al, parallel to and 200 feet from the construction survey line 2205 feet, more or less to Echo Avenue; thence turning and running southeasterly by said Echo Avenue 250 feet, more or less, to the point of beginning.

Containing 21.16 acres, more or less.

TRACT NO. F-614-E

A certain parcel of land situated in the City of Portsmouth, County of Rockingham, State of New Hampshire, being more particularly bounded and described as follows:

Beginning at the southeasterly corner of the land of Robert M. Baird, et al at land of Paul C. Badger et al; thence running South 64° West by land of said Paul C. Badger et al 70 feet, more or less, to a point 200 feet northwesterly from and at right angles to the survey line; thence turning and running North 28° East through land of Robert M. Baird et al, parallel to and 200 feet from the survey line, 87 feet more or less to land of Paul C. Badger, et al; thence turning and running South 26° East by land of Paul C. Badger et al 50 feet more or less to the point of beginning.

Containing 0.05 acres, more or less.

TRACT NO. F-615-E

A certain strip of land 300 feet wide in the City of Portsmouth, County of Rockingham, State of New Hampshire, extending 100 feet on the southeasterly side and 200 feet on the northwesterly side of a construction survey line and more particularly bounded and described as follows:

Beginning at a point on the southeasterly side of the Toll Road 504.7 feet southwesterly from the northeasterly corner of land of Cornelius Coakley, said point being on the construction survey line; thence running North 65° East by said Toll Road 165 feet more or less to a point 100 feet southeasterly from and at right angles to the construction survey line; thence turning and running through land of Cornelius Coakley, parallel to and 100 feet from the construction survey line, South 28° West 1300 feet, more or less, and South 57° 30' West 700 feet more or less to land of Patrick Coakley; thence turning and running North 38° West by land of Patrick Coakley 301 feet more or less to a point 200 feet from and northwesterly from the construction survey line; thence turning and running through land of Cornelius Coakley, parallel to and 200 feet from the Construction survey line, North 57° 30' East 640 feet more or less, and North 28° East 840 feet more or less to the Toll Road; thence turning and running North 65° East by said Toll Road 330 feet, more or less, to the point of beginning.

Containing 11.80 acres, more or less.

Printed from Internet for on 10/3/2017

TRACT NO. F-616-E

A certain strip of land 300 feet wide situated in the City of Portsmouth, County of Rockingham, State of New Hampshire, extending 100 feet on the southeasterly side and 200 feet on the northwesterly side of a construction survey line and more particularly bounded and described as follows:

Beginning at a point on the division line between land of Patrick Coakley and land of Cornelius Coakley 632 feet, more or less, northwesterly from the northerly side of the Concord-Portsmouth Railroad Right of Way, said point being on the center of the construction survey line; thence running South 38° East by land of Cornelius Coakley 100 feet more or less to a point 100 feet southeasterly from and at right angles to the construction survey line; thence turning and running South 57° 30' West through land of Patrick Coakley, parallel to and 100 feet from the construction survey line, 1850 feet more or less to land of Albert G. Hunt; thence turning and running by land of Albert G. Hunt North 10° West 293 feet, more or less, and North 67° West 30 feet more or less to a point 200 feet northwesterly from and at right angles to the construction survey line: Thence turning and running North 57° 30' East through land of Patrick Coakley, parallel to and 200 feet from the construction survey line 1690 feet, more or less, to land of Cornelius Coakley; thende turning and running South 38° East by land of Cornelius Coakley 201 feet more or less to the point of beginning.

Containing 12.20 acres, more or less.

TRACT NO. F-617-E

A certain strip of land 300 feet wide situated in the City of Portsmouth, County of Rockingham, State of New Hampshire, extending 100 feet on the easterly side and 200 feet on the westerly side of a construction survey line and more particularly bounded and described as follows:

Beginning at a point on the division line between land of Albert G. Hunt and land of Patrick Coakley, said point being on the construction survey line and 367 feet northwesterly from the southeasterly corner of land of said Albert G. Hunt; thence running South 10° East by land of Patrick Coakley 110 feet more or less to a point 100 feet southeasterly from and at right angles to the construction survey line; thence turning and running through land of Albert G. Hunt parallel to and 100 feet from the construction survey line South 57° 30' West 520 feet more or less and South 5° East 120 feet more or less to the Concord-Portsmouth Railroad; thence turning and running southwesterly by land of the Concord & Portsmouth Railroad 314 feet, more or less, to a point 200 feet southwesterly from and at right angles to the construction survey line; thence turning and running through land of Albert G. Hunt parallel to and 200 feet from the construction survey line North 5° West 380 feet more or less, and North 57° 30' East 800 feet more or less to land of Patrick J. Coakley; thence turning and running by land of Patrick J. Coakley South 67° East 30 feet, more or less and South 10° East 183 feet, more or less to the point of beginning.

Containing 6.60 acres, more or less.

Printed from Internet for on 10/3/2017

1350 196

TRACT NO. F-618-E

A certain parcel of land situated in the City of Portsmouth, County of Rockingham, State of New Hampshire, being more particularly bounded and described as follows:

Beginning at a point on the southerly side of the Concord & Portsmouth Railroad 381 feet northeasterly from the easterly edge of Haywood Street, said point being on the construction survey line; thence running northeasterly by said Concord & Portsmouth Railroad 105 feet more or less to a point 100 feet easterly from and at right angles to the construction survey line; thence turning and running South 5° East through land of the City of Portsmouth, parallel to and 100 feet from the construction survey line, 720 feet more or less to land of Marcia Dodge; thence turning and running by land of Marcia Dodge South 1° East 230 feet more or less and South 76° East 17 feet more or less to a point 100 feet easterly from and at right angles to the construction survey line; thence turning and running South 5° East through land of the City of Portsmouth parallel to and 100 feet from the construction survey line 160 feet more or less to Greenland Road; thence turning and running northwesterly by said Greenland Road 326 feet more or less, to a point 200 feet westerly from and at right angles to the construction survey line; thence turning and running North 5° West parallel to and 200 feet from the construction survey line, 900 feet more or less to the Concord-Portsmouth Railroad; thence turning and running northeasterly by said Concord-Portsmouth Railroad 209 feet more or less to the point of beginning.

Containing 6.95 acres, more or less.

TRACT NO. F-619-E

A certain strip of land 300 feet wide situated in the City of Portsmouth, County of Rockingham, State of New Hampshire, extending 100 feet on the easterly side and 200 feet on the westerly side of a construction survey line and more particularly bounded and described as follows:

Beginning at a point on the southerly side of Greenland Road 263 feet southeasterly from the division line between land of Kate Stokel and land of David Cameron, now or formerly, said point being on the construction survey line; thence running southeasterly by said Greenland Road 109 feet more or less to a point 100 feet easterly from and at right angles to the construction survey line; thence turning and running through land of Kate Stokel, parallel to and 100 feet from the construction survey line, South 5° East 500 Feet more or less and South 48° 30' West 4180 feet, more or less to land of Thomas Metrick; thence turning and running North 8° West by land of said Thomas Metrick 360 feet, more or less, to a point 200 feet northwesterly from and at right angles to the construction survey line; thence turning and running through land of Kate Stokel, parallel to and 200 feet from the construction survey line North 48° 30' East 3830 feet more or less, and North 5° West 460 feet, more or less to Greenland Road; thence turning and running southeasterly by said Greenland Road 217 feet more or less to the point of beginning.

Containing 30.70 acres, more or less.

Printed from Internet for on 10/3/2017

TRACT NO. F-620-E

A certain strip of land 300 feet wide situated in the City of Portsmouth, County of Rockingham, State of New Hampshire, extending 100 feet on the easterly side and 200 feet on the westerly side of a construction survey line and more particularly bounded and described as follows:

Beginning at a point on the division line between land of Thomas Metrick and land of Kate Stokel, said point being on the construction survey line, 1700 feet, more or less, northerly from the Boston & Maine Railroad, measured along said division line; thence running South 8° East by land of said Kate Stokel 120 feet more or less to a point 100 feet southeasterly from and at right angles to the survey line; thence turning and running South 48° 30' West through land of Thomas Metrick parallel to and 100 feet from the survey line 1490 feet more or less, to land of David H. Jewell et ux; thence turning and running by land of David H. Jewell et ux South 85° West 140 feet, more or less and North 300 feet more or less to a point 200 feet northwesterly from and at right angles to the construction survey line; thence turning and running North 48° 30' East through land of Thomas Metrick parallel to and 200 feet from the construction survey line 1600 feet more or less to land of Kate Stokel; thence turning and running South 8° East by land of said Kate Stokel 240 feet, more or less, to the point of beginning.

Containing 11.23 acres, more or less.

TRACT NO. F-621-E

Parcel 1. A certain strip of land 300 feet wide situated in the City of Portsmouth, and Town of Greenland, County of Rockingham, State of New Hampshire, extending 100 feet on the southeasterly side and 200 feet on the northwesterly side of a construction survey line and more particularly bounded and described as follows:

Beginning at a point on the division line between land of Thomas Metrick and land of David H. Jewell et ux, said point being the southwesterly corner of land of said Thomas Metrick; thence running North 85° East by land of said Thomas Metrick 140 feet more or less to a point 100 feet southeasterly from and at right angles to the construction survey line; thence turning and running through land of David H. Jewell et ux parallel to and 100 feet from the construction survey line South 48° 30' West 300 feet more or less and North 80° West 3120 feet more or less, to Ocean Road; thence turning and running northwesterly by said Ocean Road 173 feet more or less to land of Victor Union; thence turning and running North 35° East by land of said Victor Union 160 feet more or less to a point 200 feet northerly from and at right angles to the construction survey line; thence turning and running through land of David Jewell et ux parallel to and 200 feet from the construction survey line South 80° East 3000 feet, more or less and North 48° 30' East 270 feet more or less to land of Thomas Metrick; thence turning and running South 0° 00' East by land of Thomas Metrick 300 feet more or less to the point of beginning.

Containing 22.90 acres, more or less.

Printed from Internet for on 10/3/2017

Parcel 2. A certain parcel of land situated in the Town of Greenland, County of Rockingham, State of New Hampshire, being more particularly bounded and described as follows:

Beginning at a point on the westerly side of Ocean Road at land of Edgar R. Francis; thence running southeasterly by said Ocean Road 141 feet more or less to a point 100 feet southerly from and at right angles to the construction survey line; thence turning and running North 80° West through land of David H. Jewell et ux, parallel to and 100 feet from the construction survey line 280 feet more or less to land of Edgar R. Francis; thence turning and running North 67° East by land of Edgar R. Francis 230 feet more or less to the point of beginning.

Containing 0.37 acres, more or less.

TRACT NO. F-622-E.

A certain parcel of land situated in the Town of Greenland, County of Rockingham, State of New Hampshire, being more particularly bounded and described as follows:

Beginning at a point on the easterly side of the Ocean Road at land of David H. Jewell et ux; thence running northwesterly by said Ocean Road 181 feet, more or less to a point 200 feet northerly from and at right angles to the construction survey line; thence turning and running South 80° East through land of Victor Union parallel to and 200 feet from the construction survey line 160 feet more or less to land of David H. Jewell et ux; thence turning and running South 35° West by land of David H. Jewell et ux 160 feet more or less to the point of beginning.

Containing 0.26 acres, more or less.

TRACT NO. F-623-E

A certain parcel of land situated in the Town of Greenland, County of Rockingham, State of New Hampshire, being more particularly bounded and described as follows:

Beginning at a point on the westerly side of Ocean Road at land of David H. Jewell et ux; thence running South 67° West by land of David H. Jewell et ux 230 feet, more or less to a point 100 feet southerly from and at right angles to the construction survey line; thence turning and running North 80° West through land of Edgar R. Francis, parallel to and 100 feet from the construction survey line, 330 feet more or less, crossing the New Hampshire Electric Company's 100 foot Right of Way to the Toll Road; thence turning and running North 39° 30' East by said Toll Road 345 feet more or less to a point 200 feet northerly from and at right angles to the construction survey line; thence turning and running South 80° East through land of Edgar R. Francis parallel to and 200 feet from the construction survey line

Printed from Internet for on 10/3/2017

240 feet more or less, recrossing the New Hampshire Electric Company's 100 foot Right of Way to Ocean Road; thence turning and running southeasterly by said Ocean Road 213 feet more or less to the point of beginning.

Containing 2.45 acres, more or less.

TRACT NO. F-624-E

A certain parcel of land situated in the Town of Greenland, County of Rockingham, State of New Hampshire, being more particularly bounded and described as follows:

Beginning at a point on the westerly side of Toll Road at the southeasterly corner of land of John J. Leary said point being 522 feet more or less southwesterly from the center of Ocean Road and at land of Emil G. Krock; thence running North 36° West by land of Emil G. Krock 30 feet more or less to a point 200 feet northeasterly from and at right angles to the construction survey line; thence turning and running South 80° East through land of John J. Leary, parallel to and 200 feet from the construction survey line 35 feet more or less to the Toll Road; thence turning and running South 39° 30' West by the Toll Road 24 feet more or less to the point of beginning.

Containing 0.01 acres, more or less.

TRACT NO. F-625-E

A certain strip of land situated in the Town of Greenland, County of Rockingham, State of New Hampshire, being more particularly bounded and described as follows:

Beginning at a point on the westerly side of the Toll Road at land of John J. Leary, said point being 522 feet more or less southwesterly from the center of Ocean Road; thence running South 39° 30' West by said Toll Road 321 feet more or less to a point 100 feet southerly from and at right angles to the construction survey line; thence turning and running North 80° West through land of Emil G. Krock 280 feet more or less to the easterly side of the present 265-foot Public Service Company of New Hampshire Right of Way; thence turning and running North 37° East by the easterly side of the present 265-foot Public Service Company of New Hampshire Right of Way 345 feet, more or less to a point 200 feet northerly from and at right angles to the construction survey line; thence turning and running South 80° East through land of Emil G. Krock, parallel to and 200 feet from the construction survey line, 245 feet more or less to land of John J. Leary; thence turning and running South 36° East by land of John J. Leary 30 feet more or less to the point of beginning.

Containing 1.92 acres, more or less.

Printed from Internet for on 10/3/2017

1350 200

TRACT NO. F-626-E

A certain strip of land situated in the City of Portsmouth, County of Rockingham, State of New Hampshire, being more particularly bounded and described as follows:

Beginning at the southwesterly corner of land of Marcia Dodge at land of the City of Portsmouth; thence running by land of the City of Portsmouth North 1° West 230 feet, more or less to a point 100 feet easterly from and at right angles to the construction survey line; thence turning and running South 5° East through land of Marcia Dodge, parallel to and 100 feet from the construction survey line, 235 feet more or less to land of the City of Portsmouth; thence turning and running North 76° West by land of the City of Portsmouth 17 feet more or less to the point of beginning.

Containing 0.05 acres, more or less.

TRACT NO. F-627-E

A certain parcel of land situated in the City of Portsmouth, County of Rockingham, State of New Hampshire, being more particularly bounded and described as follows:

Beginning at a point on the southerly side of Farm Lane Road 233.75 feet northwesterly from a hub set in the ground in the easterly sideline of the Spur Road at the southerly side of said Farm Lane Road; thence running North 77° 30' East by said southerly side of Farm Lane Road 225 feet, to land of Paul C. Badger et al; thence turning and running by land of said Paul C. Badger et al South 12° 30' East 125 feet and South 77° 30' West 225 feet to land of Harry B. Sawyer et ux; thence turning and running North 12° 30' West by land of said Harry B. Sawyer et ux 125 feet to the point of beginning.

Containing 0.66 acre, more or less.

TRACT NO. F-628-E

A certain parcel of land situated in the City of Portsmouth, County of Rockingham, State of New Hampshire, being more particularly bounded and described as follows:

Beginning at a point on the southerly side of Farm Lane Road, said point being northeasterly 158.75 feet from a hub set in the ground marking the intersection of the easterly side line of the Spur Road and the southerly side line of the said Farm Lane Road; thence running North 77° 30' East by said southerly side of Farm Lane Road 75 feet more or less to land of Evelyn D. Hammond; thence turning and running South 12° 30' East by land of said Evelyn D. Hammond 125 feet more or less to land of Paul C. Badger et al; thence turning and running South 77° 30' West by land of said Paul C. Badger et al 45 feet more or less to a point 200 feet southwesterly from and at right angles to the construction survey line; thence turning and running through land of Harry B. Sawyer and Ruth C. Sawyer, parallel to and 200 feet from the construction survey line, North 26° West 128 feet more or less to the point of beginning.

Containing 0.18 acre, more or less.

Printed from Internet for on 10/3/2017

PORTION OF TRACT NO. A-100

A certain strip of land 300 feet wide in the City of Portsmouth, County of Rockingham, State of New Hampshire, extending 100 feet on the easterly side and 200 feet on the westerly side of the following described survey line or said survey line extended:

Beginning at a point on the westerly side line of the Spur Road 189 feet more or less southeasterly from a concrete monument on the westerly side line of said Spur Road; thence running thru land of United States of America South 28° West 1199 feet more or less to the northerly side line of the Toll Road.

Being a strip of land located wholly within the perimeter of the proposed Air Base at the easterly extremity thereof.

Containing 8.75 acres more or less.

Reserving to the UNITED STATES OF AMERICA and its assigns all such rights and privileges in said last described parcel as may be used and enjoyed without interference with or abridgment of the rights and easements herein conveyed.

Together with the right to trim, cut, fell and remove therefrom all trees, underbrush, obstructions and any other vegetation, structures or obstacles within the limits of the above described parcels and strips.

Also, the perpetual right and easement to construct, maintain, repair, operate, patrol, replace and/or remove two (2) 115 K V transmission lines, each line consisting of three (3) power wires and two (2) ground wires over and across the Portsmouth-Manchester Branch of the Boston and Maine Railroad, between Stations 104 + 56.03 and 106 + 74.97, the center lines of said transmission lines being located respectively, approximately at Stations 105 + 33 (Hudson Line) and approximately at Station 105 + 98 (Gregg Line) at a height of forty (40) feet above the top of the rail, over and across a certain piece or parcel of land situated in the City of Portsmouth, County of Rockingham, State of New Hampshire, said parcel of land being bounded and described as follows:

TRACT NO. F-629-E

Beginning at Station 104 + 56.03 on the center line of location of said Branch, thence running South 22° 44' 20" East through land of the Boston and Maine Railroad 47.72 feet to the southeasterly side line of said Branch; thence turning and running South 54° 15' 40" West on and along said last mentioned side line 218.94 feet to a point; thence turning

Printed from Internet for on 10/3/2017

and running North 22° 44' 20" West through said land of said Railroad 84.67 feet to the northwesterly side line of said Branch; thence turning and running North 54° 15' 40" East on and along said last mentioned side line 218.94 feet to a point; thence turning and running South 22° 44' 20" East 36.95 feet to the point of beginning, be all of said measurements, more or less, said parcel containing about 18,060 square feet and being shown upon plan marked "Transmission Line Easement Portsmouth, N.H. Boston and Maine Railroad - to United States of America J. F. Kerwin Engr. of Design March 1954", recorded ~~herewith~~ in Rockingham County Registry of Deeds, Book 1341, Page 110, to which reference is hereby made for a further description of said parcel.

Together with the right to trim, cut, fell and remove from said parcel all trees and underbrush and any other vegetation within the limits of said parcel as is necessary to provide adequate clearance and to eliminate interference with, or hazards to the structures or utilities placed or constructed over and across said parcel.

There is reserved to the Boston and Maine Railroad for itself, its successors and assigns, the right to use that portion of its property over which said easement is granted for all purposes not inconsistent with the rights and easements herein granted.

Said easements and rights are granted subject to the following conditions:

No poles shall be permitted within Boston and Maine Railroad premises and grantee or its assigns shall make at its expense any changes required to mitigate inductive interference to Railroad or other wires on Railroad premises.

The grantee agrees not to convey any interest to any person or corporation not engaged in the general sale, transmission or distribution of electricity. In the event grantee shall assign, lease, rent, license, sell, convey or take any other action which shall give any interest therein to any person or corporation other than the Boston and Maine Railroad, notification shall be given the Railroad of such act; provided, however, nothing in this paragraph contained shall be construed as precluding the grantee, its successors and assigns from mortgaging the right and easement hereby conveyed.

No changes will be made in the construction of these lines without the approval of the Boston and Maine Railroad beforehand and all work will be carried out so as to cause the least interference to the Railroad when done.

For title references see Judgment on Declaration of Taking recorded in Rockingham County Registry of Deeds Book 1263, Page 201, and Amended Judgment

Printed from Internet for on 10/3/2017

on Declaration of Taking recorded in said Registry of Deeds, Book 1337, Page 277, also Judgment on Declaration of Taking recorded in said Registry of Deeds, Book 1260, Page 332, and also deed from Boston and Maine Railroad to United States of America recorded in said Registry of Deeds, Book 1341, page 106.

Said construction survey line is described as follows: Beginning at a concrete bound on the center line of the present 300 foot right of way now owned by the Public Service Company of New Hampshire, said point of beginning being 1398 feet, South 73° West, from the intersection of said Public Service Company of New Hampshire's center line with the center line of Woodbury Avenue in Portsmouth, New Hampshire, as now located, thence:

South 20° East, 2647.4 feet to an angle point at a concrete bound, thence:
South 7° East, 1581.2 feet to an angle point at a concrete bound, thence;
South 26° East, 3362.4 feet to an angle point at a concrete bound, thence;
South 28° West, 3604.0 feet to an angle point at a concrete bound, thence;
South 57° 30' West 3583.3 feet to an angle point at a concrete bound, thence;
South 5° East, 1357.3 feet to an angle point at a concrete bound, thence;
South 48° 30' West, 5879.2 feet to an angle point at a concrete bound, thence;
North 80° West, 4294 feet, more or less, to a concrete bound in the southeasterly boundary of the present 265 foot right of way now owned by Public Service Company of New Hampshire.

For further description of said rights, privileges and easements, see plan entitled, "Segment 'F' Portsmouth Air Force Base - Military reservation- Drawing No. NED-PA-877, Sheet 6 of 6, dated June 1952, revised July 1952 and ~~15 December 1954~~ 12/15/54", a copy of which plan as revised has been delivered to the grantee.

Subject, however, to such easements and rights of way the New Hampshire Electric Company may have with respect to the rights and easements herein conveyed.

Reserving to the UNITED STATES OF AMERICA and its assigns the right to cross and recross any of the above described strips for the construction, reconstruction, operation, and maintenance of a sewer trunk line and any other utilities required in connection with the development of the Portsmouth Air Force Base, provided however that such reserved rights shall be so exercised as not to interfere with or abridge the rights and easements hereby conveyed.

It is agreed that said transmission lines and appurtenances thereto whether fixed to the realty or not shall be and remain the property of the Grantee, its successors and assigns. 18

Printed from Internet for on 10/3/2017

These easements are granted subject to the further condition:

That all uranium, thorium, and all other materials determined pursuant to section 5 (b) (1) of the Atomic Energy Act of 1946 (60 Stat. 761) to be peculiarly essential to the production of fissionable material, contained, in whatever concentration, in deposits in the lands covered by this instrument are hereby reserved for the use of the United States, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, and remove the same, making just compensation for any damage or injury occasioned thereby. However, such land may be used, and any rights otherwise acquired by this disposition may be exercised, as if no reservation of such materials had been made; except that, when such use results in the extraction of any such material from the land in quantities which may not be transferred or delivered without a license under the Atomic Energy Act of 1946, as it now exists or may hereafter be amended, such material shall be the property of the United States Atomic Energy Commission, and the Commission may require delivery of such material to it by any possessor thereof after such material has been separated as such from the ores in which it was contained. If the Commission requires the delivery of such material to it, it shall pay to the person mining or extracting the same, or to such other person as the Commission determines to be entitled thereto, such sums, including profits, as the Commission deems fair and reasonable for the discovery, mining, development, production, extraction and other services performed with respect to such material prior to such delivery, but such payment shall not include any amount on account of the value of such material before removal from its place of deposit in nature. If the Commission does not require delivery of such material to it, the reservation hereby made shall be of no further force or effect.

To Have and To Hold the same to the said Public Service Company of New Hampshire and its successors and assigns forever.

The requirements of Section 601 of the Act of Congress approved September 28, 1951 (Public Law 155, 82d Congress) have been met.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Department of the Air Force by direction of the Secretary of the Air Force this 15th day of March, 1955.

Witness:

Irene J. Fischer

Genevieve J. Cerard

UNITED STATES OF AMERICA

By Gordon S. Robinson

GORDON S. ROBINSON
Deputy Special Assistant for Installations

Printed from Internet for on 10/3/2017

1350 205

STATE OF VIRGINIA)
) SS
COUNTY OF ARLINGTON)

On this 15th day of March, 1955, personally appeared George S. Robinson, Deputy Chief Counsel for Installations ~~Secretary of the Air Force of the United States of America~~, signer and sealer of the foregoing written instrument, by direction of the Secretary of the Air Force, and acknowledged the same to be his free act and deed, and the free act and deed of the United States of America.

Karl R. Bilka
Notary Public

My Commission expires October 1, 1956

Received and recorded Apr. 8, 10:10 A.M., 1955

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

Date: September 18, 2025
Property Address: 1-15 Congress Street
Application #: LU-22-12
Decision: □ Approve □ Deny □ Approve with Conditions

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

Coliving 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.

	Coliving 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 city Land Use Boards have vetted the project. See previous HDC, TAC, and Planning Board approvals. This application is to revise the residential use from apartment to Coliving.
2	10.243.22 All necessary public and private utility infrastructure and services will be available and adequate to serve the proposed use.	**Meets** **Does Not Meet**	Yes, the Department of Public Works, TAC, and Planning Board have vetted the project infrastructure.

DRAFT

	Coliving Conditional Use Permit 10.243 Requirements	Finding (Meets Criteria/Requirement)	Supporting Information
3	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.	**Meets** **Does Not Meet**	The underground parking entrance has been placed on Newberry Way to minimize traffic congestion on High Street. The Traffic Impact Analysis submission (Site Plan Approval) indicating no significant impact. Coliving change will reduce traffic.
4	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.	**Meets** **Does Not Meet**	The proposed Coliving residential use will not contribute the types of impacts associated with the items listed.
5	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.	**Meets** **Does Not Meet**	Urban site, no wetlands or buffers. The property is not in a flood zone.
6	10.243.26 The proposed use will not cause or contribute to a significant decline in property values of adjacent properties.	**Meets** **Does Not Meet**	Land is suitable for the intended purpose, currently used as an urban building site and attached parking lot. The use will match adjacent property uses and not impact values.
6	**<u>Other Board Findings:</u>**		
7	**<u>Additional Conditions of Approval</u>:**		

DRAFT

HALEY WARD

5 September 2025

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

RE: Request for Co-Living Development at 1 Congress Street and 15 Congress Street, Conditional Use Permit Application

Dear Mr. Chellman and Planning Board Members:

On behalf of One Market Square LLC, we are pleased to submit the attached for **Conditional Use Permit (CUP) Approval** for **Coliving** at the above-mentioned project and request that we be placed on the agenda for your **September 18, 2025,** Planning Board Meeting. The property is shown on the City of Portsmouth Assessors Map 117 as Lots 12 and 14. The lots will be merged into one parcel, under a separate request to the Planning Board. The project will be located at 1 Newberry Way, 10 High Street and 25 Congress Street (formerly known as 1-15 Congress Street). The property has frontage on Congress Street, High Street and Fleet Street, and is within the City of Portsmouth Character District 4 (CD4) and Character District 5 (CD5) Zoning Districts. The site is currently mostly developed with existing buildings and a surface parking lot. Project Development was approved by the Planning Board on January 16, 2025, as follows:

> *The Planning Board, at its regularly scheduled meeting of Thursday, January 16, 2025, considered your application for Site Plan Approval to construct an addition onto the previously approved project at 1 Congress Street and re-development of 15 Congress into a mixed-use building with associated site improvements; a Parking Conditional Use Permit from Section 10.1112.14 of the Zoning Ordinance to allow 21 parking spaces where 53 parking spaces are required. Said property is shown on Assessor Map 117 Lots 12-15 and lies within the Character District 5 (CD-5), Historic and Downtown Overlay Districts. As a result of said consideration, the Board voted to find that the Site Plan Application meets the requirements set forth in the Site Plan Regulations Section 2.9 Evaluation Criteria and adopt the findings of fact as presented.*

Project Overview

The proposal presented herein involves revisions to the plan to invoke the recently adopted **Section 10.815 Coliving** revision to the Portsmouth Ordinance, and to incorporate **Coliving** as a part of the project.

200 Griffin Rd., Unit 14, Portsmouth, NH 03801
T: 603.430.9282 | HALEYWARD.COM

Existing Site Approvals

The One Market Square project includes the renovation of existing commercial buildings located at 1 and 3 Congress Street, demolition to portions of existing buildings, and new construction of a 3-story building with Attic Hip Top Mansard Roof to the rear of the existing buildings and site improvements. The area behind the existing building is currently a surface parking lot. One level of vehicular parking will be provided underground and accessed by a car elevator. The JJ Newberry project includes rehabilitation and adaptive reuse of the existing structure with minor accessory additions. New projecting storefronts with recessed entrance stoops are proposed along the north elevation of the property to create a retail experience in a re-imaged, pedestrian friendly corridor connecting High Street and Fleet Street. This area, previously known as Haven Court, is proposed to be re-named Newberry Way. The surface elevation of the corridor will be lowered to create an ADA compliant pedestrian space open to the public, extending the pedestrian experience from the McIntyre Building along Commercial Alley, Ladd Street, and Newberry Way to Fleet Street, with an enhanced pedestrian experience on High Street. One Market Square, LLC is committed to the previously stated commitment to include renovating Ladd Street and High Street as a part of the project.

The upper floor uses in the JJ Newberry Building will remain residential, but will be revised to create **Coliving**. The first-floor space along Congress Street will remain retail and restaurant use. The first-floor space along Fleet Street will be changed from office to retail uses. An egress stair tower, accessible elevator, and main entrance for the upper floors of residential use will be accessed from Newberry Way, in the vicinity of the One Market Square building connection with the JJ Newberry building. A rooftop penthouse and secondary egress stairs are proposed on the existing roof. The existing flat roof will accommodate a roof deck with extensive green landscape plantings for residential use, solar PV array, and mechanical equipment.

Plan Submission

The submission herein reflects the requested interior revisions to create **Coliving** for the project.

Site Zoning

The revision to Coliving reduces the parking required under the Portsmouth Zoning Ordinance (PZO), as the Coliving component, under Section 10.815.31.1, does not require parking, since the facility is within 600 feet of a public parking garage. Please see the attached Parking Calculation. The calculation shows that the remaining apartments (not Coliving) will require 32 parking spaces where 20 are proposed. The site has a Parking CUP to provide 21 parking spaces where 53 were required. As stated in the Staff Memo from the August 21, 2025 Planning Board meeting, the following now applies:

> *It is important to note that HB284, passed on July 15, 2025, limits the number of residential parking spaces to no more than 1 space per unit. This law takes effect on September 13, 2025 and with the new proposal, the site will be compliant with parking with 21 spaces required and 21 provided.*

200 Griffin Rd., Unit 14, Portsmouth, NH 03801
T: 603.430.9282 | HALEYWARD.COM

No changes to the existing and proposed impervious surface areas on the combined lot are proposed. In our opinion, no variances are required for the project revision.

This revision to the proposed building use meets the criteria as follows:

In order to provide additional affordable and innovative living options within the City, and to allow the adaptive reuse of some existing buildings, Coliving is defined and created as a special use, subject to the provisions and requirements of the Portsmouth Ordinance Sections 10.815.20 through 70.

10.815.20 Standards and Requirements 10.815.21 through 10.815.29

21. Coliving Units shall not be rented for less than 30 days continuous occupancy.
22. Coliving Units shall be for not more than two-person (double) occupancy.
23. Coliving Units may include private sanitation facilities but shall not include permanent cooking facilities.
24. Coliving Units shall be at least 100 square feet of Gross Living Area (GLA) for single occupancy and 120 square feet of GLA for double occupancy. GLA for Coliving Units shall be measured in the same manner as for Accessory Dwelling Units.
25. Coliving Facilities shall include at least one full-time manager on site at all times for every 40 residents (*can be waived by the Planning Board*).
26. Coliving Facilities shall not exceed: 80 residents per building; or 40 residents/floor (*can be waived by the Planning Board*).
27. Ownership of a Coliving Facility shall include all of the Coliving Units within that Coliving Facility.
28. Coliving Units may be rented or leased by the owner of a Coliving Facility, but the ownership of Coliving Units shall not be severed from the Coliving Facility of which they are a part.
29. Coliving Common Areas shall comprise at least 1,200 square feet of gross floor area plus 20 square feet per Coliving Unit.

Parking Requirements 10.815.30: Under Section 10.815.31, if any part of the Coliving Facility is located within 600 feet (approximately a 2.5-minute walk) of a public parking garage, No parking required. **That is the case with this project.**

Review and Approval Process 10.815.40: Under Section 10.815.41, in granting a conditional use permit for a Coliving Facility, the Planning Board may modify a specific standard set forth in Sections 10.815.20 and 10.815.30, provided that the Board finds such modification will promote design flexibility and overall project quality. **Please see the attached request to modify the required standards under 10.815.26** (noted above)**.**

200 Griffin Rd., Unit 14, Portsmouth, NH 03801
T: 603.430.9282 | HALEYWARD.COM

Permitting System for Coliving Facilities - Permit Requirement 10.815.50

No Coliving Facility shall operate in the City without a valid permit issued by the City Clerk's office. Permits will only be issued for lawfully existing Coliving Facilities that comply with the standards and requirements outlined in this Section 10.815, as well as all other applicable laws, ordinances, and regulations. Receipt of a permit under this section shall be a condition precedent to issuance of a Certificate of Occupancy for any Coliving Facility. This shall be a requirement whether or not it is made an express condition of approval by the Planning Board in granting a CUP for a Coliving Facility. The permitting system for a Coliving Facility shall be administered by the City Clerk's office. The City Clerk shall maintain records of all issued permits and ensure compliance with all necessary conditions outlined in this Section. An application for a Coliving Facility permit shall be submitted to the City Clerk's office shall include the following:

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

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

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

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

The developer understands and intends to comply with all the requirements herein.

200 Griffin Rd., Unit 14, Portsmouth, NH 03801
T: 603.430.9282 | HALEYWARD.COM

Approval Criteria 10.243

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. This proposed design will be compatible with, will complement or enhance the character of, and will encourage appropriate and orderly development of surrounding properties, under Section 10.243.21 through 26 as follows:

21. The proposed design has been fully vetted and approved by **Historic District Commission** as appropriate and compatible with surrounding properties. The height and scale of existing historic buildings along Congress and Fleet Streets and Newberry Way will not change. The proposed addition at the current parking lot at corner of High Street and Newberry Way is the same or slightly lower than adjacent properties. Retail and restaurant at street levels are existing uses to remain, and are common first floor uses throughout the area. The office use at Fleet Street first floor will be replaced with Retail, to be consistent with surrounding properties. Residential use at upper floors is a long-established use pattern throughout this area. Specifically, Coliving residential will comply with zoning requirements for density and management. Newberry Way will be improved as an accessible pedestrian way, parking will be provided below grade, with utilities and site amenities improved as proposed and previously approved.

22. Public infrastructure is available to serve the proposed uses.

23. The surrounding streets have the capacity to service the proposed use. The proposed Newberry Way pedestrian connection is supported by the Master Plan as part of an overall connection running from McIntyre, potentially to Vaughan Mall.

24. Traffic impacts have been studied and are non-existent. The previous application package included a Technical Memorandum prepared by Greenman-Pedersen, Inc. (GPI), the project Traffic Consultant, calculating site Trip Generation and Institute of Traffic Engineers (ITE) Parking Calculations. The changes in traffic generation due to the project revision are expected to be a reduction, as the Coliving is intended for residents who do not need, or want, their own vehicles.

    Proposed uses and their associated sounds are consistent with surrounding uses. On site residential managers, as required by zoning, will ensure compliance with property usage and noise regulations. Retail and restaurant uses existing to remain are consistent with surrounding uses. Residential use is not anticipated to produce any adverse conditions. Waste management procedures will follow plans as previously approved for all uses. Odors, vibrations, dust & fumes are not expected with the conversion to co-living from the approved housing use. Retail and restaurant hours of operation exist and will remain as is and be consistent with surrounding uses. Dark sky compliant and pedestrian friendly lighting is proposed as previously approved.

200 Griffin Rd., Unit 14, Portsmouth, NH 03801
T: 603.430.9282 | HALEYWARD.COM

25. There are no wetlands or natural resource areas in the project vicinity.

26. Property values will not decrease as a result of the shift to interior Coliving, as the exterior quality of construction is consistent with the previous approval.

The intent is that One Congress, LLC will still be responsible to pay the entire cost of design and construction of the High Street and Ladd Street improvements, as previously agreed to in the signed Memorandum of Understanding.

Screening and Landscaping

The site landscaping will remain as detailed on the approved Landscape Plans.

Water and Sewage Systems

The site municipal water and sewer will not be impacted by the change in the proposed residential use to Coliving.

Stormwater Management

The site drainage patterns, and infrastructure improvements will remain as approved by the Planning Board in January of 2025.

Site Lighting

The lighting introduced on the street and pedestrian corridors to provide a welcoming and safe pedestrian and vehicular experience will also remain as previously approved.

Site Utilities and Solid Waste

Site utilities include natural gas, underground electric and communications services will not be altered by the revisions herein.

Plans

The following plans are included in our submission:

- Cover Sheet: This shows the Development Team, Legend, Site Location, and Site Zoning.
- 1 Congress Boundary Plan: This plan shows the existing 1 Congress Street property boundaries.
- 15 Congress Street Standard Boundary Survey and Existing Conditions Plan - Development Parcel V101: This plan shows the 15 Congress Street Boundary and the existing development area conditions in detail.
- Architectural Plans - Floor Plans showing the proposed revision to Coliving.

Also please find a Parking Analysis showing uses and square footage associated with the development.

200 Griffin Rd., Unit 14, Portsmouth, NH 03801
T: 603.430.9282 | HALEYWARD.COM

We respectfully request that the Planning Board waive compliance with the following. The proposed design does not meet the Coliving zoning Standards 10.815.25 and 10.815.26 for the following items, for which **we seek relief from Planning Board:**

A. **The facility will have one full-time on-site manager, not one per 40 residents. The facilities will have well-posted instructions to allow contact with an off-site manager available 24/7. We believe this approach is better and more economical than providing multiple on-site managers because on-site managers could both be unavailable at many times. Having an on-site manager and an off-site manager available 24/7 provides sufficient coverage.**

B. **Third Floor of 15 Congress Street Building: 3 Coliving suites, with a total of 34 bedrooms and 51 residents (half of the bedrooms are for single occupants and half are for couples living together; all units will have only one bed) plus 4 one-bedroom apartments. Relief is requested for 51 Coliving residents where 40 are allowed.**

C. **Second Floor of 15 Congress Street Building: 4 Coliving suites, with a total of 49 bedrooms and 74 residents plus 4 one-bedroom apartments. Relief is requested for 74 Coliving residents, where 40 are allowed.**

We look forward to the Planning Board review of this submission and look forward to an in-person presentation at your meeting.

Sincerely,



John R. Chagnon, PE

P:\NH\5010156-McNabb_Properties\3406-Congress St., Portsmouth-JRC\2025 Site Plan\03-WIP_Files\Application\Portsmouth CUP Co-Living\Planning Board Site Plan Submission Letter 2025.09.5.doc

200 Griffin Rd., Unit 14, Portsmouth, NH 03801
T: 603.430.9282 | HALEYWARD.COM

ARCOVE
ARCHITECTS

5 September 2025

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

RE: Request for Conditional Use Permit for Change of Use from Office to Co-Living at 1 & 15 Congress Street, Assessors Map 117, Lot 14, and Assessors Map 0107, Lot 0029.

Dear Mr. Chellman and Planning Board Members:

On behalf of One Market Square LLC, we are pleased to submit this Coliving Area Analysis for **Conditional Use Permit**.

The connected buildings at 1 and 15 Congress Street are proposed to have 7 Coliving suites with a combined total of 83 sleeping units and a maximum of 125 residents; plus 26 one and two bedroom apartments.

The proposed design complies with following zoning requirements:

1. Common Area minimum size of 1,200 sf + 20SF per sleeping unit.
   - Required: (7 suites * 1,200 sf) + (20*83) = 10,060 sf minimum
   - Proposed: 15,686 sf (complies)

2. Sleeping unit minimum size
   - Required: 120 sf for double occupancy.
   - Proposed: All sleeping units exceed 200 sf, plus private bathrooms at many units. (complies)

The proposed design does not meet the coliving zoning Standards 10.815.26 for the following items, for which **we seek relief from Planning Board:**

1.

3rd floor: 3 Coliving suites, with a total of **34** sleeping units. Seventeen of the units will be double occupancy, and the remaining seventeen units will be single occupancy.

17*2 = 34 occupants

17*1 = 17 occupants

Total 51 occupants, coliving.

Additionally there will be 4 one bedroom apartments, one of which may be a manager's apartment.

Relief is needed for 51 coliving residents per floor where 40 are allowed.

2.

2nd floor: 4 Coliving suites, with a total of **49** sleeping units. Twenty-five of the units will be double occupancy, and the remaining twenty-four units will be single occupancy.

25*2 = 50 occupants

24*1 = 24 occupants

Total 74 occupants, coliving.

Additionally there will be 4 one bedroom apartments, one of which may be a manager's apartment.

Relief is needed for 74 coliving residents per floor where 40 are allowed.

The connected buildings which make up this project are historic structures built over time, with different floor heights at each area varying between 2 to 7 feet within a level. The area calculations herein reflect combining the varying floor height areas throughout each level. Each coliving suite is contained within its own floor height area (ie 1 suite per floor height area). In effect, this helps to visually and functionally subdivide the coliving spaces.

We look forward to your review and consideration at the Planning Board meeting.

Sincerely,

Tracy A Kozak

Tracy Kozak, AIA
Principal
ARCove Architects

ARCOVE
ARCHITECTS

BUILDING SUMMARY	Area (sf)
TOTAL PARKING	8,796
TOTAL SOLAR & MECHANICAL	16,418
TOTAL BUILDING COMMON	36,666
TOTAL BUILDING TENANT AREA	117,410
TOTAL BUILDING AREA	179,290

LOWER LEVEL SUMMARY	Area (sf)
COMMON	6,904
RETAIL STORAGE	2,502
PARKING	8,414
LAUNDRY	619
TENANT RESTAURANT	8,405
SUBTOTAL	**26,844**

FIRST FLOOR SUMMARY	Area (sf)
COMMON	5,529
PARKING	382
KITCHEN	2,067
RESTAURANT	6,318
RETAIL 1	3,086
RETAIL 2	1,856
RETAIL 3	1,572
RETAIL 4	1,301
RETAIL 5	1,255
RETAIL 6	2,010
RETAIL 7	3,483
RETAIL 8	2,679
RETAIL 9	2,757
RETAIL 10	1,822
SUBTOTAL	**35,735**

SECOND FLOOR SUMMARY	Area (sf)
COMMON	4,402
201 Coliving (15 units)	8,967
202 Apartment	1,458
203 Apartment	1,289
204 Coliving (12 units)	5,929
205 Apartment	920
206 Apartment	603
207 Apartment	602
208 Apartment	594
209 Coliving (12 units)	6,451
210 Coliving (10 units)	5,517
SUBTOTAL	**36,731**

ARCOVE
ARCHITECTS

THIRD FLOOR SUMMARY	Area (sf)
COMMON	4,536
301 Apartment	1,700
302 Apartment	1,368
303 Apartment	1,019
304 Apartment	1,047
305 Apartment	700
306 Apartment	1,394
307 Apartment	1,291
308 Coliving (12 units)	5,903
309 Apartment	920
310 Apartment	601
311 Apartment	602
312 Apartment	597
313 Coliving (12 units)	6,449
314 Coliving (10 units)	5,470
SUBTOTAL	**33,597**

FOURTH FLOOR SUMMARY	Area (sf)
COMMON	1,658
401 Apartment	1,666
402 Apartment	1,316
403 Apartment	1,009
404 Apartment	1,040
405 Apartment	674
406 Apartment	1,379
407 Apartment	1,270
408 Apartment	3,061
409 Apartment	2,873
SUBTOTAL	**15,945**

ROOF SUMMARY	Area (sf)
COMMON	13,637.162
SOLAR & MECHANICAL	16,418.431
SUBTOTAL	**30,055.593**

1 & 15 Congress Street

Unit/Parking Analysis

August 12, 2025

Level	Unit No.	# bedrooms	Area (sf)	parking spaces/unit	
2	201	Coliving (15 units)	8,967	0.0	
2	202	Apartment	1,458	1.3	
2	203	Apartment	1,289	1.3	
2	204	Coliving (12 units)	5,929	0.0	
2	205	Apartment	920	1.3	
2	206	Apartment	603	1.0	
2	207	Apartment	602	1.0	
2	208	Apartment	594	1.0	
2	209	Coliving (12 units)	6,451	0.0	
2	210	Coliving (10 units)	5,517	0.0	
3	301	Apartment	1,700	1.3	
3	302	Apartment	1,368	1.3	
3	303	Apartment	1,019	1.3	
3	304	Apartment	1,047	1.3	
3	305	Apartment	700	1.0	
3	306	Apartment	1,394	1.3	
3	307	Apartment	1,291	1.3	
3	308	Coliving (12 units)	5,903	0.0	
3	309	Apartment	920	1.3	
3	310	Apartment	601	1.0	
3	311	Apartment	602	1.0	
3	312	Apartment	597	1.0	
3	313	Coliving (12 units)	6,449	0.0	
3	314	Coliving (10 units)	5,470	0.0	
4	401	Apartment	1,666	1.3	
4	402	Apartment	1,316	1.3	
4	403	Apartment	1,009	1.3	
4	404	Apartment	1,040	1.3	
4	405	Apartment	674	1.0	
4	406	Apartment	1,379	1.3	
4	407	Apartment	1,270	1.3	
4	408	Apartment	3,061	1.3	
4	409	Apartment	2,873	1.3	
Subtotal					31.40

Total Units		Parking Req.
Total	**33**	31.40
Visitor Parking - 1 space per every 5 dwellings		6.60
Downtown Overlay District deduct		(4.00)
Subtotal - Residential automobile parking required, round up		**34.00**

		# excess bike spaces		# car spaces deducted		
Bicycle parking deduction 1 space for 6 bikes, max 5%:		29.0				
max 5% allowed =	1.7	parking spaces			Rounded dn	(2.00)
Total Residential Auto Parking Required (adjusted)					Rounded Up	**32**

Car Parking Spaces Required per Unit Size				
0-500	0.5			
500-750	1.0			
751+	1.3			

Coliving .25/sleeping unit

None required when next to municipal parking garage

Bicycle Parking Required		
use	**spaces required per use**	**total required**
multifamily	1 bicycle for every 5 dwelling units	7
TOTAL Required		**7**
Total Provided (in building, basement)		36
Total Provided (outside)		0
Total Provided, inside & outside		**36**
Excess Provided (beyond required)		29
Scooter parking provided (none required)		
Motorcycle parking provided (none required)		

CAR SPACES DEDUCTED @ 1:6

Restaurant/Retail/Office - No Parking Required in Downtown Overlay District

Building	level	Room No.	use	sf	TOTAL
1 Congress	2		Office	8,426	
total office use					**8,426**
1 Congress	1		Restaurant	474	
15 Congress	1		Restaurant	8,663	
total restaurant use					**9,137**
1 Congress	0		Retail	2,502	
1 Congress	1	1	Retail	1,268	
1 Congress	1	2	Retail	1,251	
1 Congress	1	3	Retail	1,572	
1 Congress	1	4	Retail	1,856	
1 Congress	1	5	Retail	3,083	
15 Congress	1	6	Retail	1,946	
15 Congress	1	7	Retail	2,749	
15 Congress	1	8	Retail	2,714	
15 Congress	1	9	Retail	3,551	
15 Congress	1	10	Retail	1,824	
total retail use					**24,318**

Total parking proposed	**20**
EXCESS (Defecit)	(12)

MIXED USE DEVELOPMENT

1 CONGRESS STREET/15 CONGRESS STREET
PORTSMOUTH, NEW HAMPSHIRE
CONDITIONAL USE PERMIT COLIVING PLANS

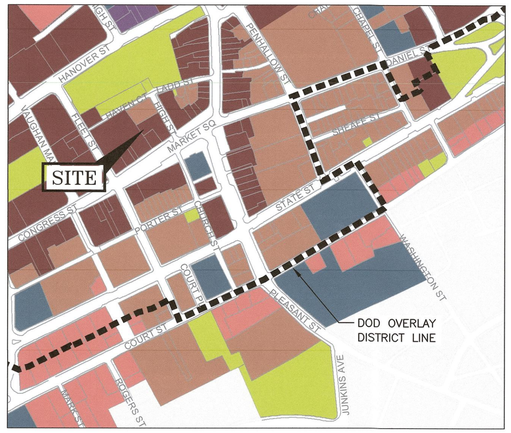
OWNER 1–15 CONGRESS:
ONE MARKET SQUARE LLC
10 PLEASANT STREET
SUITE #300
PORTSMOUTH, NH 03801
TEL. (603) 427–0725

LAND SURVEYOR & CIVIL ENGINEER:
HALEY WARD
200 GRIFFIN ROAD, UNIT 14
PORTSMOUTH, N.H. 03801
Tel. (603) 430–9282
Fax (603) 436–2315

ARCHITECT:
ARCOVE LLC
767 ISLINGTON STREET
PORTSMOUTH, NH 03801
TEL. (603) 731–5187

LANDSCAPE ARCHITECT:
TERRA FIRMA LANDSCAPE ARCHITECTURE
163A COURT STREET
PORTSMOUTH, NH 03801
TEL. (603) 531–9109

GEOTECHNICAL:
GEOTECHNICAL SERVICES INC.
18 COTE AVENUE, UNIT 11
GOFFSTOWN, N.H. 03045
Tel. (603) 624–2722



Map 10.5A21A
Character Districts and Civic Districts

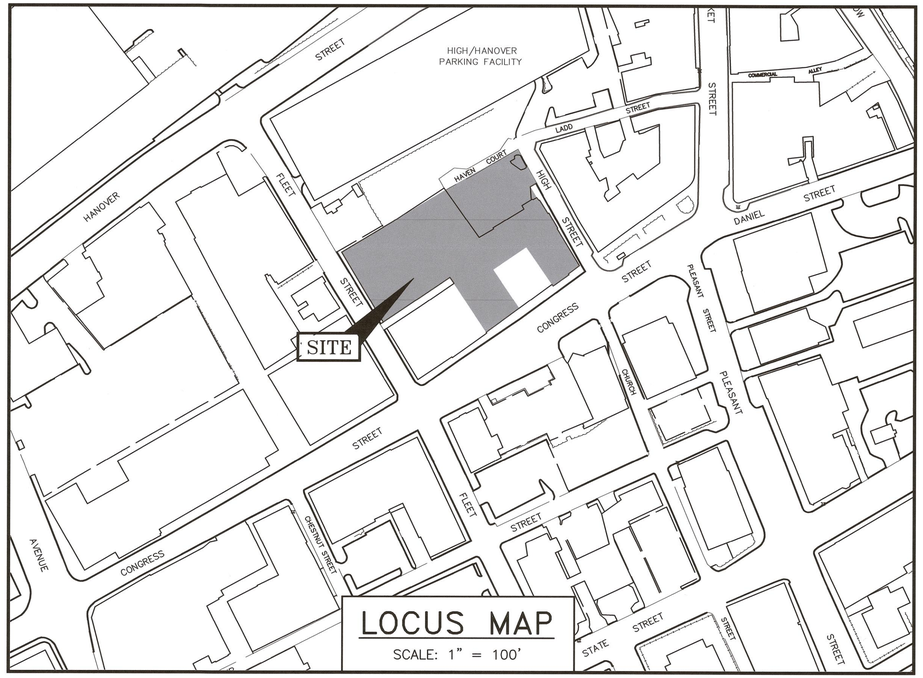
Legend
- Downtown Overlay District
- Historic District

Character Districts
- CD5 Character District 5
- CD4 Character District 4
- CD4-W Character District 4-W
- CD4-L1 Character District 4-L1
- CD4-L2 Character District 4-L2

Civic District
- Civic District

Municipal District
- Municipal District



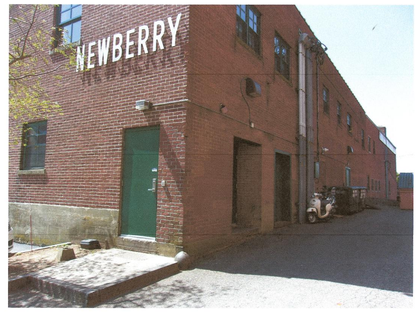


LOCUS MAP
SCALE: 1" = 100'

LEGEND:

EXISTING	PROPOSED		EXISTING	PROPOSED	
		PROPERTY LINE SETBACK	(CB)	(CB)	CATCH BASIN
S	S	SEWER PIPE	(S)	(SMH)	SEWER MANHOLE
SL	SL	SEWER LATERAL	(D)	(DMH)	DRAIN MANHOLE
G	G	GAS LINE	(T)	(TMH)	TELEPHONE MANHOLE
D	D	STORM DRAIN	14	14	PARKING SPACE COUNT
W	W	WATER LINE	PM	PM	PARKING METER
WS	WS	WATER SERVICE	LSA		LANDSCAPED AREA
UGE	UGE	UNDERGROUND ELECTRIC	TBD	TBD	TO BE DETERMINED
OHW	OHW	OVERHEAD ELECTRIC/WIRES	CI	CI	CAST IRON PIPE
	UD	FOUNDATION DRAIN	COP	COP	COPPER PIPE
		EDGE OF PAVEMENT (EP)	DI	DI	DUCTILE IRON PIPE
100	100	CONTOUR	PVC	PVC	POLYVINYL CHLORIDE PIPE
97x3	98x0	SPOT ELEVATION	RCP	RCP	REINFORCED CONCRETE PIPE
		UTILITY POLE	AC	–	ASBESTOS CEMENT PIPE
		WALL MOUNTED EXTERIOR LIGHTS	VC	VC	VITRIFIED CLAY PIPE
		TRANSFORMER ON CONCRETE PAD	EP	EP	EDGE OF PAVEMENT
		ELECTRIC HANDHOLD	EL.	EL.	ELEVATION
		SHUT OFFS (WATER/GAS)	FF	FF	FINISHED FLOOR
	GV	GATE VALVE	INV	INV	INVERT
	HYD	HYDRANT	S =	S =	SLOPE FT/FT
			TBM	TBM	TEMPORARY BENCH MARK
			TYP	TYP	TYPICAL

DIG SAFE
ME – NH – RI – VT
1-888-344-7233
CALL TOLL FREE





INDEX OF SHEETS

V101 1 CONGRESS BOUNDARY PLAN
15 CONGRESS STANDARD BOUNDARY SURVEY (EXISTING CONDITIONS PLAN) DEVELOPMENT PARCEL
ARCHITECTURAL PLANS

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436–7708
ATTN: NICHOLAS KOSKO X3327565

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

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

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

COMMUNICATIONS:
FAIRPOINT COMMUNICATIONS
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427–5525
ATTN: BENJAMIN WILLS

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

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

PERMIT LIST:

NHDES SEWER DISCHARGE PERMIT: TO BE SUBMITTED
PORTSMOUTH HDC: PENDING
PORTSMOUTH SITE PLAN: PENDING

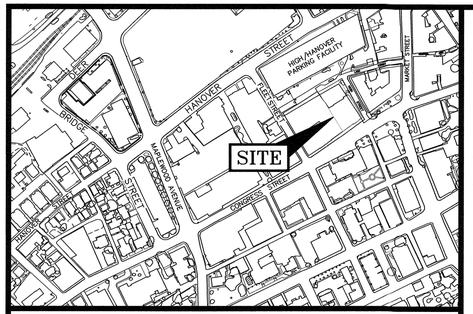
CONDITIONAL USE PERMIT COLIVING PLANS
MIXED USE DEVELOPMENT
1 CONGRESS STREET/15 CONGRESS STREET
PORTSMOUTH, N.H.

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

PLAN SET SUBMITTAL DATE: 30 JULY 2025

5010156 3406

P:\5010156 McNeils_Properties\3406 Congress St, Portsmouth -IRC\2024 File Plan\Plans & Specs\Dwt\Current\3406 Cover 2024 Co-Living.dwg, 8/1/2025 2:25:47 PM



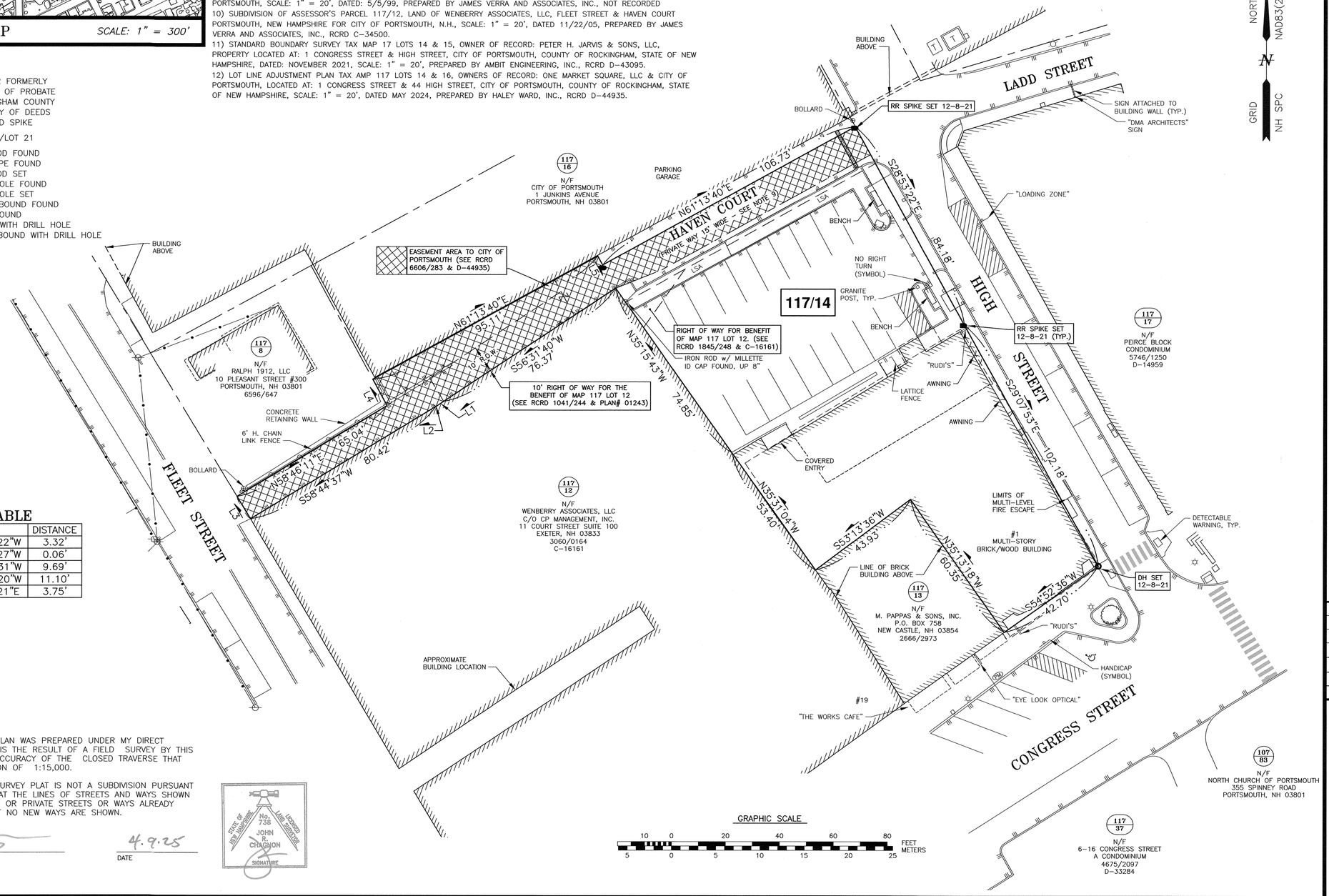
LOCATION MAP *SCALE: 1" = 300'*

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
RR SPK	RAILROAD SPIKE
11/21	MAP 11/LOT 21
○ IR FND	IRON ROD FOUND
○ IP FND	IRON PIPE FOUND
● IR SET	IRON ROD SET
◉ DH FND	DRILL HOLE FOUND
○ DH SET	DRILL HOLE SET
⊙ NHHB	NHDOT BOUND FOUND
⊙ TB	TOWN BOUND
⊙ BND w/DH	BOUND WITH DRILL HOLE
⊙ ST BND w/DH	STONE BOUND WITH DRILL HOLE

PLAN REFERENCES:

1) PLAN OF A LOT OF LAND IN PORTSMOUTH N.H. BELONGING TO THE ESTATE OF CHAS. H. MENDUM, SCALE: 1 IN = 20 FT, DATED JULY 1, 1908, PREPARED BY WM. A. GROVER CIVIL ENGINEER, RCRD 00469.
2) LAND ON HAVEN COURT PORTSMOUTH, N.H., F.W. HARTFORD TO HISLOP GARAGE CO., SCALE: 1IN. = 20FT., DATED FEB. 1926, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 00376.
3) LOT PLAN NOS. 7–13 CONGRESS ST. PORTSMOUTH, N.H., SCALE: 1/4 INCH = 1 FOOT, DATED MAR. 1937, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
4) PLAN OF LOT NOS. 173 – 181 FLEET ST. PORTSMOUTH, N.H., SCALE: 1IN. = 20FT., DATED NOV. 1945, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED
5) LAND IN PORTSMOUTH, N.H., RALPH T. WOOD & IRA A. NEWICK TO J.J. NEWBERRY CO., SCALE: 1IN. = 20FT., DATED MAY 1946, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 01243.
6) PLAN OF LOT PORTSMOUTH, N.H., NEWICK & WOOD INC. TO CITY OF PORTSMOUTH, SCALE 1IN. = 40FT., DATED MAR. 1956, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD 02537
7) PLAN OF LOT 26 – 30 HIGH ST. PORTSMOUTH, N.H., SCALE: 1IN. = 10FT., DATED OCT. 1961, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, NOT RECORDED
8) PLAN OF LAND FOR RICHARD A. CABRAL & BRUCE E. NADEAU CONGRESS/FLEET ST. COUNTY OF ROCKINGHAM PORTSMOUTH, N.H., SCALE: 1" = 20', DATED JANUARY 1987, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATED, RCRD C–16161
9) EXISTING CONDITIONS PLAN HIGH/HANOVER PARKING FACILITY, HANOVER STREET, PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, SCALE: 1" = 20', DATED: 5/5/99, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., NOT RECORDED
10) SUBDIVISION OF ASSESSOR'S PARCEL 117/12, LAND OF WENBERRY ASSOCIATES, LLC, FLEET STREET & HAVEN COURT PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, N.H., SCALE: 1" = 20', DATED 11/22/05, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., RCRD C–34500.
11) STANDARD BOUNDARY SURVEY TAX MAP 17 LOTS 14 & 15, OWNER OF RECORD: PETER H. JARVIS & SONS, LLC, PROPERTY LOCATED AT: 1 CONGRESS STREET & HIGH STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, DATED: NOVEMBER 2021, SCALE: 1" = 20', PREPARED BY AMBIT ENGINEERING, INC., RCRD D–43095.
12) LOT LINE ADJUSTMENT PLAN TAX AMP 117 LOTS 14 & 16, OWNERS OF RECORD: ONE MARKET SQUARE, LLC & CITY OF PORTSMOUTH, LOCATED AT: 1 CONGRESS STREET & 44 HIGH STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, SCALE: 1" = 20', DATED MAY 2024, PREPARED BY HALEY WARD, INC., RCRD D–44935.



LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S56°30'22"W	3.32'
L2	S88°45'27"W	0.06'
L3	N31°12'31"W	9.69'
L4	N28°32'20"W	11.10'
L5	S28°46'21"E	3.75'

GRAPHIC SCALE
10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS

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.

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.

JOHN R. CHAGNON, LLS 738 — DATE 4.9.25

STATE OF NEW HAMPSHIRE — No. 738 — JOHN R. CHAGNON — LICENSED LAND SURVEYOR — SIGNATURE

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

NOTES:

1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOT 14 & AND AN UNNUMBERED PARCEL OF LAND DEPICTED AS A PORTION OF HAVEN COURT.

2) OWNER OF RECORD:
ONE MARKET SQUARE, LLC
3 PLEASANT STREET, SUITE 400
PORTSMOUTH, NH 03801
6363/31 PARCEL 1 & PARCEL 2
6381/1527 NOTICE OF MERGER
6523/28, 6523/32, 6523/2286, 6605/2986

3) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 AND CHARACTER DISTRICT 5.

4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

5) LOT AREA:
18,225 S.F.
0.4184 ACRES

6) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF AN UPDATED STANDARD BOUNDARY SURVEY OF ASSESSORS MAP 117 LOT 14 AND AN UNNUMBERED PARCEL OF LAND SITUATED ADJACENT AND WESTERLY OF A PRIVATE WAY OVER LOT 14 KNOWN AS HAVEN COURT.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.

9) HAVEN COURT IS A PRIVATE WAY 15 FEET WIDE. ALL RIGHTS, TITLE AND INTEREST UNTO SAID HAVEN COURT WERE CONVEYED WITH ASSESSOR'S MAP 117 LOT 14, AS DESCRIBED IN RCRD 983/179, SUBJECT TO RIGHTS OF OTHERS (OTHERS NOT DEFINED ON THIS SURVEY).

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/9/25

REVISIONS

STANDARD BOUNDARY SURVEY
TAX MAP 117 LOT 14

OWNER OF RECORD:
ONE MARKET SQUARE, LLC

PROPERTY LOCATED AT:
1 CONGRESS STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 20' *APRIL 2025*

FB 309 PG 15 — 5010156.3406

P:\2021\05156.00\Admin_Projects\2021\Congress St, Portsmouth_NH\CAD\1 Site Plan\Plan & Sheets\Drawings (not current)\5485 Survey 2025.dwg 4/7/2025 1:02:24 PM

PLAN REFERENCES:

1) PLAN OF A LOT OF LAND IN PORTSMOUTH N.H. BELONGING TO THE ESTATE OF CHAS. H. MENDUM, SCALE: 1 IN = 20 FT, DATED JULY 1, 1908, PREPARED BY WM. A. GROVER CIVIL ENGINEER, RCRD 00469.
2) LAND ON HAVEN COURT PORTSMOUTH, N.H., F.W. HARTFORD TO HISLOP GARAGE CO., SCALE: 1IN. = 20FT., DATED FEB. 1926, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 00376.
3) LOT PLAN NOS. 7–13 CONGRESS ST. PORTSMOUTH, N.H., SCALE: 1/4 INCH = 1 FOOT, DATED MAR. 1937, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
4) PLAN OF LOT NOS. 173 – 181 FLEET ST. PORTSMOUTH, N.H., SCALE: 1IN. = 20FT., DATED NOV. 1945, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, NOT RECORDED.
5) LAND IN PORTSMOUTH, N.H., RALPH T. WOOD & IRA A. NEWICK TO J.J. NEWBERRY CO., SCALE: 1IN. = 20FT., DATED MAY 1946, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD 01243.
6) PLAN OF LOT PORTSMOUTH, N.H., NEWICK & WOOD INC. TO CITY OF PORTSMOUTH, SCALE 1IN. = 40FT., DATED MAR. 1956, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, RCRD 02537.
7) PLAN OF LOT 26 – 30 HIGH ST. PORTSMOUTH, N.H., SCALE: 1IN. = 10FT., DATED OCT. 1961, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, NOT RECORDED.
8) PLAN OF LAND FOR RICHARD A. CABRAL & BRUCE E. NADEAU CONGRESS/FLEET ST. COUNTY OF ROCKINGHAM PORTSMOUTH, N.H., SCALE: 1" = 20', DATED JANUARY 1987, PREPARED BY RICHARD P. MILLETTE AND ASSOCIATED, RCRD C–16161.
9) EXISTING CONDITIONS PLAN HIGH/HANOVER PARKING FACILITY, HANOVER STREET, PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, SCALE: 1" = 20', DATED: 5/5/99, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., NOT RECORDED.
10) SUBDIVISION OF ASSESSOR'S PARCEL 117/12, LAND OF WENBERRY ASSOCIATES, LLC, FLEET STREET & HAVEN COURT PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, N.H., SCALE: 1" = 20', DATED 11/22/05, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., RCRD C–34500.
11) STANDARD BOUNDARY SURVEY TAX MAP 17 LOTS 14 & 15, OWNER OF RECORD: PETER H. JARVIS & SONS, LLC, PROPERTY LOCATED AT: 1 CONGRESS STREET & HIGH STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, DATED: NOVEMBER 2021, SCALE: 1" = 20', PREPARED BY AMBIT ENGINEERING, INC., RCRD D–43095.
12) SITE PLAN FOR HOUSE–GOODMAN LIMITED PARTNERSHIP 43–49 CONGRESS STREET PORTSMOUTH, N.H. PREPARED BY: RICHARD P. MILLETTE AND ASSOCIATES, SCALE: 1"=10', DATED: NOVEMBER 15, 1983, NOT RECORDED.

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
RR SPK	RAILROAD SPIKE
11/21	MAP 11/LOT 21
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
IR SET	IRON ROD SET
DH FND	DRILL HOLE FOUND
DH SET	DRILL HOLE SET
BOUND FOUND	BOUND FOUND
S	SEWER LINE
G	GAS LINE
D	STORM DRAIN
W	WATER LINE
UE	UNDERGROUND ELECTRIC
OHW	OVERHEAD ELECTRIC/WIRES
100	CONTOUR
97x3	SPOT ELEVATION
EP	EDGE OF PAVEMENT (EP)
UTILITY POLE	UTILITY POLE
WSO	WATER SHUT OFF/CURB STOP
GSO	GAS SHUT OFF
GV	GATE VALVE
HYD	HYDRANT
GWE	METER (GAS, WATER, ELECTRIC)
CB	CATCH BASIN
T	TELEPHONE MANHOLE
S	SEWER MANHOLE
D	DRAIN MANHOLE
EL.	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
INV	INVERT
TBM	TEMPORARY BENCH MARK
TYP	TYPICAL
VGC/SGC	VERTICAL/SLOPED GRANITE CURB



LINE TABLE:

L10	S36°03'41"E	9.09'
L11	N53°56'19"E	0.43'
L12	N88°45'29"E	0.06'
L13	N56°30'27"E	3.32'
L14	N30°49'12"W	9.98'

GRAPHIC SCALE

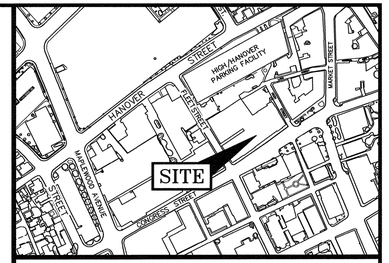
10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS

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

JOHN R. CHAGNON, LLS 738

7.30.25
DATE

STATE OF NEW HAMPSHIRE No. 738 JOHN R. CHAGNON SIGNATURE LICENSED LAND SURVEYOR



LOCATION MAP 1" = 300'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 117 AS LOT 12.
2) OWNER OF RECORD: ONE MARKET SQUARE, LLC 3 PLEASANT STREET, SUITE 400 PORTSMOUTH, NH 03801 6637/2224
3) PARCEL IS LOCATED IN CHARACTER DISTRICT 5.
4) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.
5) EXISTING LOT AREA:
   LOT 12 AREA: 23,704 S.F. 0.5442 ACRES
   LOT 14 AREA (AFTER LLR): 18,225 S.F. 0.4184 ACRES
   PROPOSED COMBINED LOT AREA: 41,929 S.F. 0.9626 ACRES
6) PARCELS ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F, EFFECTIVE JANUARY 29, 2021
7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY AND EXISTING CONDITIONS ON ASSESSORS MAP 117 LOT 12.
8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBS.
9) PARCEL IS SUBJECT TO A LEASE AGREEMENT FOR A PORTION OF LESSEE'S WALL IS ENCROACHING ON SUBJECT PARCEL. SEE RCRD 1512/410 & 1690/130.
10) PARCEL IS SUBJECT TO A RIGHT OF WAY IN COMMON FOR PASSAGE AND UTILITIES AND GENERAL PURPOSES PER DEEDS. SEE RCRD 322/318, 322/380, 322/381, 348/80, 348/81, 348/82, 1484/44, 2713/797, AND RCRD C–16161.
11) PARCEL IS SUBJECT TO A UTILITY EASEMENT TO P.S.N.H. FROM UTILITY POLE 20/4 ON FLEET STREET EASTERLY TO GRANTORS EASTERLY BOUNDARY. SEE RCRD 3124/695.
12) HAVEN COURT IS A PRIVATE WAY 15 FEET WIDE. ALL RIGHTS, TITLE AND INTEREST UNTO SAID HAVEN COURT WERE CONVEYED WITH ASSESSOR'S MAP 117 LOT 15, AS DESCRIBED IN RCRD 983/179, SUBJECT TO RIGHTS OF OTHERS (OTHERS NOT DEFINED ON THIS SURVEY).

No.	DATE	DESCRIPTION	BY	CHK
0	7/30/25	ISSUED FOR COMMENT	RJB	JRC

DRAWING ISSUE STATUS
SITE SURVEY

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

PROJECT
ONE MARKET SQUARE, LLC
1-15 CONGRESS STREET PORTSMOUTH, N.H.

TITLE
15 CONGRESS
STANDARD BOUNDARY SURVEY & EXISTING CONDITIONS PLAN OF THE MERGED PARCEL

DATE: JULY 2024	SCALE: 1" = 20'
DRAWN BY: RJB	DESIGNED BY: —
CHECKED BY: JRC	
PROJECT No.: 5010156.01	FIELD BOOK & PAGE: FB 309 PG 54
SHEET No.: V101	REV.: 0



1 LOWER LEVEL PB
3/32" = 1'-0"

ARCOVE ARCHITECTS
3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

ONE MARKET SQUARE, LLC

1 & 15 CONGRESS STREET
PORTSMOUTH, NH, 03801

PROJECT NO: 1002.1

OWNER
ONE MARKET SQUARE, LLC
10 PLEASANT STREET, SUITE 3
PORTSMOUTH, NH 03801
603.427.0725

CIVIL ENGINEERING
AMBIT ENGINEERING; A DIVISION OF HALEY WARD
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, NH 03801
603.430.9282
https://www.haleyward.com/

LANDSCAPE ARCHITECTURE
TERRAFIRMA
163.A Court Street
Portsmouth, NH 03801
603.531.9109
www.terrafirmalandarch.com

SITE PLAN REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

BASEMENT PLAN

4' 16' N
0' 8' 32'

SCALE: 3/32" = 1'-0"
DATE: 8/12/2025
DRAWN: Author
CHECKED: Checker

PBN.A0

COPYRIGHT ©2025



1 LEVEL 1 PB
3/32" = 1'-0"

ARCOVE ARCHITECTS
3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

ONE MARKET SQUARE, LLC

1 & 15 CONGRESS STREET
PORTSMOUTH, NH, 03801

PROJECT NO: 1002.1

OWNER
ONE MARKET SQUARE, LLC
10 PLEASANT STREET, SUITE 3
PORTSMOUTH, NH 03801
603.427.0725

CIVIL ENGINEERING
AMBIT ENGINEERING; A DIVISION OF HALEY WARD
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, NH 03801
603.430.9282
https://www.haleyward.com/

LANDSCAPE ARCHITECTURE
TERRAFIRMA
163.A Court Street
Portsmouth, NH 03801
603.531.9109
www.terrafirmalandarch.com

SITE PLAN REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

FIRST FLOOR PLAN

0' 4' 8' 16' 32'
N
SCALE: 3/32" = 1'-0"
DATE: 8/12/2025
DRAWN: HA
CHECKED: TK

PBN.A1

COPYRIGHT ©2025



1 **LEVEL 2 PB**
3/32" = 1'-0"

ARCOVE ARCHITECTS
3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

ONE MARKET SQUARE, LLC

1 & 15 CONGRESS STREET
PORTSMOUTH, NH, 03801

PROJECT NO: 1002.1

OWNER
ONE MARKET SQUARE, LLC
10 PLEASANT STREET, SUITE 3
PORTSMOUTH, NH 03801
603.427.0725

CIVIL ENGINEERING
AMBIT ENGINEERING; A DIVISION OF HALEY WARD
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, NH 03801
603.430.9282
https://www.haleyward.com/

LANDSCAPE ARCHITECTURE
TERRAFIRMA
163.A Court Street
Portsmouth, NH 03801
603.531.9109
www.terrafirmalandarch.com

SITE PLAN REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

SECOND FLOOR PLAN

4' 16' N
0' 8' 32'

SCALE: 3/32" = 1'-0"
DATE: 8/12/2025
DRAWN: Author
CHECKED: Checker

PBN.A2

COPYRIGHT ©2025



1 **LEVEL 3 PB**
3/32" = 1'-0"

ARCOVE ARCHITECTS
3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

ONE MARKET SQUARE, LLC

1 & 15 CONGRESS STREET
PORTSMOUTH, NH, 03801

PROJECT NO: 1002.1

OWNER
ONE MARKET SQUARE, LLC
10 PLEASANT STREET, SUITE 3
PORTSMOUTH, NH 03801
603.427.0725

CIVIL ENGINEERING
AMBIT ENGINEERING; A DIVISION OF HALEY WARD
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, NH 03801
603.430.9282
https://www.haleyward.com/

LANDSCAPE ARCHITECTURE
TERRAFIRMA
163.A Court Street
Portsmouth, NH 03801
603.531.9109
www.terrafirmalandarch.com

SITE PLAN REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

THIRD FLOOR PLAN

0' 4' 8' 16' 32'
N

SCALE: 3/32" = 1'-0"
DATE: 8/12/2025
DRAWN: Author
CHECKED: Checker

PBN.A3

COPYRIGHT ©2025



1 **LEVEL 4 PB**
3/32" = 1'-0"

ARCOVE ARCHITECTS
3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

ONE MARKET SQUARE, LLC

1 & 15 CONGRESS STREET
PORTSMOUTH, NH, 03801

PROJECT NO: 1002.1

OWNER
ONE MARKET SQUARE, LLC
10 PLEASANT STREET, SUITE 3
PORTSMOUTH, NH 03801
603.427.0725

CIVIL ENGINEERING
AMBIT ENGINEERING; A DIVISION OF HALEY WARD
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, NH 03801
603.430.9282
https://www.haleyward.com/

LANDSCAPE ARCHITECTURE
TERRAFIRMA
163.A Court Street
Portsmouth, NH 03801
603.531.9109
www.terrafirmalandarch.com

SITE PLAN REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

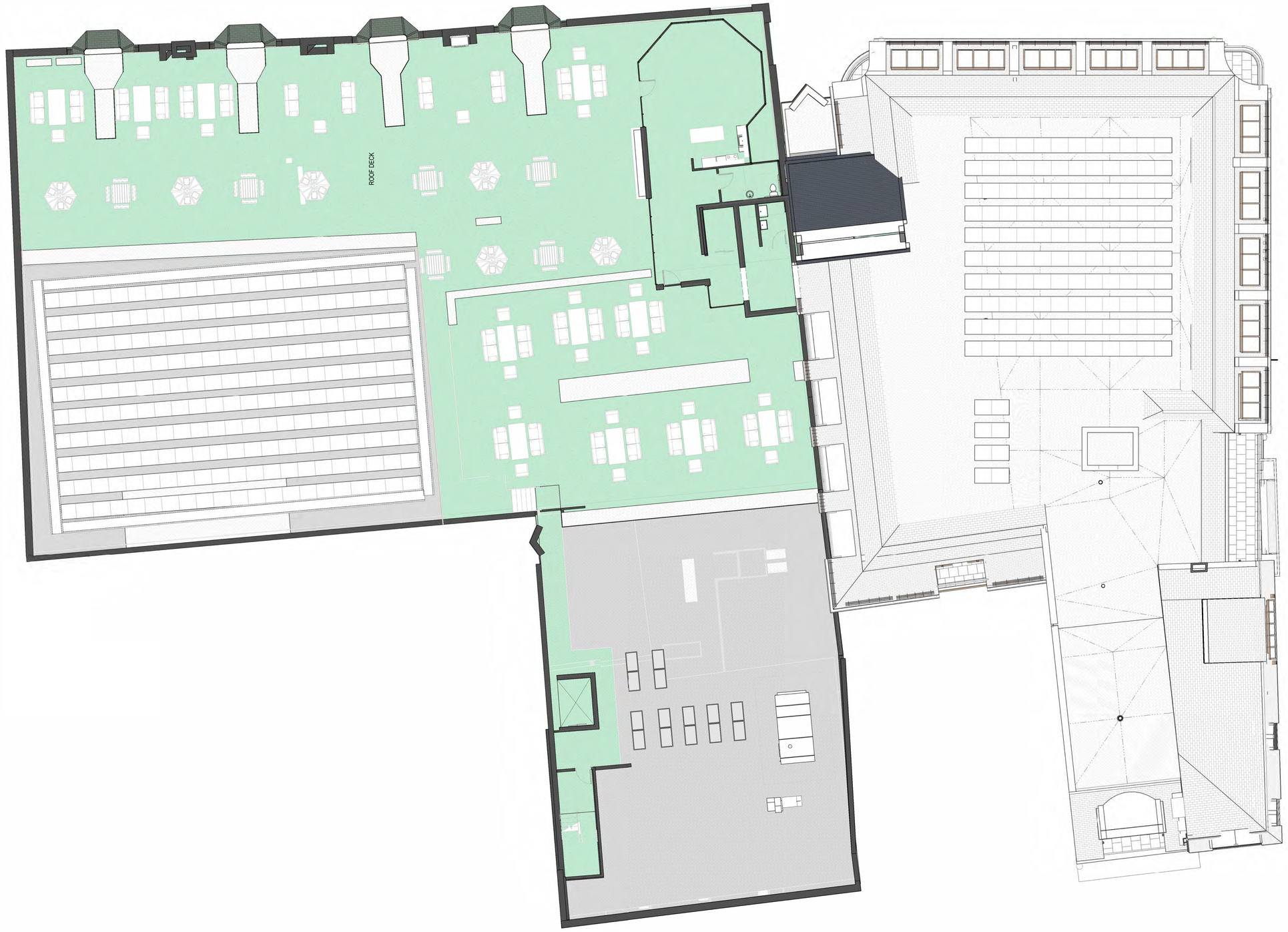
PENTHOUSE-ATTIC PLAN

0' 4' 8' 16' 32'
N

SCALE: 3/32" = 1'-0"
DATE: 8/12/2025
DRAWN: Author
CHECKED: Checker

PBN.A4

COPYRIGHT ©2025



1 ROOF PLAN PB
3/32" = 1'-0"

ARCOVE ARCHITECTS
3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

ONE MARKET SQUARE, LLC

1 & 15 CONGRESS STREET
PORTSMOUTH, NH, 03801

PROJECT NO: 1002.1

OWNER
ONE MARKET SQUARE, LLC
10 PLEASANT STREET, SUITE 3
PORTSMOUTH, NH 03801
603.427.0725

CIVIL ENGINEERING
AMBIT ENGINEERING; A DIVISION OF HALEY WARD
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, NH 03801
603.430.9282
https://www.haleyward.com/

LANDSCAPE ARCHITECTURE
TERRAFIRMA
163.A Court Street
Portsmouth, NH 03801
603.531.9109
www.terrafirmalandarch.com

SITE PLAN REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

ROOF PLAN

GRAPHIC SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

N

SCALE: 3/32" = 1'-0"
DATE: 8/12/2025
DRAWN: Author
CHECKED: Checker

PBN.A5

COPYRIGHT ©2025



1 **SOUTH ELEVATIONS - ALLEY & CONGRESS ST**
3/32" = 1'-0"



2 **WEST ELEVATION, FLEET STREET (15 CONGRESS)**
3/32" = 1'-0"

ARCOVE ARCHITECTS
3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

ONE MARKET SQUARE, LLC

1 & 15 CONGRESS STREET
PORTSMOUTH, NH, 03801

PROJECT NO: 1002.1

OWNER
ONE MARKET SQUARE, LLC
10 PLEASANT STREET, SUITE 3
PORTSMOUTH, NH 03801
603.427.0725

CIVIL ENGINEERING
AMBIT ENGINEERING; A DIVISION OF HALEY WARD
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, NH 03801
603.430.9282
https://www.haleyward.com/

LANDSCAPE ARCHITECTURE
TERRAFIRMA
163.A Court Street
Portsmouth, NH 03801
603.531.9109
www.terrafirmalandarch.com

SITE PLAN REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

ELEVATIONS

SCALE: 3/32" = 1'-0"
DATE: 8/12/2025
DRAWN: Author
CHECKED: Checker

PBN.A6

COPYRIGHT ©2025



2 **NORTH ELEVATION - HAVEN COURT**
3/32" = 1'-0"



1 **EAST ELEVATION - HIGH STREET (1 CONGRESS)**
3/32" = 1'-0"

ARCOVE ARCHITECTS
3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

ONE MARKET SQUARE, LLC

1 & 15 CONGRESS STREET
PORTSMOUTH, NH, 03801

PROJECT NO: 1002.1

OWNER
ONE MARKET SQUARE, LLC
10 PLEASANT STREET, SUITE 3
PORTSMOUTH, NH 03801
603.427.0725

CIVIL ENGINEERING
AMBIT ENGINEERING; A DIVISION OF HALEY WARD
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, NH 03801
603.430.9282
https://www.haleyward.com/

LANDSCAPE ARCHITECTURE
TERRAFIRMA
163.A Court Street
Portsmouth, NH 03801
603.531.9109
www.terrafirmalandarch.com

SITE PLAN REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

ELEVATIONS

SCALE: 3/32" = 1'-0"
DATE: 8/12/2025
DRAWN: Author
CHECKED: Checker

PBN.A7

COPYRIGHT ©2025



ARCOVE ARCHITECTS

3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

ONE MARKET SQUARE, LLC

1 & 15 CONGRESS STREET
PORTSMOUTH, NH, 03801

PROJECT NO: 1002.1

OWNER
ONE MARKET SQUARE, LLC
10 PLEASANT STREET, SUITE 3
PORTSMOUTH, NH 03801
603.427.0725

CIVIL ENGINEERING
AMBIT ENGINEERING; A DIVISION OF HALEY WARD
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, NH 03801
603.430.9282
https://www.haleyward.com/

LANDSCAPE ARCHITECTURE
TERRAFIRMA
163.A Court Street
Portsmouth, NH 03801
603.531.9109
www.terrafirmalandarch.com

SITE PLAN REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

3D VIEW - BIRDSEYE

SCALE:

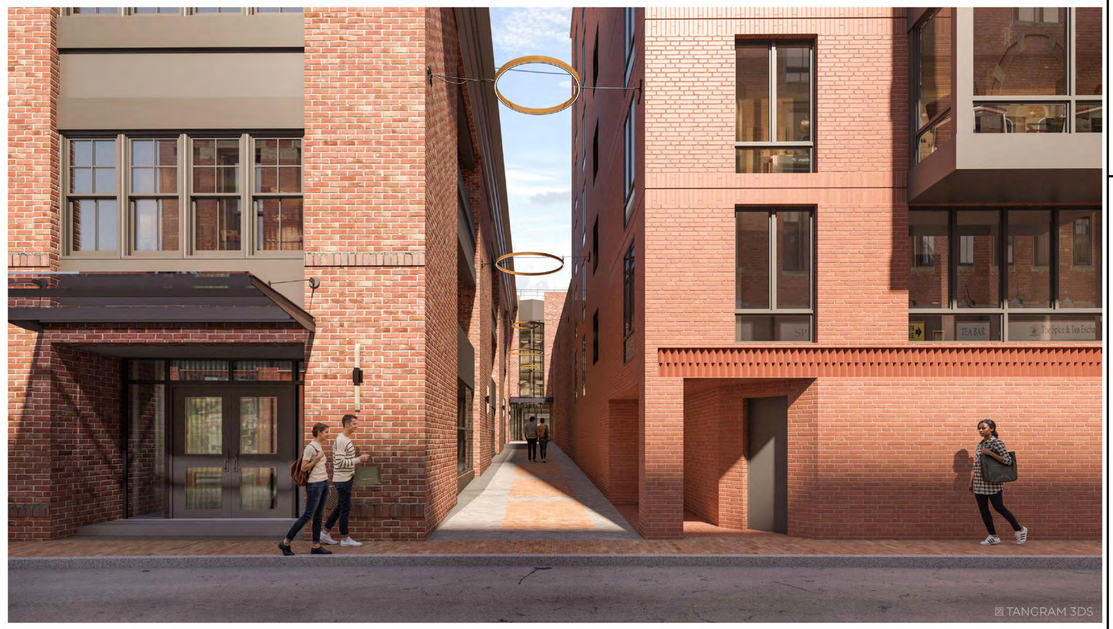
DATE: 8/12/2025
DRAWN: Author
CHECKED: Checker

PBN.A8

COPYRIGHT ©2025



1 & 15 CONGRESS FROM HAVEN COURT, LOOKING WEST



15 CONGRESS, FROM FLEET STREET LOOKING EAST



15 CONGRESS FROM FLEET STREET, LOOKING SOUTHEAST



15 CONGRESS, FROM CONGRESS STREET LOOKING NORTH

ARCOVE
ARCHITECTS

3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

ONE MARKET SQUARE, LLC

1 & 15 CONGRESS STREET
PORTSMOUTH, NH, 03801

PROJECT NO: 1002.1

OWNER
ONE MARKET SQUARE, LLC
10 PLEASANT STREET, SUITE 3
PORTSMOUTH, NH 03801
603.427.0725

CIVIL ENGINEERING
AMBIT ENGINEERING; A DIVISION OF HALEY WARD
200 GRIFFIN ROAD, UNIT 3
PORTSMOUTH, NH 03801
603.430.9282
https://www.haleyward.com/

LANDSCAPE ARCHITECTURE
TERRAFIRMA
163.A Court Street
Portsmouth, NH 03801
603.531.9109
www.terrafirmalandarch.com

SITE PLAN REVIEW

REVISIONS

NO.	DATE	DESCRIPTION

3D VIEWS - STREET LEVEL

SCALE:

DATE: 8/12/2025
DRAWN: Author
CHECKED: Checker

PBN.A9

COPYRIGHT ©2025

Findings of Fact | Subdivision Rules and Regulations
City of Portsmouth Planning Board

Date: September 18, 2025
Property Address: 10 – 40 Crescent Way
Application #: LU-25-128
Decision: □ Approve □ Deny □ Approve with Conditions

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

	Subdivision Review Criteria	Finding (Meets Standards/ Requirements)	Supporting Information
1	Subdivision Rules and Regulations III. D. 1 The Board shall act to deny any application which is not in compliance with Section IV or V as appropriate. **SECTION IV - REQUIREMENTS FOR PRELIMINARY PLAT**	**Meets** **Does Not Meet**	The plat meets the requirements for preliminary and final plat submission.
2	**SECTION V - REQUIREMENTS FOR FINAL PLAT**	**Meets** **Does Not Meet**	The plat meets the requirements for preliminary and final plat submission.
3	**SECTION VI - GENERAL REQUIREMENTS**	**Meets** **Does Not Meet**	The lot line revision did not need to go to TAC because it did not contain any of the following: not contain any of the following: a. Creation of a new lot; b. Construction of a new ublic or private street; c. Widening or alignment of an existing public or

DRAFT

	Subdivision Review Criteria	Finding (Meets Standards/ Requirements)	Supporting Information
			ivate street; d. Construction of public or private water, sewer or stormwater facilities serving more than one lot; e. Establishment of an easement over one lot for water, sewer or stormwater facilities to serve a different lot; or f. Provision of a common iveway or access easement;
4	**SECTION VII - DESIGN STANDARDS**	**Meets** **Does Not Meet**	No development or site work is associated with this lot line revision and the new lot line will connect between existing monuments.
5	**<u>Other Board Findings:</u>**		

DRAFT

HALEY WARD

September 11, 2025

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

Re: Waiver Request Subdivision Regulation Section IX – Improvement & Installation Bond

Dear Mr. Chellman and Planning Board Members:

I am writing to request a waiver from the City of Portsmouth Subdivision Rules & Regulations Section IX(1), requiring bonding for the installation of lot monumentation.

The project consists of a lot line relocation to straighten the property line between Assessor's Map 212 Lot 163 and Lot 165, transferring 2,088 S.F. from the former to the latter. The area to be transferred is triangular with existing monuments located at all three corners. The result of the Lot Line Relocation is the abandonment of the southerly and easterly side of the triangle, with the proposed lot line running northeasterly from an existing 1-1/4" iron pipe to capped iron rod where the proposed lot line joins the existing lot line.

Since the proposed lot line runs between existing monuments and no new monuments are needed, we respectfully request that the requirement for bonding under Section IX of the City of Portsmouth Subdivision Rules & Regulation be waived.

Sincerely,



Charles Adams, LLS

26 August 2025

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

Re: Request for Planning Board Lot Line Relocation Review at 10 & 40 Crescent Way, Tax Map 212, Lots 163 & 165

Dear Mr. Chellman and Planning Board Members:

On behalf of Roger & Elizabeth Trudeau and The Carol A Claburn and Billy Joe Claburn Revocable Trust of 2014, we are pleased to submit the attached plan for **Lot Line Relocation** for the above-mentioned project and request we be placed on the agenda for your **September 18, 2025**, meeting. The project consists of a lot line relocation between Assessor's Map 212 Lots 163 & 165, with 2088 square feet of land being transferred from Assessor's Map 212 Lot 163 to Map 212 Lot 165. The proposed Lot Line Relocation will straighten the common line between the two properties.

The plan calls for the existing fence that meanders the existing property line to be relocated to the proposed property line. Beyond that, there is no proposed site work associated with the proposed lot line relocation. The proposed Lot Line Relocation **does not** impact either properties conformance to the zoning ordinance.

Please see the attached Lot Line Relocation Plan that shows the location of the proposed boundary line. We look forward to an in-person presentation and Planning Board review of this submission.

Sincerely,



Charles Adams, LLS
Senior Project Manager

P:\NH\5010329-Roger_Trudeau\3380-10 Crescent Way, Portsmouth-JRC\2025 Lot Line Relocation\03-WIP_Files\Portsmouth Subdivision\PB Submission Letter.docx

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
	RAILROAD SPIKE FOUND
	IRON ROD/IRON PIPE FOUND
	IRON PIPE FOUND
	STONE/CONCRETE BOUND FOUND
	IRON ROD SET
	BOUNDARY
	BUILDING SETBACK
MHW	MEAN HIGH WATER LINE
	OVERHEAD ELECTRIC/WIRES
	EDGE OF PAVEMENT (EP)
	WOODS / TREE LINE
	UTILITY POLE (w/ GUY)
GS	GAS SHUT OFF
WS	WATER SHUT OFF/CURB STOP
GV	GATE VALVE
HYD	HYDRANT
G W E	METER (GAS, WATER, ELECTRIC)
EL.	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
INV.	INVERT
TBM	TEMPORARY BENCHMARK
TYP.	TYPICAL
LSA	LANDSCAPED AREA

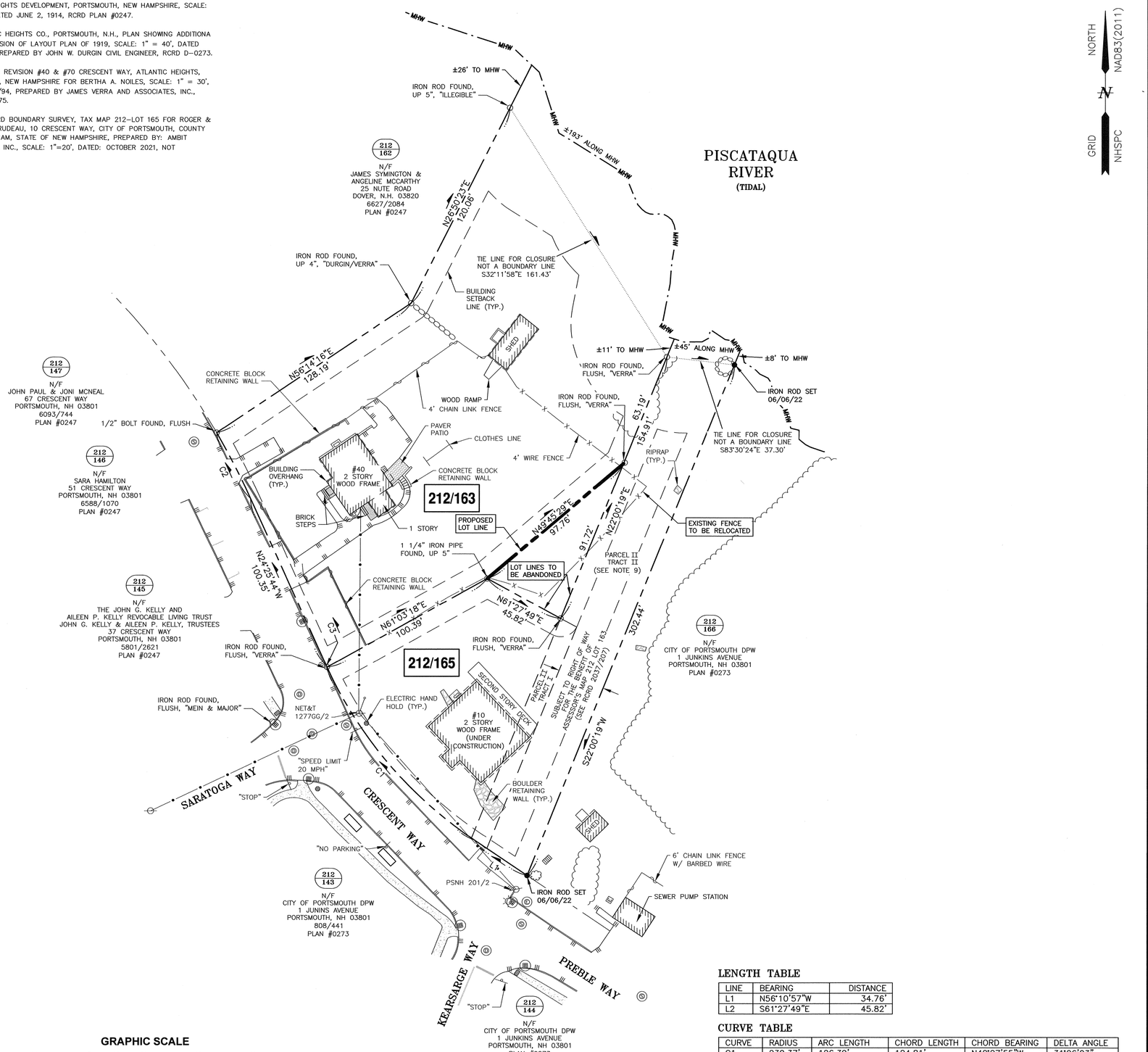
PLAN REFERENCES:

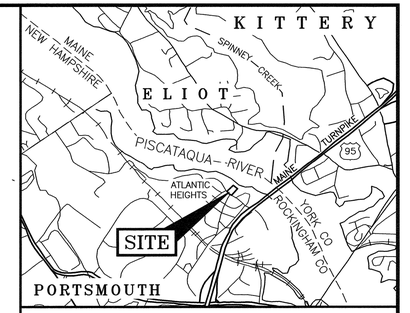
1) UNITED STATES SHIPPING BOARD EMERGENCY FLEET CORPORATION, ATLANTIC HEIGHTS DEVELOPMENT, PORTSMOUTH, NEW HAMPSHIRE, SCALE: 1" = 40', DATED JUNE 2, 1914, RCRD PLAN #0247.

2) ATLANTIC HEIGHTS CO., PORTSMOUTH, N.H., PLAN SHOWING ADDITIONA TO AND REVISION OF LAYOUT PLAN OF 1919, SCALE: 1" = 40', DATED MAY 1925, PREPARED BY JOHN W. DURGIN CIVIL ENGINEER, RCRD D-0273.

3) LOT LINE REVISION #40 & #70 CRESCENT WAY, ATLANTIC HEIGHTS, PORTSMOUTH, NEW HAMPSHIRE FOR BERTHA A. NOILES, SCALE: 1" = 30', DATED 9/14/94, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., RCRD D-23175.

4) STANDARD BOUNDARY SURVEY, TAX MAP 212-LOT 165 FOR ROGER & ELIZABETH TRUDEAU, 10 CRESCENT WAY, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, PREPARED BY: AMBIT ENGINEERING, INC., SCALE: 1"=20', DATED: OCTOBER 2021, NOT RECORDED.





LOCATION MAP SCALE: 1" = 1,000'

NOTES:

1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 212 AS LOTS 165 & 163.

2) OWNERS OF RECORD:

MAP 212 LOT 165
ROGER & ELIZABETH K. TRUDEAU
10 CRESCENT WAY
PORTSMOUTH, NH 03801
6307/718
RCRD PLAN #0273

MAP 212 LOT 163
THE CAROL A. CLABURN AND BILLY JOE CLABURN
REVOCABLE TRUST OF 2014
CAROL A. CLABURN, TRUSTEES
40 CRESCENT WAY
PORTSMOUTH, NH 03801
5540/1090
RCRD PLAN #0273

3) PARCELS ARE PARTIALLY IN A SPECIAL FLOOD HAZARD AREA ZONE AE (EL. 8) AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.

4) EXISTING LOT AREAS:

MAP 212 LOT 165	MAP 212 LOT 163
20,694 S.F ± TO MHW	42,497 S.F. ± TO MHW
0.4751 ACRES ± TO MHW	0.9755 S.F. ± TO MHW

PROPOSED LOT AREAS:

MAP 212 LOT 165	MAP 212 LOT 63
22,782 S.F. ± TO MHW	40,410 S.F. ± TO MHW
0.5230 ACRES TO MHW	0.9277 ACRES ± TO MHW

5) PARCELS ARE LOCATED IN GENERAL RESIDENCE B (GRB) DISTRICT.

6) DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA:		5,000 S.F.
FRONTAGE:		80 FEET
SETBACKS:	FRONT	5 FEET
	SIDE	10 FEET
	REAR	25 FEET
MAXIMUM STRUCTURE HEIGHT:		35 FEET
MAXIMUM BUILDING COVERAGE:		30%
MINIMUM OPEN SPACE:		25%

7) VERTICAL DATUM IS NAVD88. MEAN HIGH WATER (MHW) REFERENCED TO NOAA STATION ID 8419870 SEAVEY ISLAND, PORTSMOUTH HARBOR. MHW SHOWN AT ELEVATION 3.81'.

8) THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED LOT LINE RELOCATION BETWEEN ASSESSOR'S MAP 212 LOTS 165 & 163 IN THE CITY OF PORTSMOUTH.

9) A PORTION OF MAP 212 LOT 165, DESCRIBED AS PARCEL 2 IN RCRD 2037/207, IS SUBJECT TO RIGHTS OF THE CITY OF PORTSMOUTH TO BUILD AND MAINTAIN A PUBLIC STREET AND ALL SERVICES INCLUDING WATER, SEWERAGE AND INCLUDING A SEWERAGE PUMP STATION. THIS PORTION OF THE SUBJECT PARCEL IS ALSO SUBJECT TO A RIGHT OF WAY APPURTENANT TO ASSESSORS MAP 212 LOT 163.

10) MAP 212 LOT 163 IS SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, AND RESERVATIONS, ETC., AS SET FORTH IN ROCKINGHAM COUNTY REGISTRY OF DEEDS, BOOK 808, PAGE 229.

No.	DATE	DESCRIPTION	BY	CHK.
0	8/7/25	ISSUED FOR COMMENT	RJB	CSA

DRAWING ISSUE STATUS

SITE SURVEY

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282
WWW.HALEYWARD.COM

PROJECT

TRUDEAU & CLABURN RESIDENCES
MAP 212 LOT 165 & MAP 212 LOT 163
10 & 40 CRESCENT WAY, PORTSMOUTH, N.H.

TITLE

LOT LINE RELOCATION PLAN

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

"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."

08-26-2025
CHARLES S. ADAMS, LLS #1622 DATE

GRAPHIC SCALE
30 0 15 30 60 90
(IN FEET)
1 inch = 30 ft.

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N56°10'57"W	34.76'
L2	S61°27'49"E	45.82'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	230.37'	126.39'	124.81'	N40°27'55"W	31°26'03"
C2	407.43'	40.61'	40.60'	N27°19'33"W	5°42'41"
C3	230.37	1.23'	1.23'	N24°34'58"W	0°18'25"

STATE OF NEW HAMPSHIRE No. 1622 CHARLES S. ADAMS LICENSED LAND SURVEYOR

DATE: JULY 2025	SCALE: 1" = 30'		
DRAWN BY: RJB	DESIGNED BY: ---	CHECKED BY: CSA	
PROJECT No.: 5010329.3380	FIELD BOOK / PAGE: FB 275 PG 75		
DRAWING No.: V101	REV.: 0		

FILE LOCATION: P:\NH5010329-ROGER_TRUDEAU\3380-10 CRESCENT WAY, PORTSMOUTH-IRC\02SS LOT LINE RELOCATION\02-CAD_FILES\SURVEY\5010329-001-V-LUA.DWG, 2025.08.26, 12:39 PM

City of Portsmouth, New Hampshire

Subdivision Application Checklist

This subdivision application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all subdivision review requirements. Please refer to the Subdivision review regulations for full details.

Applicant Responsibilities (Section III.C): Applicable fees are due upon application submittal along with required number of copies of the Preliminary or final plat and supporting documents and studies. Please consult with Planning staff for submittal requirements.

Owner: Roger & Elizabeth K. Trudeau Date Submitted: 08/26/2025

Applicant: Charles Adams, LLS - Haley Ward, Inc.

Phone Number: 603-766-2990 E-mail: cadams@haleyward.com

Site Address 1: 10 Crescent Way Map: 212 Lot: 163

Site Address 2: 40 Crescent Way Map: 212 Lot: 163

Application Requirements			
☑	**Required Items for Submittal**	**Item Location (e.g. Page or Plan Sheet/Note #)**	**Waiver Requested**
✔	Completed Application form. **(III.C.2-3)**	On Line	N/A
✔	All application documents, plans, supporting documentation and other materials provided in digital Portable Document Format (PDF) on compact disc, DVD or flash drive. **(III.C.4)**	On Line	N/A

Requirements for Preliminary/Final Plat				
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Required for Preliminary / Final Plat**	**Waiver Requested**
✔	Name and address of record owner, any option holders, descriptive name of subdivision, engineer and/or surveyor or name of person who prepared the plat. **(Section IV.1/V.1)**	Lot Line Relocation Plan	☑ Preliminary Plat ☑ Final Plat	N/A

Requirements for Preliminary/Final Plat				
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Required for Preliminary / Final Plat**	**Waiver Requested**
✔	**Preliminary Plat** Names and addresses of all adjoining property owners. **(Section IV.2)** **Final Plat** Names and addresses of all abutting property owners, locations of buildings within one hundred (100) feet of the parcel, and any new house numbers within the subdivision. **(Section V.2)**	Lot Line Relocation Plan	☑ Preliminary Plat ☑ Final Plat	N/A
✔	North point, date, and bar scale. **(Section IV.3/V3)**	Required on all Plan Sheets	☑ Preliminary Plat ☑ Final Plat	N/A
✔	Zoning classification and minimum yard dimensions required. **(Section IV.4/V.4)**	Lot Line Relocation Plan	☑ Preliminary Plat ☑ Final Plat	N/A
✔	**Preliminary Plat** Scale (not to be smaller than one hundred (100) feet = 1 inch) and location map (at a scale of 1" = 1000'). **(Section IV.5)** **Final Plat** Scale (not to be smaller than 1"=100'), Location map (at a scale of 1"=1,000') showing the property being subdivided and its relation to the surrounding area within a radius of 2,000 feet. Said location map shall delineate all streets and other major physical features that my either affect or be affected by the proposed development. **(Section V.5)**	Lot Line Relocation Plan	☑ Preliminary Plat ☑ Final Plat	N/A
✔	Location and approximate dimensions of all existing and proposed property lines including the entire area proposed to be subdivided, the areas of proposed lots, and any adjacent parcels in the same ownership. **(Section IV.6)**	Lot Line Relocation Plan	☑ Preliminary Plat ☑ Final Plat	N/A
✔	Dimensions and areas of all lots and any and all property to be dedicated or reserved for schools, parks, playgrounds, or other public purpose. Dimensions shall include radii and length of all arcs and calculated bearing for all straight lines. **(Section V.6/ IV.7)**	N/A	☑ Preliminary Plat ☑ Final Plat	N/A
✔	Location, names, and present widths of all adjacent streets, with a designation as to whether public or private and approximate location of existing utilities to be used. Curbs and sidewalks shall be shown. **(Section IV.8/V.7)**	Lot Line Relocation Plan	☑ Preliminary Plat ☑ Final Plat	N/A

Requirements for Preliminary/Final Plat				
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Required for Preliminary / Final Plat**	**Waiver Requested**
✔	Location of significant physical features, including bodies of water, watercourses, wetlands, railroads, important vegetation, stone walls and soils types that my influence the design of the subdivision. **(Section IV.9/V.8)**	Lot Line Relocation Plan	☑ Preliminary Plat ☑ Final Plat	N/A
✔	**Preliminary Plat** Proposed locations, widths and other dimensions of all new streets and utilities, including water mains, storm and sanitary sewer mains, catch basins and culverts, street lights, fire hydrants, sewerage pump stations, etc. **(Section IV.10)** **Final Plat** Proposed locations and profiles of all proposed streets and utilities, including water mains, storm and sanitary sewer mains, catchbasins and culverts, together with typical cross sections. Profiles shall be drawn to a horizontal scale of 1"=50' and a vertical scale of 1"=5', showing existing centerline grade, existing left and right sideline grades, and proposed centerline grade. **(Section V.9)**	Lot Line Relocation Plan	☑ Preliminary Plat ☑ Final Plat	N/A
✔	When required by the Board, the plat shall be accompanied by profiles of proposed street grades, including extensions for a reasonable distance beyond the subject land; also grades and sizes of proposed utilities. **(Section IV.10)**	N/A	☑ Preliminary Plat ☑ Final Plat	N/A
✔	Base flood elevation (BFE) for subdivisions involving greater than five (5) acres or fifty (50) lots. **(Section IV.11)**	N/A	☑ Preliminary Plat ☑ Final Plat	N/A
✔	For subdivisions of five (5) lots or more, or at the discretion of the Board otherwise, the preliminary plat shall show contours at intervals no greater than two (2) feet. Contours shall be shown in dotted lines for existing natural surface and in solid lines for proposed final grade, together with the final grade elevations shown in figures at all lot corners. If existing grades are not to be changed, then the contours in these areas shall be solid lines. **(Section IV.12/ V.12)**	N/A	☑ Preliminary Plat ☑ Final Plat	N/A

Requirements for Preliminary/Final Plat				
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Required for Preliminary / Final Plat**	**Waiver Requested**
✔	Dates and permit numbers of all necessary permits from governmental agencies from which approval is required by Federal or State law. **(Section V.10)**	N/A	☐ Preliminary Plat ☑ Final Plat	N/A
✔	For subdivisions involving greater than five (5) acres or fifty (50) lots, the final plat shall show hazard zones and shall include elevation data for flood hazard zones. **(Section V.11)**	N/A	☐ Preliminary Plat ☑ Final Plat	N/A
✔	Location of all permanent monuments. **(Section V.12)**	Existing-No New Monuments	☐ Preliminary Plat ☑ Final Plat	N/A

General Requirements[1]			
☑	**Required Items for Submittal**	**Item Location (e.g. Page/line or Plan Sheet/Note #)**	**Waiver Requested**
✔	**1. Basic Requirements: (VI.1)** a. Conformity to Official Plan or Map b. Hazards c. Relation to Topography d. Planned Unit Development	Lot Line Relocation Plan	N/A
✔	**2. Lots: (VI.2)** a. Lot Arrangement b. Lot sizes c. Commercial and Industrial Lots	Lot Line Relocation Plan	N/A
✔	**3. Streets: (VI.3)** a. Relation to adjoining Street System b. Street Rights-of-Way c. Access d. Parallel Service Roads e. Street Intersection Angles f. Merging Streets g. Street Deflections and Vertical Alignment h. Marginal Access Streets i. Cul-de-Sacs j. Rounding Street Corners k. Street Name Signs l. Street Names m. Block Lengths n. Block Widths o. Grade of Streets p. Grass Strips	N/A	N/A
✔	**4. Curbing: (VI.4)**	N/A	N/A
✔	**5. Driveways: (VI.5)**	Existing	N/A
✔	**6. Drainage Improvements: (VI.6)**	N/A	N/A
✔	**7. Municipal Water Service: (VI.7)**	Existing	N/A
✔	**8. Municipal Sewer Service: (VI.8)**	Existing	N/A
✔	**9. Installation of Utilities: (VI.9)** a. All Districts b. Indicator Tape	N/A	N/A
✔	**10. On-Site Water Supply: (VI.10)**	N/A	N/A
✔	**11. On-Site Sewage Disposal Systems: (VI.11)**	N/A	N/A
✔	**12. Open Space: (VI.12)** a. Natural Features b. Buffer Strips c. Parks d. Tree Planting	N/A	N/A
✔	**13. Flood Hazard Areas: (VI.13)** a. Permits b. Minimization of Flood Damage c. Elevation and Flood-Proofing Records d. Alteration of Watercourses	N/A	N/A
✔	**14. Erosion and Sedimentation Control (VI.14)**	N/A	N/A

☑	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
✔ ✔ ✔	**15. Easements (VI.15)** a. Utilities b. Drainage	Lot Line Relocation Plan	N/A
✔	**16. Monuments: (VI.16)**	Lot Line Relocation Plan	N/A
✔	**17. Benchmarks: (VI.17)**	N/A	N/A
✔	**18. House Numbers (VI.18)**	Lot Line Relocation Plan	N/A

Design Standards			
	Required Items for Submittal	**Indicate compliance and/or provide explanation as to alternative design**	**Waiver Requested**
✔	**1. Streets have been designed according to the design standards required under Section (VII.1).** a. Clearing b. Excavation c. Rough Grade and Preparation of Sub-Grade d. Base Course e. Street Paving f. Side Slopes g. Approval Specifications h. Curbing i. Sidewalks j. Inspection and Methods	N/A	N/A
✔	**2. Storm water Sewers and Other Drainage Appurtenances have been designed according to the design standards required under Section (VII.2).** a. Design b. Standards of Construction	N/A	N/A
✔	**3. Sanitary Sewers have been designed according to the design standards required under Section (VII.3).** a. Design b. Lift Stations c. Materials d. Construction Standards	N/A	N/A
✔	**4. Water Mains and Fire Hydrants have been designed according to the design standards required under Section (VII.4).** a. Connections to Lots b. Design and Construction c. Materials d. Notification Prior to Construction	N/A	N/A

Applicant's/Representative's Signature:_____ **Date:** 08/26/2025

[1] See City of Portsmouth, NH Subdivision Rules and Regulations for details.

HALEY WARD

5 September 2025

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

RE: Request for Conceptual Site Plan Review at 134 Pleasant Street, Proposed Revision to Banking, Retail, and Co-Living Development

Dear Mr. Chellman and Planning Board Members:

On behalf of Double MC, LLC, we are pleased to submit the attached **Concept Site Plan Review** for the above-mentioned project and request that we be placed on the agenda for your **September 18, 2025,** Planning Board Meeting. The property is shown on the City of Portsmouth Assessors Map 116 Lots 30.

The project is located at 134 Pleasant Street, adjacent to a Right-of-Way which is a part of the city Parrott Avenue Parking lot. The project is within the City of Portsmouth Character District 4 (CD4) and Historic District Commission (HDC) Zoning Districts. The site is currently developed with an existing building and a surface parking lot. The current use is a banking facility with drive-up, and offices.

Project Overview

The project consists of the adaptive reuse of the existing structure, with horizontal and vertical building expansions, and below grade (basement) parking. New exterior treatments and entrance locations are proposed, along with re-imaged pedestrian friendly sidewalks and landscaping improvements. The proposal is to increase the banking footprint, keeping the drive through in the same location, and adding Coliving. The Coliving will be designed in accordance with the recently adopted 10.815 Coliving Section of the Portsmouth Ordinance, subject to potential modifications as the design evolves.

Site Zoning and Parking

The project is within the City of Portsmouth Character District 4 (CD4) Zone. Proposed residential use at the site is designed to be Coliving, per the recently adopted Portsmouth Zoning Ordinance (PZO). The Planning Board may consider and grant deviations from the Coliving standards, if any are found to exist. The proposed redevelopment meets the required parking under the PZO, for the Banking and Coliving uses. The site will provide 46 parking spaces in the basement level, and 37 exterior surface parking spaces. The total parking required for the redevelopment is 46 spaces based on the parking calculations, so there is a 37-space excess.

200 Griffin Rd., Unit 14, Portsmouth, NH 03801
T: 603.430.9282 | HALEYWARD.COM

Site History

First National Stores, Inc. purchased and merged the Universalist Church's two lots in 1952: the empty lot of the burned church, and the parsonage house lot. They also purchased a vacant lot behind these two lots from the City of Portsmouth and merged it with the other two lots, creating one lot, large enough to support a modern grocery store with parking lot. First National Stores, Incorporated was formed in April 1925 as a merger of three New England grocers; the John. T. Connor Company, Ginter Company and O'Keefe's, Incorporated. The Economy Grocery Company (Connecticut) was acquired in 1929. The Nicholson-Thackray Company (Rhode Island), Davey Brothers Company (Connecticut) and Modern Grocery Company (also of Connecticut), were bought during 1929, as well. With these mergers, First National Stores operated 2,002 units. They developed a prototype architectural design in the 1950's, with large storefront windows, and a decorative trellis banding along the wide flat roof. This style was replicated across the nation and became the basis of design for the mid-century supermarket chain. First National's "private label" merchandise underwent a massive re-labeling program during 1968, with the new "Finast" branding used. In 1978, Pic-N-Pay acquired First National Stores. In 1982, they sold the Pleasant Avenue property to Portsmouth Trust Bank, preferring to focus on their existing Pic-N-Pay store on Islington Street. At this time the building underwent a major remodel, recladding the stone with brick and granite, and adding large canopies to the east and south. Portsmouth Trust sold to First NH Bank, who later sold to Citizens Bank. In 1998 it was purchased by a private landowner, and then was sold in 2023 to the current owner, Double MC, LLC.

Vehicular and Pedestrian Circulation

The proposed site pedestrian connections are the east banking storefront from the Pleasant Street sidewalk, the main banking entrance on the south side in the parking area, and the west entrance, adjacent to the vehicular ramp to the garage basement parking level, where parking spaces are provided.

The plan shows a revision to the west end of the current city / site parking arrangement. An existing awkward turning movement is being replaced with an easier design and landscape area, which creates three additional parking spaces in the Parrott Avenue parking lot, and also contributes to a situation where cars looking to get to the Parrott Avenue parking lot from Court Street will be less likely to cut through the PHA Housing / City Fire Station properties.

Screening and Landscaping

The site landscaping consists of the preservation of significant trees on the south, west, east and sides, and the addition of landscaping along Pleasant Street, and on the west side along a pedestrian access corridor to Court Street. The design is detailed on the Landscape Plans.

Water and Sewage Systems

The municipal water and sewer systems should not be impacted by the change in the proposed use to Coliving residential, and the building expansion.

200 Griffin Rd., Unit 14, Portsmouth, NH 03801
T: 603.430.9282 | HALEYWARD.COM

Stormwater Management

The site drainage patterns will remain, with some opportunities to increase stormwater treatment.

Site Lighting

Site lighting will be introduced on pedestrian corridors to provide a welcoming and safe pedestrian experience. Parking lot lighting will remain at the same levels.

Site Utilities and Solid Waste

Site utilities include natural gas, underground electric and communications services will be revised as needed to service the facility. Solid waste can be collected within the building and disposed privately.

Submission

The submission includes parking calculations, site photographs, a site history timeline, and a copy of the plan showing the adjacent right-of-way.

The following full-size plans are included in our submission:

- Cover Sheet: This shows the Development Team, Legend, Site Location, and Site Zoning.
- Site Orthophoto Plan V103: This plan shows the existing site, and the site relationship to the NHDES Shoreland Zone.
- Existing Conditions Plan V101: This plan shows the site boundary and the existing development area conditions in detail.
- Demolition Plan C101: This plan shows site demolition.
- Site Plan C201: This plan shows the proposed building expansion improvements.
- Landscape Plans L1-L2: These plan show the proposed site landscaping.
- PB 0.1 to 2.1 Architectural Plans - Floor Plans, Roof Plans, Elevations, and Vignettes showing the proposed building construction.
- Existing Utility Plan V102: This plan shows the location and elevations of the existing utilities.
- Utility Plan C301: This plan shows the proposed utility connections.

We look forward to Planning Board review of this submission and look forward to an in-person presentation at your meeting.

Sincerely,

John R. Chagnon, PE

P:\NH\5010156-McNabb_Properties\1532-134 Pleasant St., Portsmouth-JRC\03-WIP_Files\Applications\City of Portsmouth PB Concept\Planning Board Site Plan Submission Letter 2025.08.06.doc

200 Griffin Rd., Unit 14, Portsmouth, NH 03801
T: 603.430.9282 | HALEYWARD.COM

134 Pleasant Street

September 5, 2025

Parking & Area Analysis

Residential							Coliving Common Area		
Level	**SUITE No.**	**QTY Sleeping Units**	**Area (sf)**	**spaces/unit**	**TOTAL**		**Required**	**Provided**	**Variance**
							area = 1,200sf + (20sf * #units)		
Level 1 - coliving	101	14	7,658	0.25	3.50		1,480	3,491	2,011
Level 2A - coliving	201	13	5,088	0.25	3.25		1,460	1,948	488
Level 2A - coliving	202	11	4,192	0.25	2.75		1,420	4,192	2,772
Level 2B - coliving	203	17	7,207	0.25	4.25		1,540	4,192	2,652
subtotal						13.75			
Level 2B - apartment	204		422	0.50	0.50				
Level 2B - apartment	205		490	0.50	0.50				
Level 2B - apartment	206		403	0.50	0.50				
subtotal						1.50			
subtotal		**55**	**25,460**		15.25	**total>**	**5,900**	**13,823**	**7,923**
Visitor Parking - 1 space per every 5 dwelling units (apartments)					0	n/a < 4 dwelling units			
Total Residential automobile parking required, (round up)					**16**				

Commercial: Bank & Retail						
level	**Suite No.**	**Use**	**Area (sf)**	**sf/parking space**	**TOTAL spaces**	
Level 1	102	Office Use, Financial Services	3,230	350.00	9.23	
Level 1	103	Office Use, Retail Bank	7,777	350.00	22.22	
Total, Commercial Bank & Retail (round up)					**32**	

Bicycle Parking					
use	**spaces required per use**			**TOTAL**	
multifamily dwellings	1 bicycle per 5 dwelling units where > 4 dwelling units			0	n/a < 4 dwelling units
bicycle parking provided	outside			10	
bicycle parking provided	inside			26	
total bike parking provided				36	
Car parking deduction = 1 car space for 6 excess bikes provided, max 5%:					
max deduction 5% allowed	2.4	parking spaces deduction			Rounded dn	**(2)**
Total Auto Parking Required (adjusted)						**46**

parking proposed - outside						37
parking proposed - inside						46
Total parking proposed						**83**
EXCESS beyond Required *(Defecit)*						**37**
Existing total available onsite today						38
Proposed Net **Increase** (reduction) in parking						**45**









H0.2

EXISTING PHOTOS
134 PLEASANT STREET
PORTSMOUTH, NH 03801

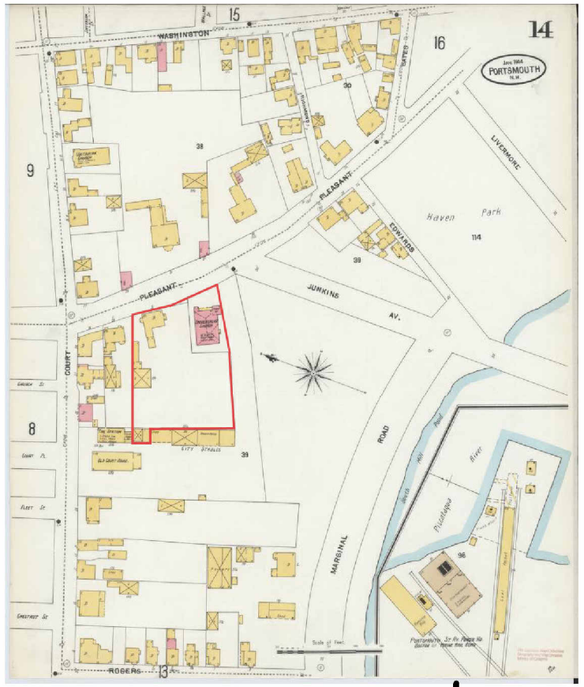
07/25/2025

ARCOVE ARCHITECTS

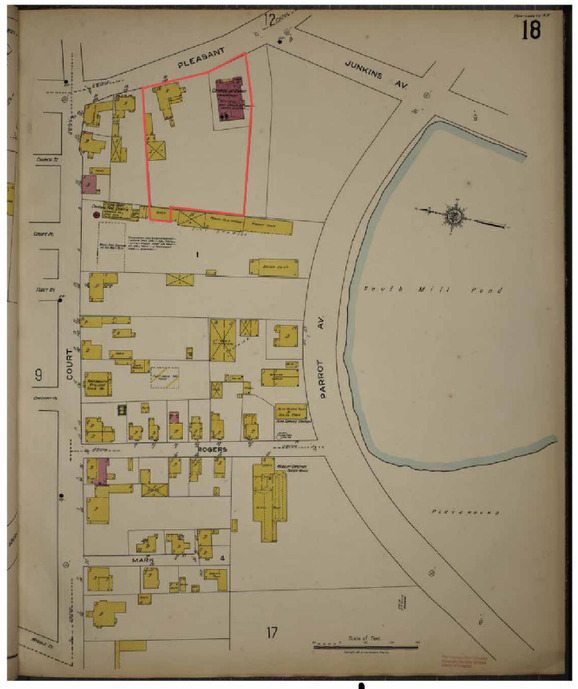
COPYRIGHT © 2025



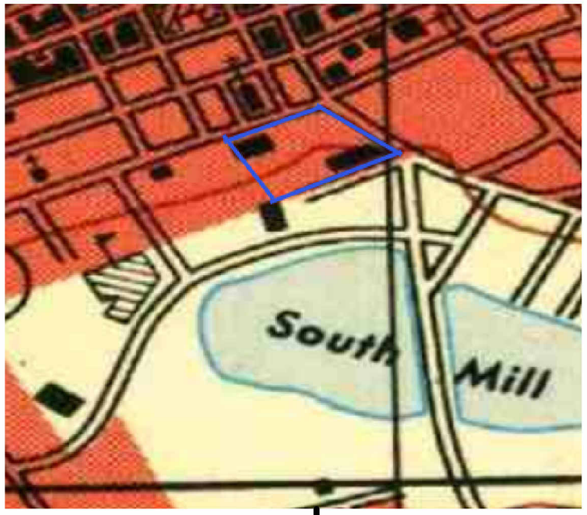
1813
UNIVERSALIST CHURCH & HOUSING



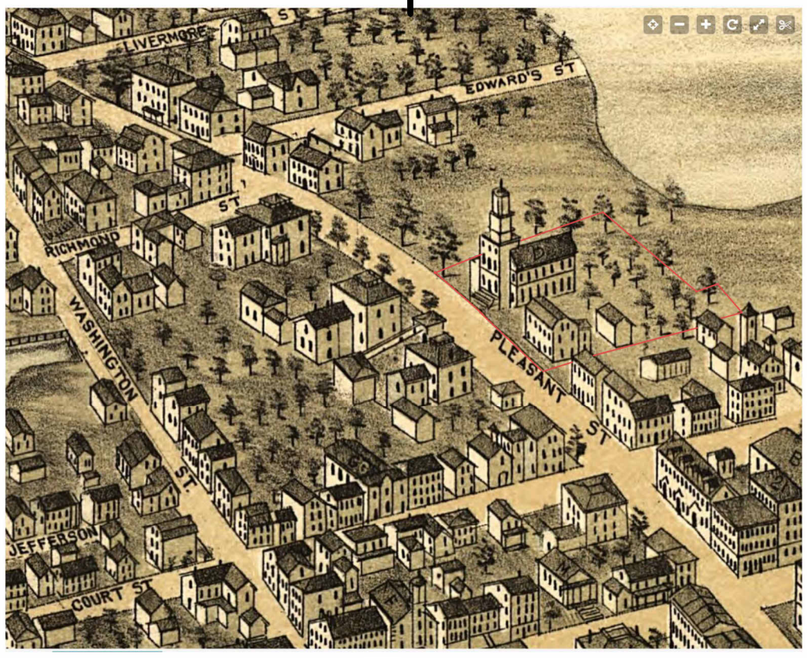
1904
UNIVERSALIST CHURCH & HOUSING



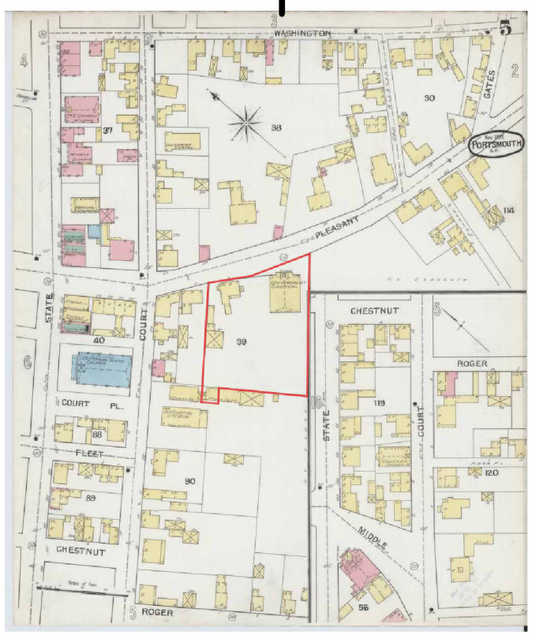
1920
UNIVERSALIST CHURCH & HOUSING



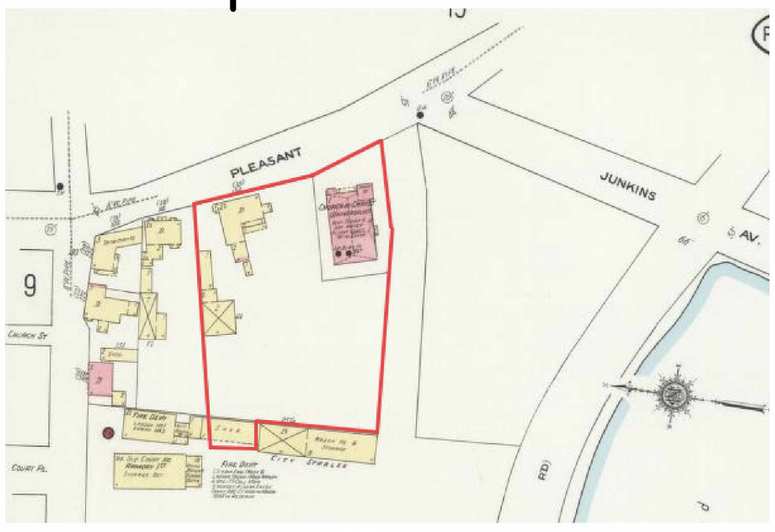
1952
GROCERY IN CONSTRUCTION TILL 1953
CHURCH DEMOLISHED AFTER



1877
UNIVERSALIST CHURCH & HOUSING



1892
UNIVERSALIST CHURCH & HOUSING



1910
UNIVERSALIST CHURCH & HOUSING

H0.4 **HISTORIC TIMELINE**
134 PLEASANT STREET
PORTSMOUTH, NH 03801

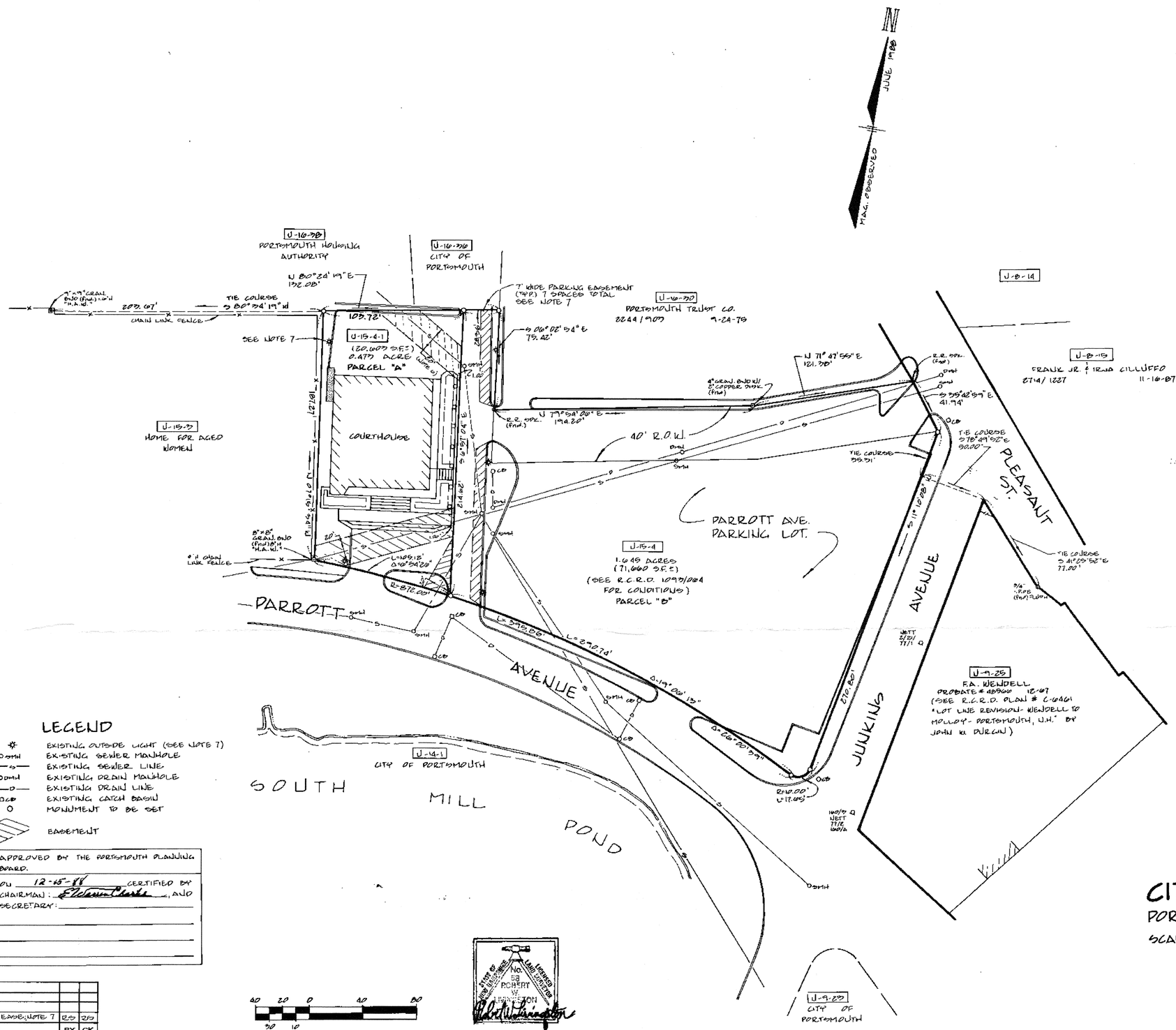
07/25/2025

ARCOVE ARCHITECTS

COPYRIGHT © 2025

Dec 16 3:48 PM '88

Dec 16 3:48 PM '88 61814


N
JUNE 1988
MAG. OBSERVED
U-16-78
PORTSMOUTH HOUSING AUTHORITY
U-16-77A
CITY OF PORTSMOUTH
U-16-80
PORTSMOUTH TRUST CO.
2244/1909
9-28-79
U-15-4-1
(20,607 S.F.±)
0.473 ACRE
PARCEL "A"
U-15-77
HOME FOR AGED WOMEN
COURTHOUSE
PARROTT AVE. PARKING LOT.
U-15-4
1.648 ACRES
(71,660 S.F.±)
(SEE R.C.R.D. 1093/064 FOR CONDITIONS)
PARCEL "B"
PARROTT AVENUE
U-14-1
CITY OF PORTSMOUTH
SOUTH MILL POND
U-8-14
U-8-15
FRANK JR. & IRMA GILLUFFO
2714/1237
11-16-87
PLEASANT ST.
JUNKINS AVENUE
U-9-25
F.A. WENDELL
PROBATE # 48966 12-07
(SEE R.C.R.D. PLAN # C-6461 "LOT LINE REVISION- WENDELL TO MOLLOY- PORTSMOUTH, N.H." BY JOHN W. DURGIN)
U-9-23
CITY OF PORTSMOUTH
7' WIDE PARKING EASEMENT (TYP.) 7 SPACES TOTAL SEE NOTE 7
TIE COURSE S 80°24'19"W 203.67'
CHAIN LINK FENCE
N 80°24'19"E 192.08'
109.72'
S 00°02'54"E 79.42'
SEE NOTE 7
N 71°54'20"E 194.20'
R.R. SPK. (Found)
40' R.O.W.
N 71°47'56"E 121.30'
4"CONC. B.O.W. W/ B. COPPER DISK (Found)
S 35°42'59"E 41.94'
TIE COURSE S 78°49'52"E 90.00'
TIE COURSE 55.51'
TIE COURSE S 41°25'52"E 77.20'
S 19°10'28"W 210.80'
N 77°10'00"W 210.80'
R=210.00' L=117.05'
L=109.13' Δ=10°54'20"
R=576.00'
L=392.56'
L=270.74'
Δ=19°00'13"
Δ=26°01'54"
L=274.02'
S 19°45'24"E
PLUS 6.5'±
20'
6"x6" GRAN. B.O.W. (Found) 0.4' "N.A.D."
7"x7" GRAN. B.O.W. (Found) 1.0' "N.A.D."
6'± CHAIN LINK FENCE
5/8" I.P.F.S. (Found)
WETT 2/201 77/1
WETT 2/201 77/1 100/1
0.4' ±
1.0' ±
0.2' ±
0.3' ±
0.5' ±
0.6' ±
0.7' ±
0.8' ±
0.9' ±
1.2' ±
1.3' ±
1.4' ±
1.5' ±
1.6' ±
1.7' ±
1.8' ±
1.9' ±
2.0' ±
2.1' ±
2.2' ±
2.3' ±
2.4' ±
2.5' ±
2.6' ±
2.7' ±
2.8' ±
2.9' ±
3.0' ±
3.1' ±

PROPOSED MIXED USE DEVELOPMENT

134 PLEASANT STREET, PORTSMOUTH, NEW HAMPSHIRE

PERMIT PLANS

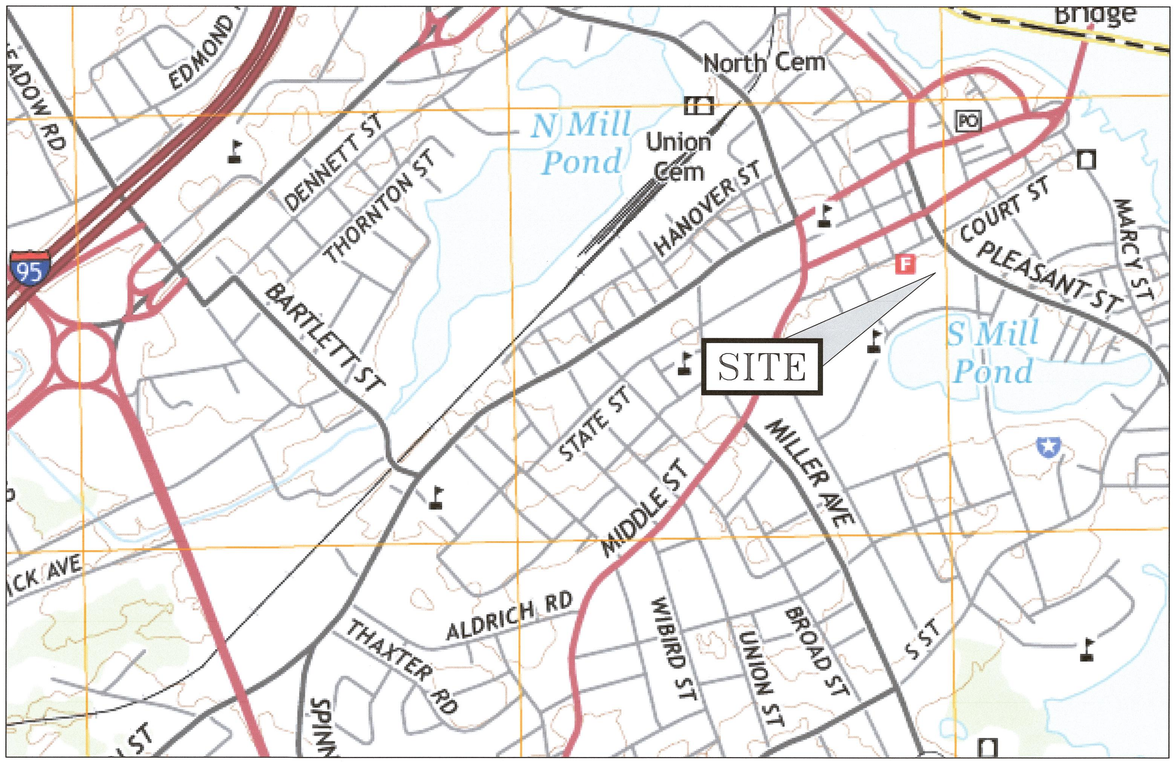
OWNER/APPLICANT
DOUBLE MC, LLC
10 PLEASANT STREET SUITE 300
PORTSMOUTH, N.H. 03801
TEL. (603) 427–0725

CIVIL ENGINEER & LAND SURVEYOR:
HALEY WARD, INC.
200 GRIFFIN ROAD, UNIT 14
PORTSMOUTH, N.H. 03801
TEL. (603) 430–9282

ARCHITECT:
ARCOVE LLC
767 ISLINGTON STREET
PORTSMOUTH, NH 03801
TEL. (603) 731–5187

LANDSCAPE ARCHITECT:
TERRA FIRMA LANDSCAPE ARCHITECTURE
163A COURT STREET
PORTSMOUTH, NH 03801
TEL. (603) 430–8388

DIG SAFE – ME – NH – RI – VT – 1-888-344-7233 – CALL TOLL FREE



SCALE: NTS

INDEX OF SHEETS

V103	ORTHOGRAPHIC PLAN
V101	EXISTING CONDITIONS PLAN
C101	DEMOLITION PLAN
C201	SITE PLAN
L1–L2	LANDSCAPE PLAN
PB0.1–2.1	ARCHITECTURAL PLANS
V102	EXISTING UTILITY PLAN
C301	UTILITY PLAN

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

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436–7708
ATTN: NICHOLAS KOSKO X3327565

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

CABLE:
XFINITY BY COMCAST
180 GREENLEAF AVE.
PORTSMOUTH, N.H. 03801
Tel. (603) 266–2278
ATTN: MIKE COLLINS

SEWER & WATER:
PORTSMOUTH DEPARTMENT OF PUBLIC WORKS
680 PEVERLY HILL ROAD
PORTSMOUTH, N.H. 03801
TEL. (603) 427–1530
ATTN: DOUG SPARKS

COMMUNICATIONS:
CONSOLIDATED COMMUNICATIONS
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427–5525
ATTN: BENJAMIN WILLS

PERMIT LIST:
SITE PLAN: TBD
CONDITIONAL USE PERMIT CO–LIVING: TBD
HISTORIC DISTRICT: TBD
NHDES SEWER DISCHARGE: TBD

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11/LOT 21
IR FND	IRON ROD FOUND
IP FND	IRON PIPE FOUND
IR SET	IRON ROD SET
DH FND	DRILL HOLE FOUND
DH SET	DRILL HOLE SET
	GRANITE BOUND w/IRON ROD FOUND

EXISTING	PROPOSED	
FM	FM	FORCE MAIN
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	PG	GAS LINE
D	D	STORM DRAIN
FD	FD	FOUNDATION DRAIN
W	W	WATER LINE
FS	FS	FIRE SERVICE LINE
UE	UGE	UNDERGROUND ELECTRIC SUPPLY
		UNDERGROUND ELECTRIC SERVICE
OHW	OHW	OVERHEAD ELECTRIC/WIRES
		RETAINING WALL
		EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		UTILITY POLE
E	E	ELECTRIC METER
		TRANSFORMER ON CONCRETE PAD
		WATER SHUT OFF/CURB STOP
C.O.	C.O.	PIPE CLEANOUT
	GV	GATE VALVE
	HYD	HYDRANT
CB	CB	CATCH BASIN
S	SMH	SEWER MANHOLE
D	DMH	DRAIN MANHOLE
W	WMH	WATER METER MANHOLE
#5		TEST BORING
TP 1		TEST PIT
LA		LANDSCAPED AREA
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
CMP	CMP	CORRUGATED METAL PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
HYD	HYD	HYDRANT
℄	℄	CENTERLINE
EP	EP	EDGE OF PAVEMENT
EL.	EL.	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL
TBR	TBR	TO BE REMOVED

PROPOSED MIXED USE DEVELOPMENT
134 PLEASANT STREET
PORTSMOUTH, N.H.
PERMIT PLANS

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

PLAN SET SUBMITTAL DATE: 5 SEPTEMBER 2025

5010156.1532

P:\VHS\2015\5-Nichols, Properties\1532-134 Pleasant St, Portsmouth-JRC\02-CAD\Xref\CivA\2015\5-1532-Cover.dwg, 9/4/2025 2:48:37 PM



NORTH
NAD83(2011)
N
GRID
NHSPC

GRAPHIC SCALE

40 0 20 40 80 120

(IN FEET)
1 inch = 40 ft.

REV.	DATE	DESCRIPTION	BY	CHK.
0	7/25/25	ISSUED FOR COMMENT	RJB	JRC

DRAWING ISSUE STATUS

SITE SURVEY

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282
WWW.HALEYWARD.COM

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE

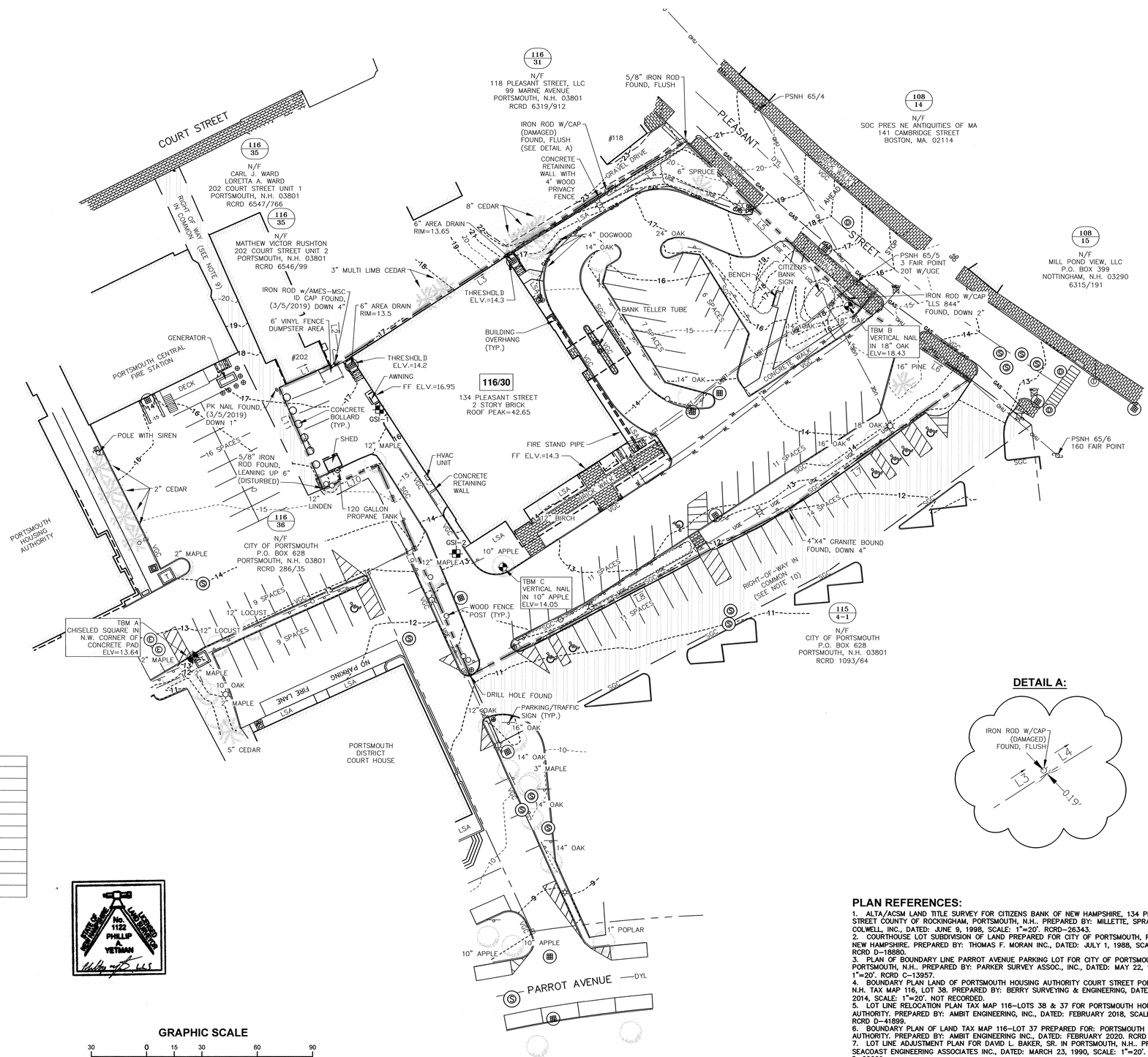
ORTHOPHOTO PLAN

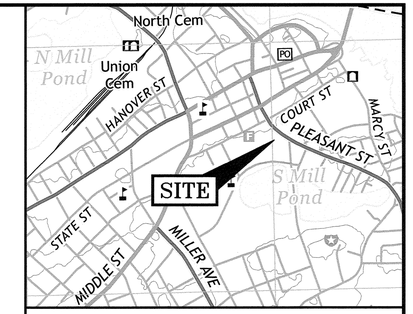
DATE: JULY 2025	SCALE: 1"=40'
DRAWN BY: RJB	DESIGNED BY: ---
CHECKED BY: PAY	
PROJECT No.: 5010156.1532	FIELD BOOK / PAGE: FB 276 PG 60
DRAWING No.: V103	REV.: 0

FILE LOCATION: P:\NH\5010156\ACAD\BB_PROPERTIES\1532-134 PLEASANT ST - PORTSMOUTH-JRC\02-CAD_FILES\5010156.1532-V-EC.DWG, 2025.07.25, 10:09 AM

LEGEND:

DESCRIPTION	*EXISTING*
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
1234/123	DEED BOOK/PAGE
N/F	NOW OR FORMALLY
TYP.	TYPICAL
TBS	TO BE SET
LSA	LANDSCAPE AREA
INV.	INVERT
ELV.	ELEVATION
FF	FINISHED FLOOR
DYL	DOUBLE YELLOW LINE
SGC	SLOPED GRANITE CURB
VGC	VERTICAL GRANITE CURB
MAP 21 LOT 8	(21 / 8)
BENCHMARK	
RAILROAD SPIKE	
BOUND	
IRON ROD/PIPE FOUND	
SET 5/8" REBAR WITH SURVEYOR'S CAP	
SEWER MANHOLE	(S)
DRAIN MANHOLE	(D)
COMMUNICATIONS MANHOLE	(T)
ELECTRIC MANHOLE	(E)
UTILITY POLE	
CATCH BASIN	
HYDRANT	
GATE VALVE	GGV WGV SGV
GAS/WATER SHUTOFF	
BOLLARD	
BORING	GSI-1
TREES	
GAS/ELECTRIC METER	(E) (G)
LIGHT POLE	
MAIL BOX	
AIR CONDITIONER	(A)
SIGN	
SPOT GRADE	12x1
ELECTRIC PEDESTAL	(E)
ELECTRIC HANDHOLD	
PROPERTY LINE	
APPROXIMATE EXTERIOR PROPERTY LINE	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
STONE WALL	
FENCE	
SHRUBLINE	
MINOR FOOT CONTOUR	98
MAJOR FOOT CONTOUR	100
GAS LINE	GAS GAS
WATER LINE	WL WL
STORM DRAIN LINE	SD SD
SANITARY SEWER LINE	SS SS
OVERHEAD UTILITY LINE	OHU OHU
UNDERGROUND COMMUNICATIONS LINE	UGT UGT





LOCATION MAP SCALE: 1" = 1,000'

NORTH NAD83(2011)

GRID NHSPC

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S TAX MAP 116 AS LOT 30.

2) OWNERS OF RECORD:
DOUBLE MC, LLC
10 PLEASANT STREET SUITE 400
PORTSMOUTH, N.H. 03801
RCRD 6505/2411

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

4) EXISTING LOT AREA:
53,084 S.F.
1.22 ACRES

5) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 (CD4) DISTRICT.

6) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF AN EXISTING CONDITIONS SURVEY OF ASSESSOR'S MAP 116, LOT 30 IN THE CITY OF PORTSMOUTH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

9) PARCEL IS BENEFITED BY A RIGHT OF WAY TO COURT STREET AS DESCRIBED IN RCRD 1257/466.

10) PARCEL IS BENEFITED BY A RIGHT OF WAY AS DESCRIBED IN RCRD 2975/349 AND SHOWN ON RCRD D-18880 AND RCRD D-26343.

11) ABUTTER INFORMATION TAKEN FROM THE CITY OF PORTSMOUTH ASSESSORS GIS WEBSITE.

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N66°28'05"E	32.60'
L2	S04°27'10"E	0.98'
L3	N57°05'10"E	175.24'
L4	N58°07'10"E	50.44'
L5	S45°49'50"E	122.39'
L6	S56°42'50"E	79.29'
L7	S54°09'10"W	121.33'
L8	S62°18'10"W	194.24'
L9	N23°38'50"W	124.67'
L10	S66°22'00"W	32.60'
L11	N23°20'25"W	60.00'

DETAIL A:

PLAN REFERENCES:

1. ALTA/ACSM LAND TITLE SURVEY FOR CITIZENS BANK OF NEW HAMPSHIRE, 134 PLEASANT STREET COUNTY OF ROCKINGHAM, PORTSMOUTH, N.H.. PREPARED BY: MILLETTE, SPRAGUE & COLWELL, INC., DATED: JUNE 9, 1998, SCALE: 1"=20'. RCRD-26343.
2. COURTHOUSE LOT SUBDIVISION OF LAND PREPARED FOR CITY OF PORTSMOUTH, PORTSMOUTH NEW HAMPSHIRE. PREPARED BY: THOMAS F. MORAN INC., DATED: JULY 1, 1988, SCALE: 1"=40'. RCRD D-18880.
3. PLAN OF BOUNDARY LINE PARROT AVENUE PARKING LOT FOR CITY OF PORTSMOUTH IN PORTSMOUTH, N.H.. PREPARED BY: PARKER SURVEY ASSOC., INC., DATED: MAY 22, 1984, SCALE: 1"=20'. RCRD C-13957.
4. BOUNDARY PLAN LAND OF PORTSMOUTH HOUSING AUTHORITY COURT STREET PORTSMOUTH, N.H. TAX MAP 116, LOT 38. PREPARED BY: BERRY SURVEYING & ENGINEERING, DATED: MAY 30, 2014, SCALE: 1"=20'. NOT RECORDED.
5. LOT LINE RELOCATION PLAN TAX MAP 116-LOTS 38 & 37 FOR PORTSMOUTH HOUSING AUTHORITY. PREPARED BY: AMBIT ENGINEERING, INC., DATED: FEBRUARY 2018, SCALE: 1"=30'. RCRD D-41899.
6. BOUNDARY PLAN OF LAND TAX MAP 116-LOT 37 PREPARED FOR: PORTSMOUTH HOUSING AUTHORITY. PREPARED BY: AMBIT ENGINEERING INC., DATED: FEBRUARY 2020. RCRD D-42016.
7. LOT LINE ADJUSTMENT PLAN FOR DAVID L. BAKER, SR. IN PORTSMOUTH, N.H.. PREPARED BY: SEACOAST ENGINEERING ASSOCIATES INC., DATED: MARCH 23, 1990, SCALE: 1"=20'. RCRD D-20209.
8. PLAN OF LOTS NOS. 202, 206 & 222 COURT STREET PORTSMOUTH, N.H.. PREPARED BY: JOHN W. DURGIN CIVIL ENGINEERS, DATED: JANUARY 1974, SCALE: 1"=10'. RCRD C-4259.
9. CONDOMINIUM SITE PLAN FIREHOUSE TOWN HOMES CONDOMINIUM. PREPARED BY: AMBIT ENGINEERING, INC..DATED: JANUARY 2020, SCALE: 1"=10'. RCRD D-43127.

"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."

PHILIP A. YETMAN, LLS 1122 — DATE 7/18/2025

GRAPHIC SCALE

30 0 15 30 60 90

(IN FEET)
1 inch = 30 ft.

REV.	DATE	DESCRIPTION	BY	CHK
0	07-18-2025	ISSUED FOR COMMENT	RJB	PAY

DRAWING ISSUE STATUS

SITE SURVEY

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282
WWW.HALEYWARD.COM

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE

EXISTING CONDITIONS PLAN

DATE	MARCH 2025
SCALE	1"=30'
DRAWN BY	RJB
DESIGNED BY	---
CHECKED BY	PAY
PROJECT No.	5010156.1532
FIELD BOOK / PAGE	FB 276 PG 60
DRAWING No.	V101
REV.	0

P:\PROJECTS\5010156.1532\CAD\LIB_SURVEY\DWG\PROPERTIES\5010156.1532-V-EC DWG, 2025-07-17, 11:44 AM

DEMOLITION NOTES:

A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.

B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.

C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.

E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE REMOVED.

F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.

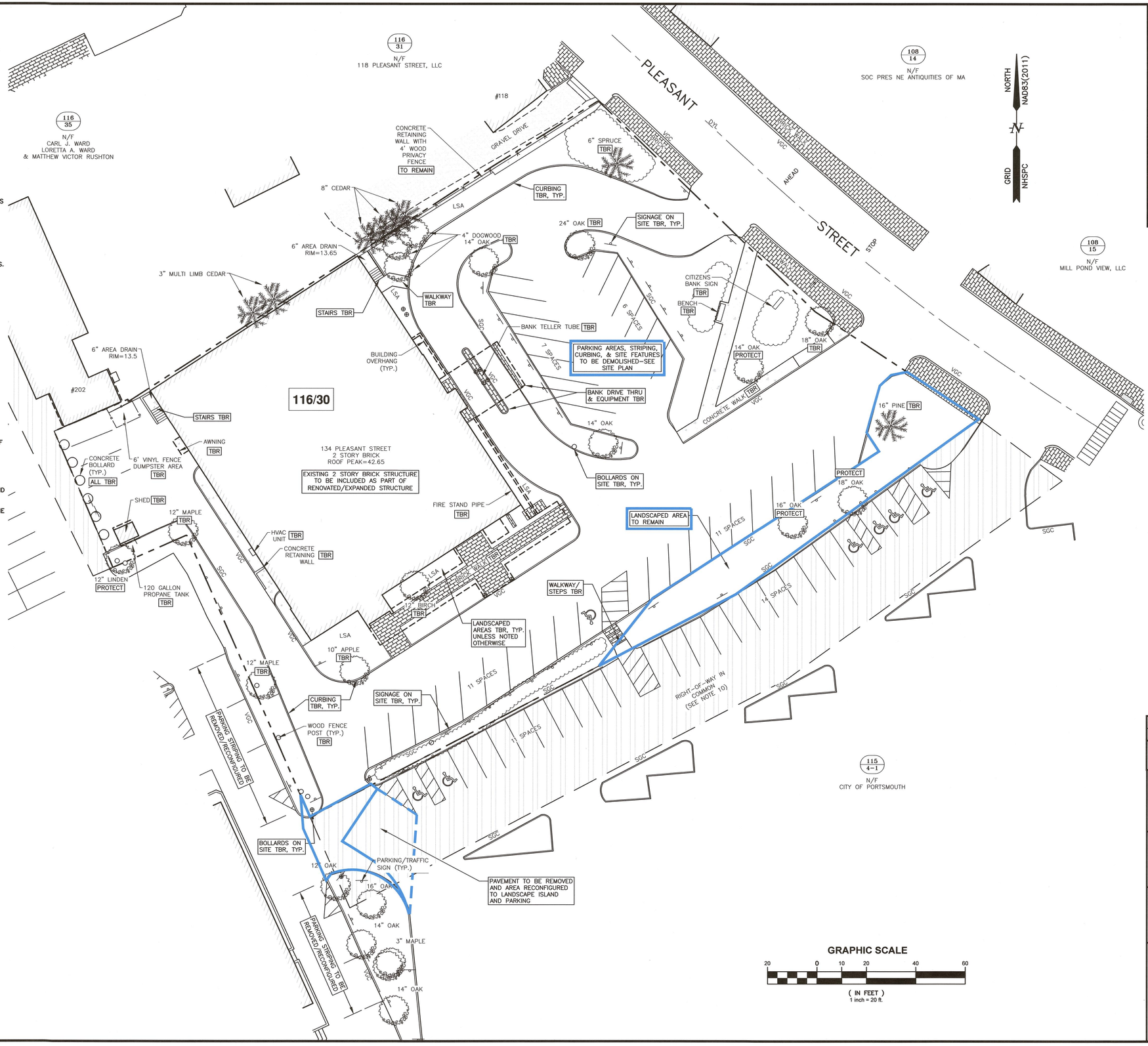
G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.

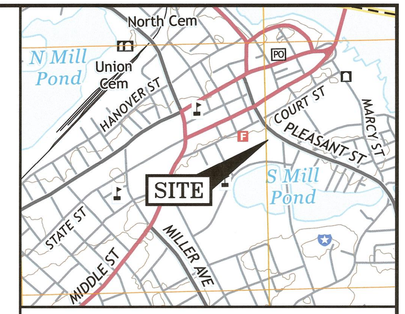
H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE.

I) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.

J) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFELY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND SAFE CONSTRUCTION SITE.

K) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS





LOCATION MAP SCALE: 1" = 1,000'

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

4) COORDINATE ACCESS IN STREET/ROW AREAS ADJACENT TO DEMOLITION TO INSURE SAFE PASSAGE. UTILIZE DETOURS IF NEEDED.

5) EXISTING UTILITIES TO BE ABANDONED SHALL BE REMOVED TO THE UTILITY MAIN AND CAPPED PER THE UTILITY COMPANY REQUIREMENT.

GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION	BY	CHK
0	07-18-2025	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282
WWW.HALEYWARD.COM

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE

DEMOLITION PLAN

STATE OF NEW HAMPSHIRE - JOHN R. CHAGNON No. 7651 LICENSED PROFESSIONAL ENGINEER -

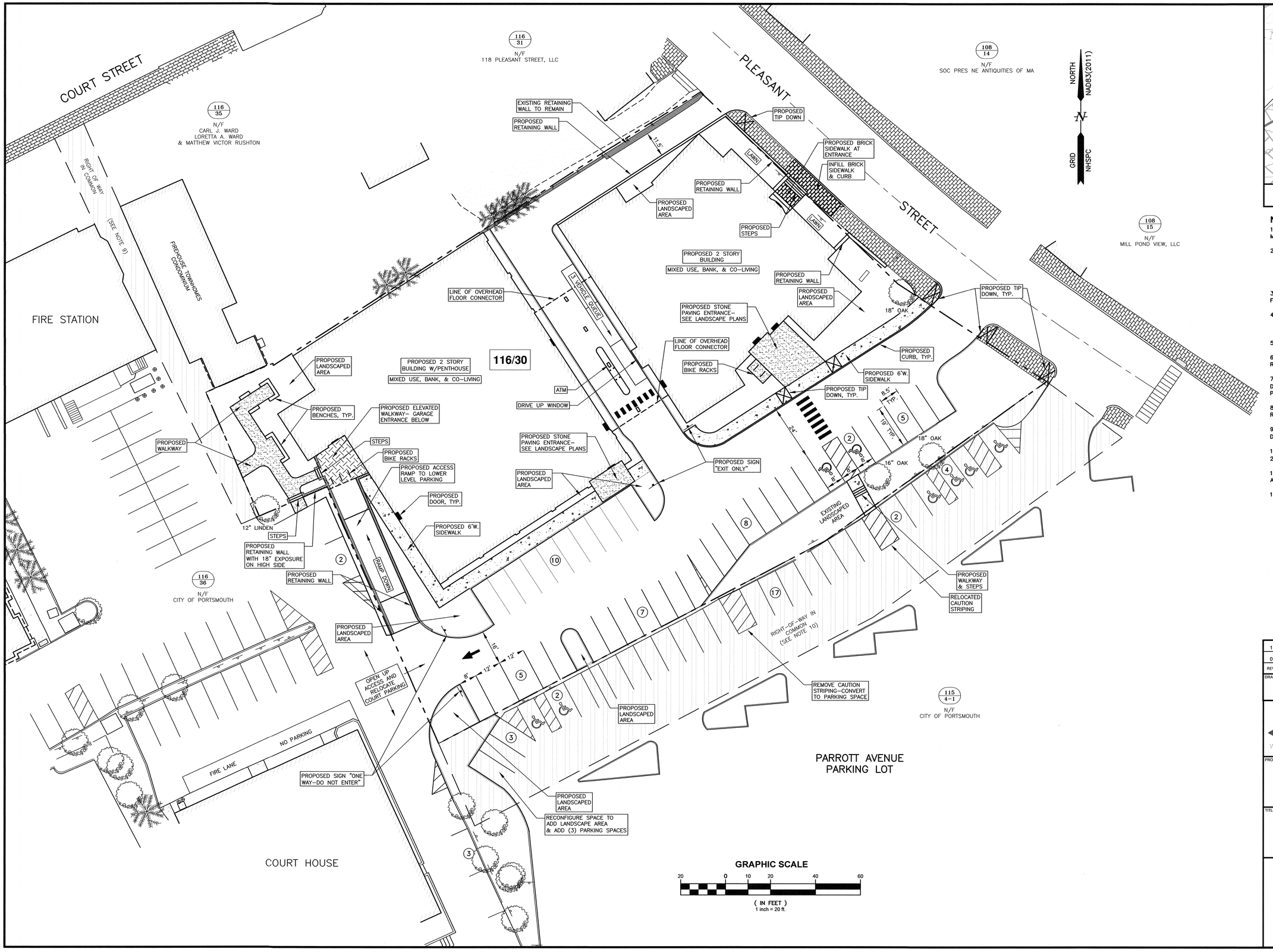
DATE	SCALE
JULY 2025	1"=20'

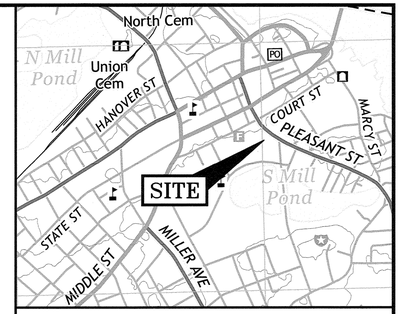
DRAWN BY	DESIGNED BY	CHECKED BY
SJR	---	JRC

PROJECT No.	FIELD BOOK / PAGE
5010156.1532	FB 276 PG 60

DRAWING No. **C101** REV. **0**

P:\5010156 MAIN\CIVIL\DRAWINGS\PLAN SET\5010156-1532-C-SP.DWG, 2025.07.18, 7:14 AM





LOCATION MAP SCALE: 1" = 1,000'

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S TAX MAP 116 AS LOT 30.

2) OWNERS OF RECORD:
DOUBLE MC, LLC
10 PLEASANT STREET SUITE 400
PORTSMOUTH, N.H. 03801
RCRD 6505/2411

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

4) EXISTING LOT AREA:
53,084 S.F.
1.22 ACRES

5) PARCEL IS LOCATED IN THE CHARACTER DISTRICT 4 (CD4) DISTRICT.

6) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

7) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED MIXED USE DEVELOPMENT ON ASSESSOR'S MAP 116, LOT 30 IN THE CITY OF PORTSMOUTH.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

9) PARCEL IS BENEFITED BY A RIGHT OF WAY TO COURT STREET AS DESCRIBED IN RCRD 1257/466.

10) PARCEL IS BENEFITED BY A RIGHT OF WAY AS DESCRIBED IN RCRD 2975/349 AND SHOWN ON RCRD D-18880 AND RCRD D-26343.

11) ABUTTER INFORMATION TAKEN FROM THE CITY OF PORTSMOUTH ASSESSORS GIS WEBSITE.

12) PROPOSED USES:
-KENNEBUNK SAVINGS BANK WITH RELOCATED DRIVE THRU.
-CO-LIVING PODS WITH SLEEPING UNITS.

REV.	DATE	DESCRIPTION	BY	CHK
1	09-05-2025	REVISED LAYOUT	SJR	JRC
0	07-18-2025	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
WWW.HALEYWARD.COM
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE

SITE PLAN

DATE: JULY 2025	SCALE: 1"=20'
DRAWN BY: SJR	DESIGNED BY: ---
CHECKED BY: JRC	
PROJECT No.: 5010156.1532	FIELD BOOK / PAGE: FB 276 PG 60
DRAWING No.: C201	REV.: 1

STATE OF NEW HAMPSHIRE No. 736 JOHN CHAGNON LAND SURVEYOR SIGNATURE

P:\2025\5010156.1532\FILE\LDP\DWG\5010156.1532 SITE 2025.DWG, 2025.09.05, 9:44 AM

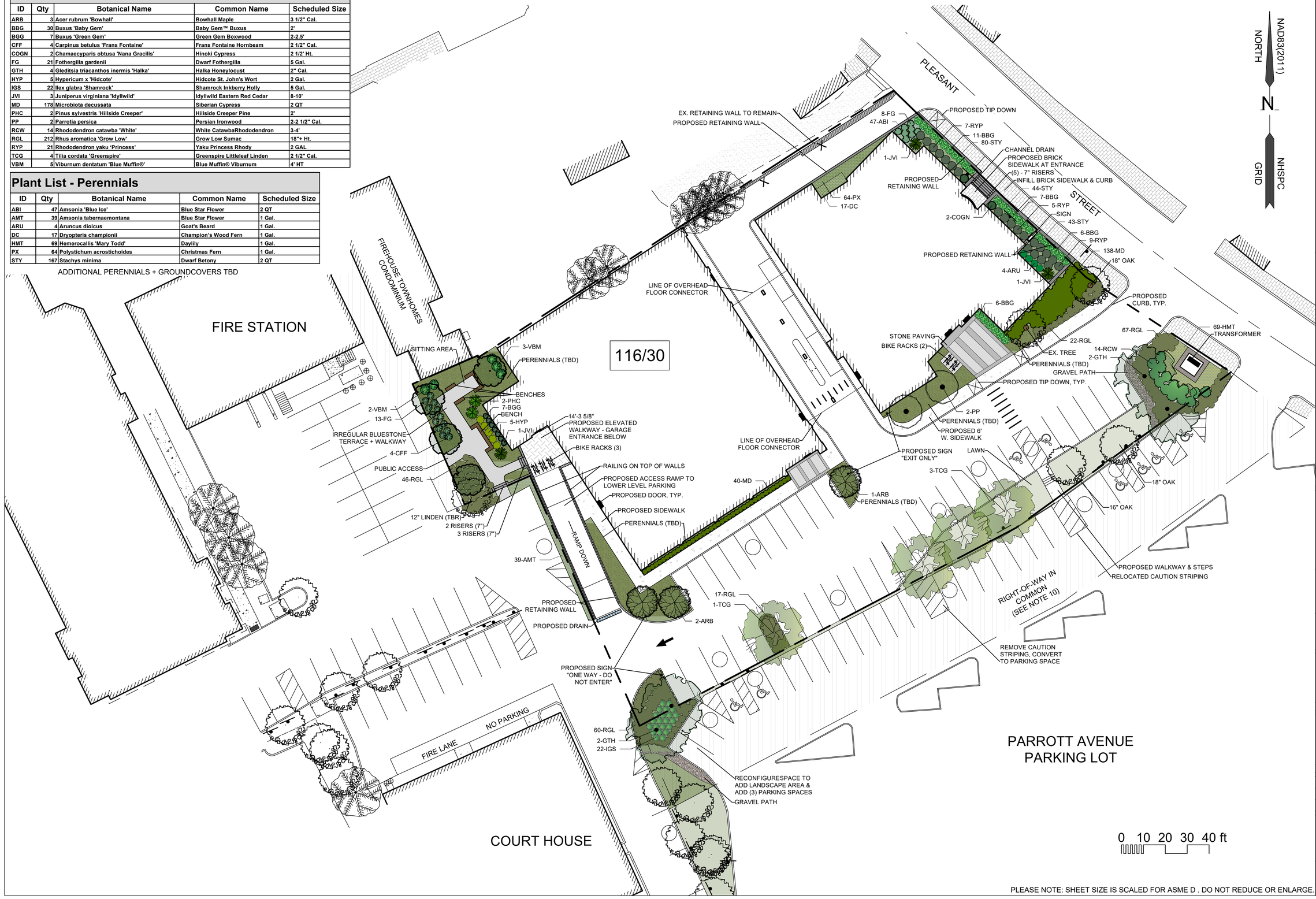
Plant List - Trees and Shrubs

ID	Qty	Botanical Name	Common Name	Scheduled Size
ARB	3	Acer rubrum 'Bowhall'	Bowhall Maple	3 1/2" Cal.
BBG	30	Buxus 'Baby Gem'	Baby Gem™ Buxus	2'
BGG	7	Buxus 'Green Gem'	Green Gem Boxwood	2-2.5'
CFF	4	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	2 1/2" Cal.
COGN	2	Chamaecyparis obtusa 'Nana Gracilis'	Hinoki Cypress	2 1/2' Ht.
FG	21	Fothergilla gardenii	Dwarf Fothergilla	5 Gal.
GTH	4	Gleditsia triacanthos inermis 'Halka'	Halka Honeylocust	2" Cal.
HYP	5	Hypericum x 'Hidcote'	Hidcote St. John's Wort	2 Gal.
IGS	22	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	5 Gal.
JVI	3	Juniperus virginiana 'Idyllwild'	Idyllwild Eastern Red Cedar	8-10'
MD	178	Microbiota decussata	Siberian Cypress	2 QT
PHC	2	Pinus sylvestris 'Hillside Creeper'	Hillside Creeper Pine	2'
PP	2	Parrotia persica	Persian Ironwood	2-2 1/2" Cal.
RCW	14	Rhododendron catawba 'White'	White CatawbaRhododendron	3-4'
RGL	212	Rhus aromatica 'Grow Low'	Grow Low Sumac	18"+ Ht.
RYP	21	Rhododendron yaku 'Princess'	Yaku Princess Rhody	2 GAL
TCG	4	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2 1/2" Cal.
VBM	5	Viburnum dentatum 'Blue Muffin®'	Blue Muffin® Viburnum	4' HT

Plant List - Perennials

ID	Qty	Botanical Name	Common Name	Scheduled Size
ABI	47	Amsonia 'Blue Ice'	Blue Star Flower	2 QT
AMT	39	Amsonia tabernaemontana	Blue Star Flower	1 Gal.
ARU	4	Aruncus dioicus	Goat's Beard	1 Gal.
DC	17	Dryopteris championii	Champion's Wood Fern	1 Gal.
HMT	69	Hemerocallis 'Mary Todd'	Daylily	1 Gal.
PX	64	Polystichum acrostichoides	Christmas Fern	1 Gal.
STY	167	Stachys minima	Dwarf Betony	2 QT

ADDITIONAL PERENNIALS + GROUNDCOVERS TBD



PLEASE NOTE: SHEET SIZE IS SCALED FOR ASME D . DO NOT REDUCE OR ENLARGE.

terra firma
landscape architecture

165.a Court Street Portsmouth, NH 03801
603.551.9109 | terrence@terrafirmalandarch.com

134 PLEASANT

134 PLEASANT STREET
PORTSMOUTH, NH

Project Title

Landscape Architect

Scale
1:120

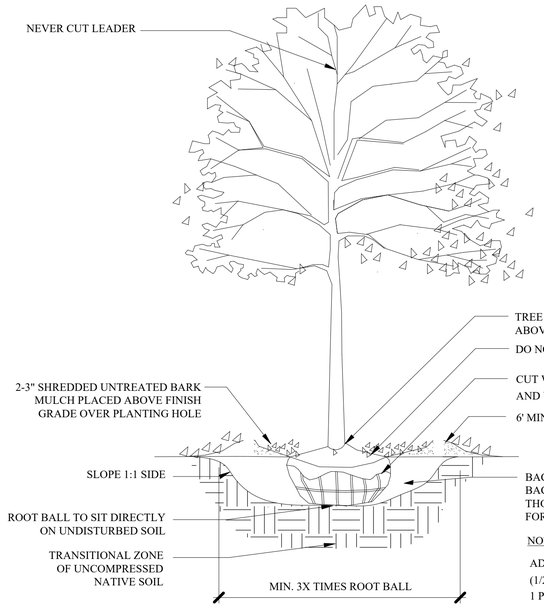
REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager | Drawn By
Date 9/4/2025 | Reviewed By
Project ID 134 PLEASANT

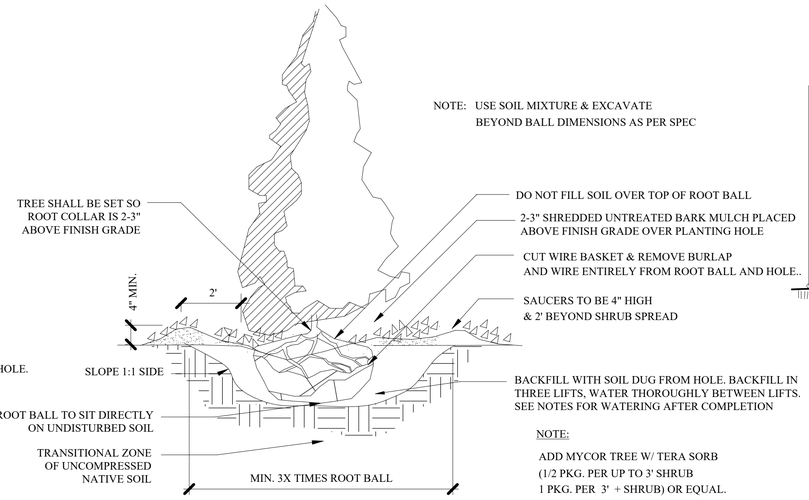
Sheet Title
LANDSCAPE PLAN

Sheet No.
L-1



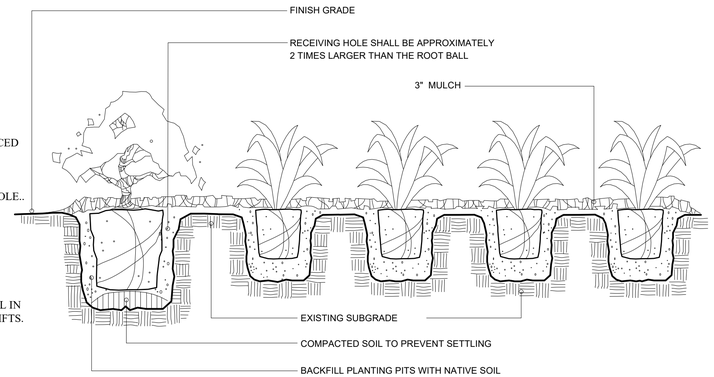
1 L-2

TREE PLANTING - 2"+ CAL.
SCALE: NTS



2 L-2

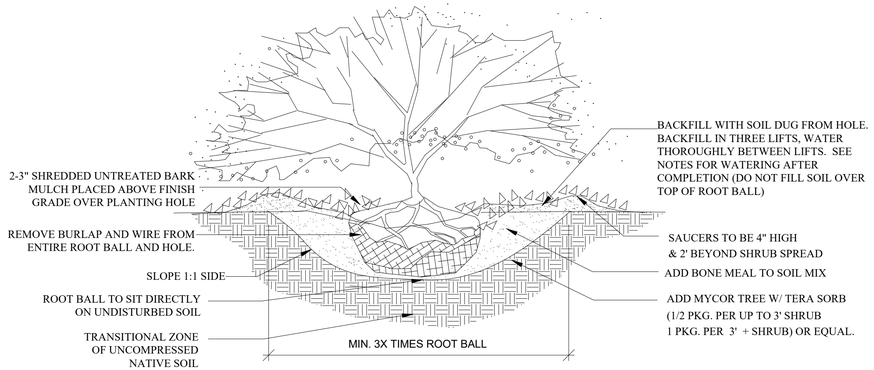
PYRAMIDAL EVERGREEN TREE PLANTING
SCALE: NTS



NOTE: SHRUBS SHALL BE PLANTED A MINIMUM OF 1" & NO MORE THAN 2" ABOVE FINISH GRADE, DEPENDING UPON SITE CONDITIONS.

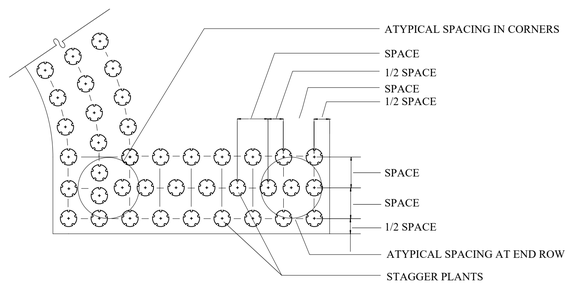
3 L-2

SHRUB/GROUND COVER PLANTING DETAIL
SCALE: NTS



4 L-2

B&B SHRUB PLANTING
SCALE: NTS



NOTES:

1. PLACE PLANTS IN BED AS SHOWN, SPACING AS SPECIFIED IN PLANT SCHEDULE.
2. GROUNDCOVER SHALL BE TRIANGULAR SPACED IN ROWS PARALLEL TO STRAIGHT EDGES AND SHALL BE EVENLY SPACED IN ROWS PARALLEL TO CURVE EDGES.

5 L-2

GROUND COVER SPACING DETAIL
SCALE: NTS

CITY OF PORTSMOUTH PLANTING REQUIREMENTS

1. All planting holes shall be dug by hand- NO MACHINES. The only exceptions are new construction where new planting pits, planting beds with granite curbing, and planting sites with Silva Cells are being created. If a machine is used to dig in any of these situations and planting depth needs to be raised the material in the bottom of the planting hole MUST be firmed with machine to prevent sinking of the root ball.
2. ALL Wire and Burlap shall be removed from the root ball AND planting hole.
3. The root ball of the tree shall be worked so that the root collar of the tree is visible and no girdling roots are present.
4. The root collar of the tree shall be 2"-3" above grade of planting hole for finished depth.
5. All plantings shall be backfilled with soil from the site and amended no more than 20% with Organic Compost. The only exceptions are new construction where engineered soil is being used in conjunction with Silva Cells and where new planting beds are being created.
6. All plantings shall be backfilled in three lifts and ALL lifts shall be watered so the planting will be set and free of air pockets- NO EXCEPTIONS.
7. An earth berm shall be placed around the perimeter of the planting hole except where curbed planting beds or pits are being used.
8. 2"-3" of mulch shall be placed over the planting area.
9. At the time the planting is complete the planting shall receive additional water to ensure complete hydration of the roots, backfill material and mulch layer.
10. Stakes and guys shall be used where appropriate and/or necessary. Guy material shall be nondamaging to the tree.
11. All planting stock shall be specimen quality, free of defects, and disease or injury. The City of Portsmouth, NH reserves the right to refuse/reject any plant material or planting action that fails to meet the standards set forth in the ANSI A300 Part 6 Standard Practices for Planting and Transplanting and/or The City of Portsmouth, NH Planting Requirements.

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THE DRAWINGS.
3. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. ALL PLANT MATERIALS SHALL BE EXACTLY AS SPECIFIED BY THE LANDSCAPE ARCHITECT. IF PLANT SPECIES CULTIVARS ARE FOUND TO VARY FROM THAT SPECIFIED AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO HAVE THE CONTRACTOR REPLACE THAT PLANT MATERIAL. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT DELIVERED TO THE SITE FOR AESTHETIC REASONS BEFORE PLANTING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE QUALITY FOR ALL THE PLANTS.
6. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY OR AT THE JOB SITE WHILE WORK IS ON-GOING TO CONFORMITY TO SPECIFIED QUALITY, SIZE AND VARIETY.
7. PLANTS FURNISHED IN CONTAINERS SHALL HAVE THE ROOTS WELL ESTABLISHED IN THE SOIL MASS AND SHALL HAVE AT LEAST ONE (1) GROWING SEASON. ROOT-BOUND PLANTS OR INADEQUATELY SIZED CONTAINERS TO SUPPORT THE PLANT MAY BE DEEMED UNACCEPTABLE.
8. NO PLANT SHALL BE PUT IN THE GROUND BEFORE GRADING HAS BEEN FINISHED AND APPROVED BY THE LANDSCAPE ARCHITECT.
9. ALL PLANTS SHALL BE INSTALLED AND DETAILED PER PROJECT SPECIFICATIONS.
10. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED WEEKLY, OR MORE OFTEN IF NECESSARY, DURING THE FIRST GROWING SEASON.
11. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR NOT LESS THAN ONE FULL YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. DURING THIS TIME, THE OWNER SHALL MAINTAIN ALL PLANT MATERIALS IN THE ABOVE MANNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE PLANTS TO ENSURE PROPER CARE. IF THE CONTRACTOR IS DISSATISFIED WITH THE CARE GIVEN, HE SHALL IMMEDIATELY, AND IN SUFFICIENT TIME TO PERMIT THE CONDITION TO BE RECTIFIED, NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OR OTHERWISE FORFEIT HIS CLAIM. LANDSCAPE CONTRACTOR SHALL PRUNE PLANTINGS OF DEAD LIMBS OR TWIGS DURING THE FIRST YEAR OF GROWTH.
12. FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT WILL BE MADE UPON THE CONTRACTOR'S REQUEST AFTER ALL CORRECTIVE WORK HAS BEEN COMPLETED.
13. LANDSCAPE CONTRACTOR SHOULD REPLACE DEAD PLANTINGS IMMEDIATELY UPON OWNER DIRECTION WITHIN THE WARRANTY PERIOD AND AGAIN AT THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL HAVE REPLACED ANY PLANT MATERIAL THAT IS MISSING, NOT TRUE TO SIZE AS SPECIFIED, THAT HAVE DIED, THAT HAVE LOST THEIR NATURAL SHAPE DUE TO DEAD BRANCHES, EXCESSIVE PRUNING OR INADEQUATE OR IMPROPER CARE, OR THAT ARE, IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN UNHEALTHY OR UNSIGHTLY CONDITION.
14. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT FOR INTERIOR LANDSCAPED ISLANDS OR WHERE OTHER PLANT MATERIAL IS CALLED FOR.
15. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH DEFINED AND CUT EDGES TO SEPARATE TURF GRASS AREAS.
16. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN APPLY GRASS SEED OR PINE BARK MULCH AS DEPICTED ON PLANS.
17. LANDSCAPE CONTRACTOR SHALL FEED AND PRUNE EX. TREES, ON OR JUST OFF SITE, THAT HAVE EXPERIENCED ROOT BASE INTRUSION OR DAMAGE DURING CONSTRUCTION IMMEDIATELY AND FOR THE DURATION OF THE WARRANTY PERIOD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
18. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOW FENCING AT THE EDGE OF THE EX. TREE CANOPY THE CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS WITHIN THE LANDSCAPED AREAS. ANY DAMAGE TO EXISTING TREES, SHRUBS OR LAWN SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. ALL MULCH AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED PINE BARK MULCH.
20. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.

NOTE: 6 INCHES OF TOPSOIL WITH 25% COMPOST TO BE ADDED TO ALL PLANTING AREAS

PLEASE NOTE: SHEET SIZE IS SCALED FOR ASME D . DO NOT REDUCE OR ENLARGE.

terra firma
landscape architecture



165.a Court Street Portsmouth, NH 03801
603.551.9109 | terrenco@terrafirmalandarch.com

Project Title
134 PLEASANT
134 PLEASANT STREET
PORTSMOUTH, NH

Landscape Architect

Scale
SEE DETAILS

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager | Drawn By
Date 9/4/2025 | Reviewed By
Project ID 134 PLEASANT

Sheet Title
LANDSCAPE PLAN

Sheet No.
L-2



1 **PB BASEMENT**
3/32" = 1'-0"

ARCOVE ARCHITECTS

3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

134 PLEASANT STREET

PORTSMOUTH, NH 03801

PROJECT NO: 1028

OWNER

Double Mc, LLC
134 Pleasant Street
Portsmouth, New Hampshire 03801

CIVIL ENGINEERING

Haley Ward
200 Griffin Road, Unit
Portsmouth, NH 03801
(603) 430-9282

LANDSCAPE ARCHITECT

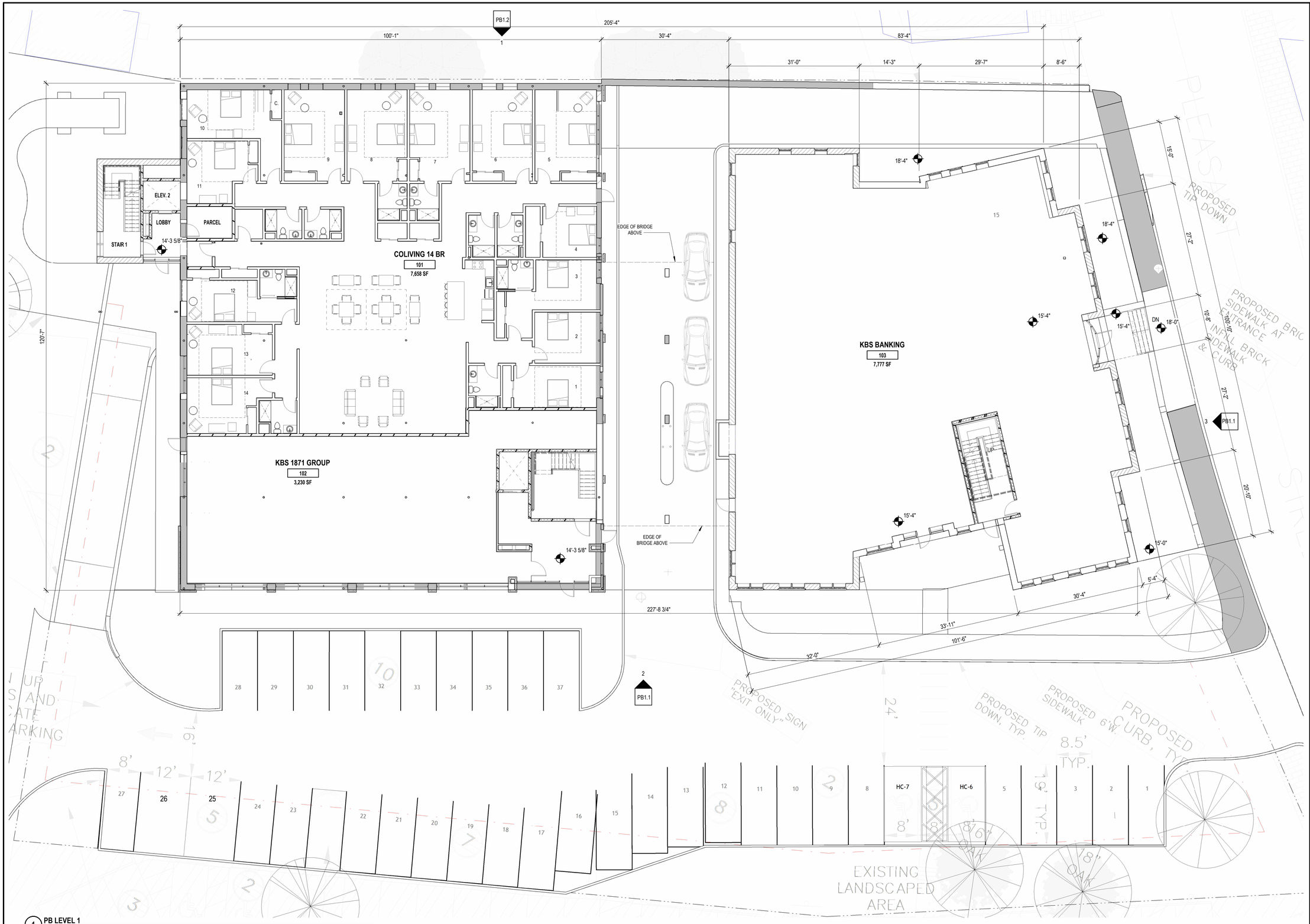
Terra Firma Landscape Architecture
163a Court St
Portsmouth, NH 03801
(603) 531-9109

BASEMENT FLOOR PLAN

SCALE: 3/32" = 1'-0"
DATE: 09/05/2025
DRAWN: Author
CHECKED: Checker

PB0.1

COPYRIGHT ©2025



1 **PB LEVEL 1**
3/32" = 1'-0"

ARCOVE ARCHITECTS
3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

134 PLEASANT STREET

PORTSMOUTH, NH 03801

PROJECT NO: 1028

OWNER
Double Mc, LLC
134 Pleasant Street
Portsmouth, New Hampshire 03801

CIVIL ENGINEERING
Haley Ward
200 Griffin Road, Unit
Portsmouth, NH 03801
(603) 430-9282

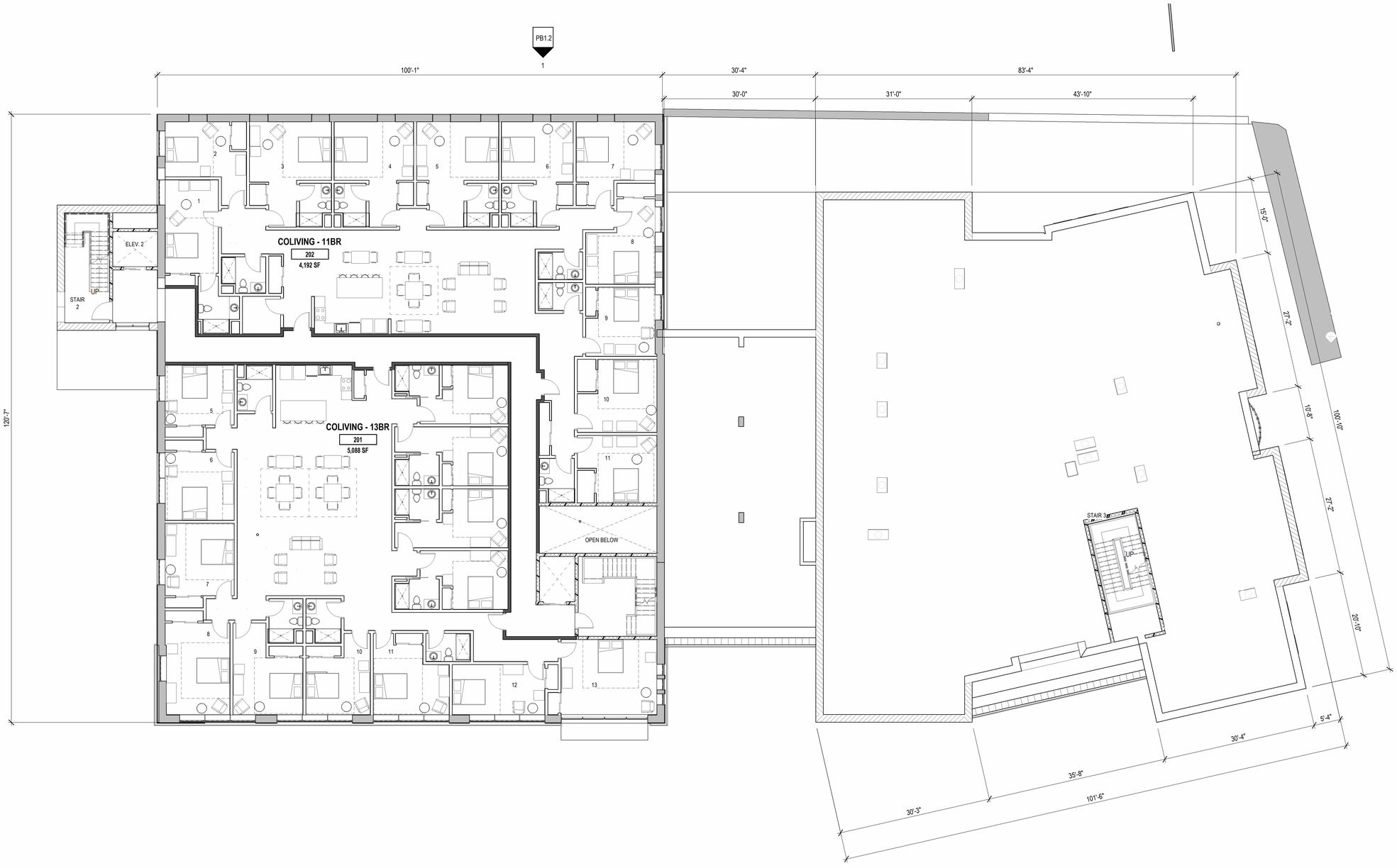
LANDSCAPE ARCHITECT
Terra Firma Landscape Architecture
163a Court St
Portsmouth, NH 03801
(603) 531-9109

FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"
DATE: 09/05/2025
DRAWN: Author
CHECKED: Checker

PB0.2

COPYRIGHT ©2025



1 **PB LEVEL 2A**
3/32" = 1'-0"

ARCOVE ARCHITECTS
3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

134 PLEASANT STREET

PORTSMOUTH, NH 03801

PROJECT NO: 1028

OWNER

Double Mc, LLC
134 Pleasant Street
Portsmouth, New Hampshire 03801

CIVIL ENGINEERING

Haley Ward
200 Griffin Road, Unit
Portsmouth, NH 03801
(603) 430-9282

LANDSCAPE ARCHITECT

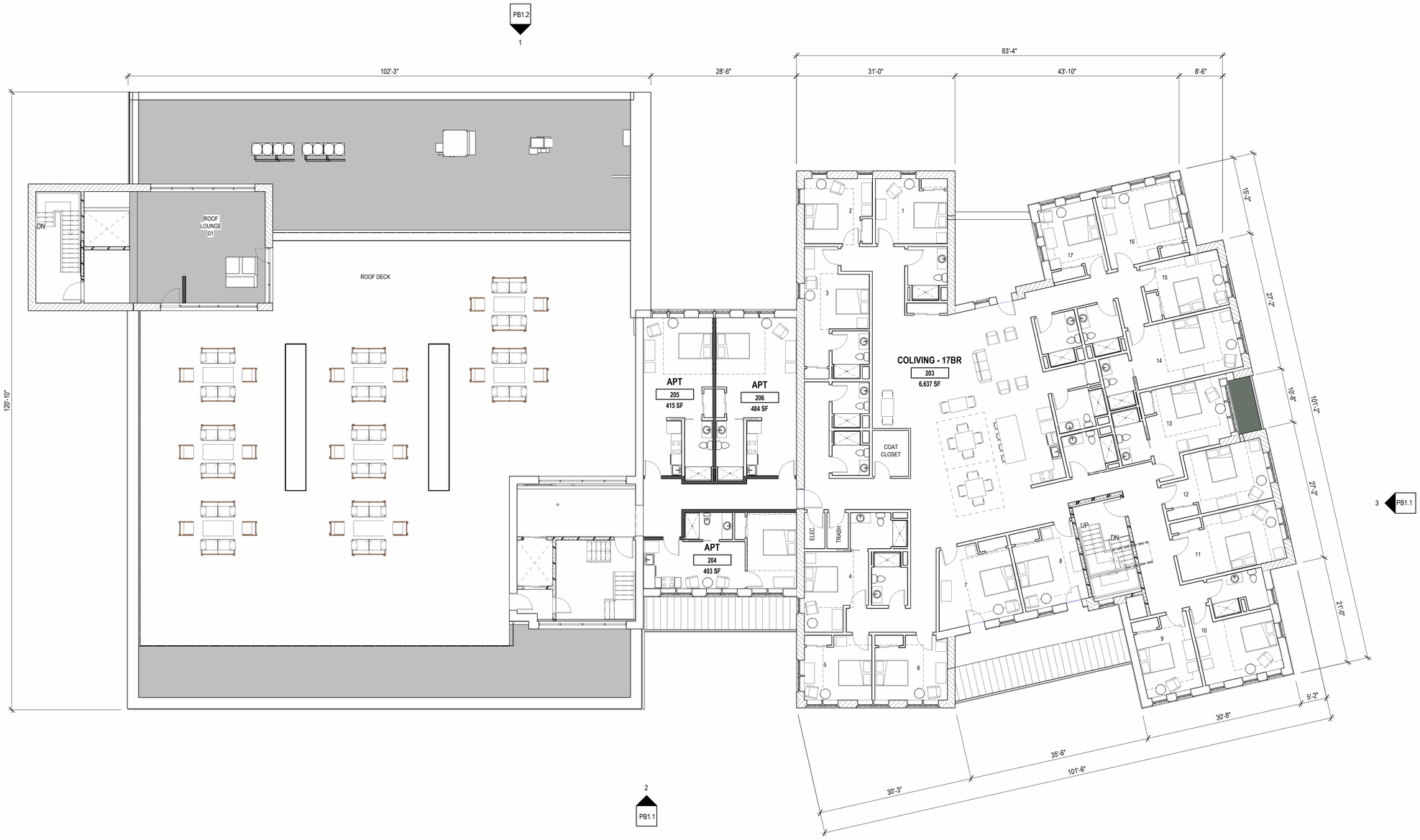
Terra Firma Landscape Architecture
163a Court St
Portsmouth, NH 03801
(603) 531-9109

FLOOR PLAN LEVEL 2A

SCALE: 3/32" = 1'-0"
DATE: 09/05/2025
DRAWN: Author
CHECKED: Checker

PB0.3

COPYRIGHT ©2025



1 **PB LEVEL 2B**
3/32" = 1'-0"

ARCOVE ARCHITECTS
3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

134 PLEASANT STREET

PORTSMOUTH, NH 03801

PROJECT NO: 1028

OWNER
Double Mc, LLC
134 Pleasant Street
Portsmouth, New Hampshire 03801

CIVIL ENGINEERING
Haley Ward
200 Griffin Road, Unit
Portsmouth, NH 03801
(603) 430-9282

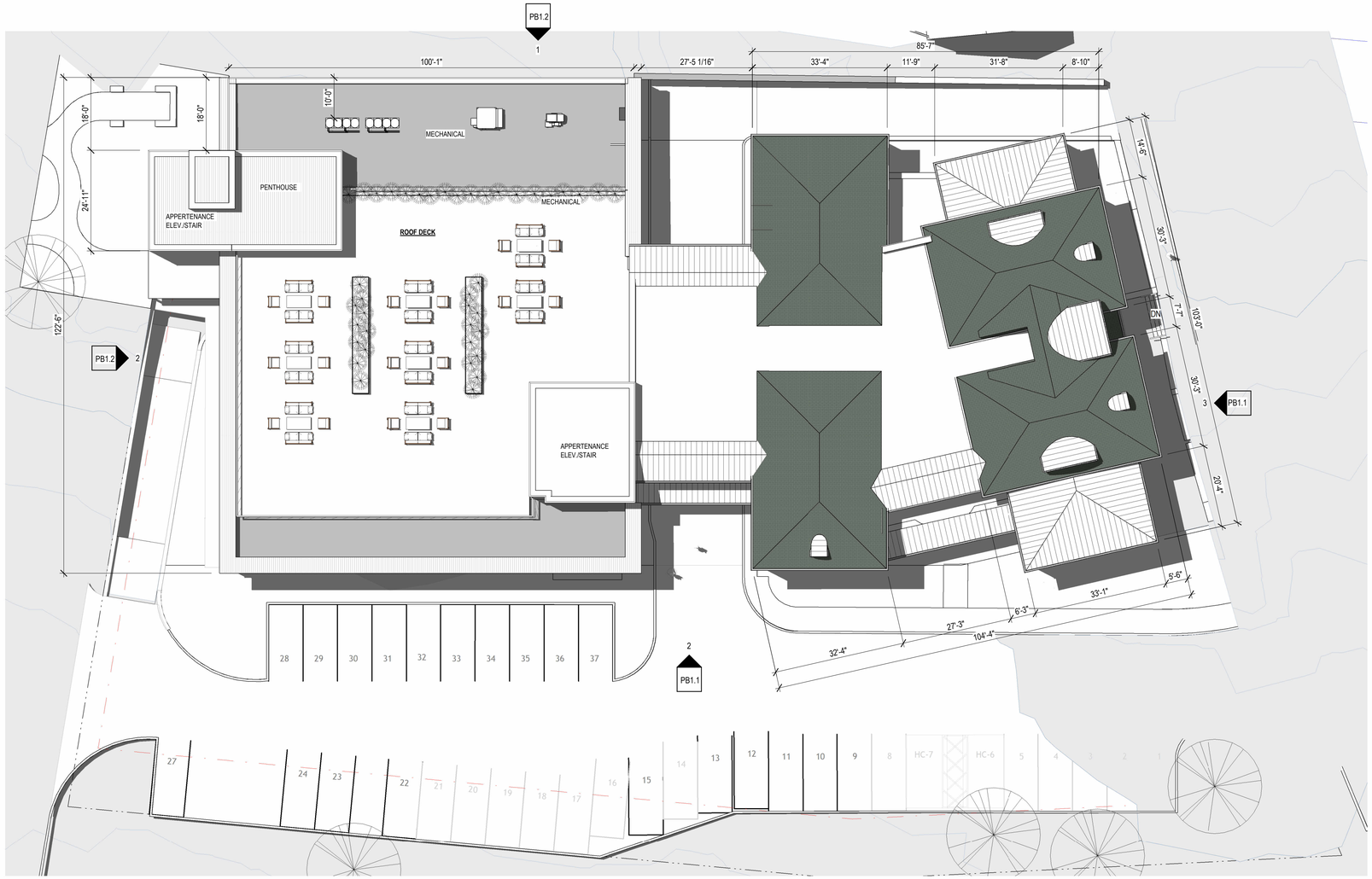
LANDSCAPE ARCHITECT
Terra Firma Landscape Architecture
163a Court St
Portsmouth, NH 03801
(603) 531-9109

LEVEL 2B FLOOR PLAN

SCALE: 3/32" = 1'-0"
DATE: 09/05/2025
DRAWN: Author
CHECKED: Checker

PB0.4

COPYRIGHT ©2025



1 **PB ROOF PLAN**
1/16" = 1'-0"

ARCOVE ARCHITECTS
3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

134 PLEASANT STREET

PORTSMOUTH, NH 03801

PROJECT NO: 1028

OWNER

Double Mc, LLC
134 Pleasant Street
Portsmouth, New Hampshire 03801

CIVIL ENGINEERING

Haley Ward
200 Griffin Road, Unit
Portsmouth, NH 03801
(603) 430-9282

LANDSCAPE ARCHITECT

Terra Firma Landscape Architecture
163a Court St
Portsmouth, NH 03801
(603) 531-9109

ROOF PLAN

SCALE: 1/16" = 1'-0"
DATE: 09/05/2025
DRAWN: Author
CHECKED: Checker

PB0.5

COPYRIGHT ©2025



3 **PB EAST ELEVATION**
3/32" = 1'-0"



2 **PB SOUTH ELEVATION**
3/32" = 1'-0"

ARCOVE
ARCHITECTS

3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

134 PLEASANT STREET

PORTSMOUTH, NH 03801

PROJECT NO: 1028

OWNER

Double Mc, LLC
134 Pleasant Street
Portsmouth, New Hampshire 03801

CIVIL ENGINEERING

HALEY WARD
Haley Ward
200 Griffin Road, Unit
Portsmouth, NH 03801
(603) 430-9282

LANDSCAPE ARCHITECT

Terra Firma Landscape Architecture
163a Court St
Portsmouth, NH 03801
(603) 531-9109

SOUTH - EAST ELEVATIONS

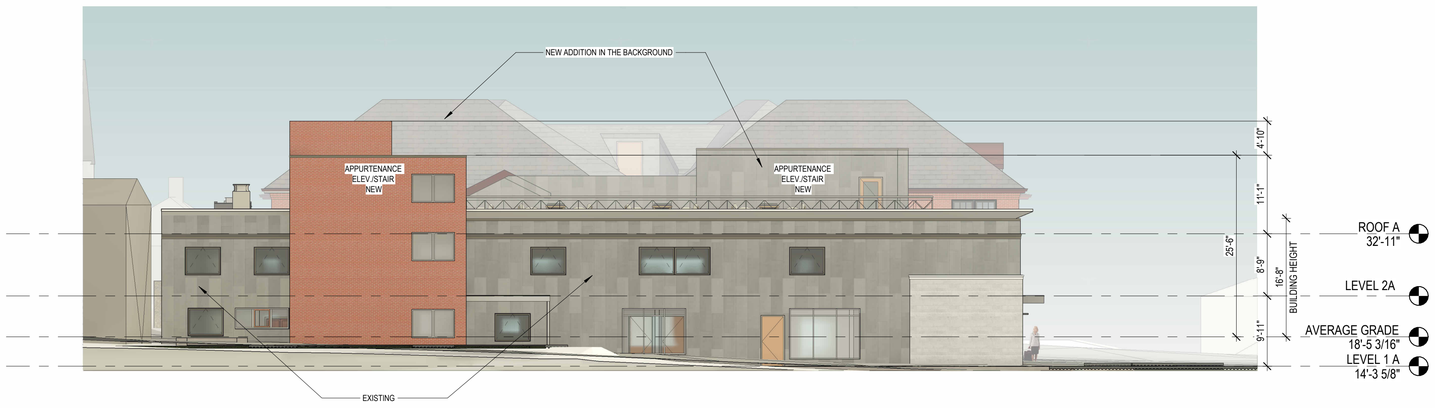
SCALE: 3/32" = 1'-0"
DATE: 09/05/2025
DRAWN: Author
CHECKED: Checker

PB1.1

COPYRIGHT ©2025



1 **PB NORTH ELEVATION**
3/32" = 1'-0"



2 **PB WEST ELEVATION**
3/32" = 1'-0"

ARCOVE ARCHITECTS
3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

134 PLEASANT STREET

PORTSMOUTH, NH 03801

PROJECT NO: 1028

OWNER
Double Mc, LLC
134 Pleasant Street
Portsmouth, New Hampshire 03801

CIVIL ENGINEERING
Haley Ward
200 Griffin Road, Unit
Portsmouth, NH 03801
(603) 430-9282

LANDSCAPE ARCHITECT
Terra Firma Landscape Architecture
163a Court St
Portsmouth, NH 03801
(603) 531-9109

NORTH - WEST ELEVATIONS

SCALE: 3/32" = 1'-0"
DATE: 09/05/2025
DRAWN: Author
CHECKED: Checker

PB1.2

COPYRIGHT ©2025



1 VIEW FROM LANGDON HOUSE PB



2 VIEW FROM JUNKINS AVENUE AT CITY HALL PB



3 VIEW FROM PLEASANT STREET AT JUNKINS AVENUE PB



4 VIEW FROM PLEASANT STREET AT TREADWELL HOUSE PB

ARCOVE ARCHITECTS

3 CONGRESS ST., SUITE1
PORTSMOUTH NH 03801
603.988.0042
www.ARCove.com

134 PLEASANT STREET

PORTSMOUTH, NH 03801

PROJECT NO: 1028

OWNER

Double Mc, LLC
134 Pleasant Street
Portsmouth, New Hampshire 03801

CIVIL ENGINEERING

Haley Ward
200 Griffin Road, Unit
Portsmouth, NH 03801
(603) 430-9282

LANDSCAPE ARCHITECT

Terra Firma Landscape Architecture
163a Court St
Portsmouth, NH 03801
(603) 531-9109

VIGNETTES

SCALE:

DATE: 09/05/25
DRAWN: Author
CHECKED: Checker

PB2.1

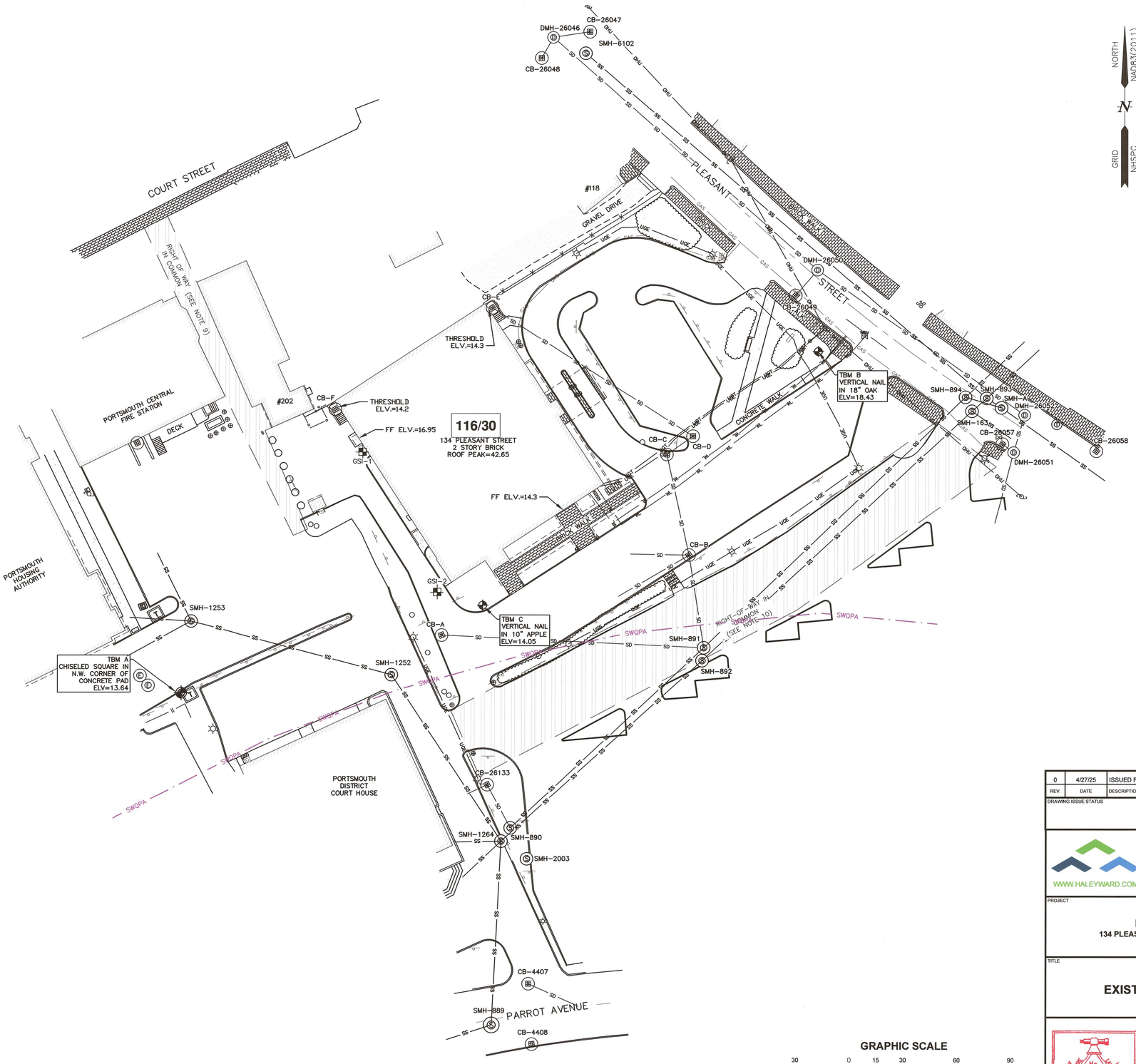
COPYRIGHT ©2025

SEWER MANHOLE STRUCTURE TABLE

STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT IN	INVERT OUT	DIRECTION
SMH-889	EX	8.96	30" AC	0.30		SW
			30" AC		-0.14	N
SMH-1264	EX	9.90	18" VCP	-0.55		SE
			30" RCP	-0.15		SW
			18" AC	COULD NOT	MEASURE	NW
			30" CAST		-0.65	NE
SMH-890	EX	10.48	12" RCP	3.88		NW
			30" CAST		0.13	NE
SMH-2003	EX	9.96	18" VCP	-0.54		NW
					N/A	
SMH-851	EX	9.96				
SMH-1252	EX	11.79	18" CLAY	3.19		NW
			18" CLAY		3.14	SE
SMH-1253	EX	13.98	8" CLAY	6.98		SW
			6" CLAY	6.68		W
			18" CLAY	6.68		NW
			18" CLAY		6.63	SE
SMH-891	EX	11.00	30" CAST	-0.05		SW
			12" AC	6.25		NW
			18" AC	6.30		NE
			30" CAST		-0.05	NE
SMH-892	EX	10.91	30" CAST	-0.29		SW
			30" CAST		-0.29	NE
SMH-163	EX	13.13	36" CAST	-0.87		SW
			6" PVC	1.43		SE
			36" CAST		-0.87	NE
SMH-893	EX	13.24	36" CAST	-0.86		SW
			12" PVC	4.54		NW
			12" CLAY	4.54		SE
			36" CAST		-0.86	NE
SMH-A	EX	13.12	12" RCP (ENCLOSED)	3.57		NW
			12" RCP (ENCLOSED)		3.57	SE
SMH-894	EX	13.43	36" CAST	-0.27		SW
			12" CLAY	4.33		SE
			36" CAST		-0.32	NE
SMH-6102	EX	22.87				

DRAINAGE STRUCTURE TABLE

STRUCTURE	PROP/EX	RIM	PIPE SIZE/TYPE	INVERT IN	INVERT OUT	DIRECTION
CB-4407	EX	8.30	NO VISSIBLE PIPES			
CB-26133	EX	10.86	12" CLAY	4.31		SW
			12" CLAY		4.31	SE
CB-A	EX	12.22	12" AC		8.42	SE
CB-B	EX	12.80	8" CLAY	7.10		NW
			12" AC	7.10		NE
			12" AC	7.00		SW
			18" AC		7.00	S
CB-C	EX	13.47	12" AC	8.87		NE
			12" AC		8.82	S
CB-D	EX	13.54	4" AC	9.34		NW
			12" AC		9.34	SW
CB-E	EX	13.67	SILTED/LOCKED			
CB-F	EX	13.48	SILTED/LOCKED			
CB-26057	EX	12.53	12" CPP W/OIL SEPERATOR		8.33	SE
DMH-26046	EX	22.99				
CB-26048	EX	22.70				
CB-26047	EX	22.89				
DMH-26050	EX	17.45	12" PVC	12.80		NW
			12" PVC	12.80		SW
			12" PVC		12.80	SE
CB-26049	EX	17.08	12"PVC W/OIL SEPERATOR		11.78	NE
DMH-26052	EX	12.93	12" CPP	8.18		NW
			12" CPP		8.13	S
DMH-26051	EX	12.61	12" CPP	7.86		N
			12" CPP	8.11		NW
			12" CPP		7.81	S



GRAPHIC SCALE

30 0 15 30 60 90

(IN FEET)
1 inch = 30 ft.

REV.	DATE	DESCRIPTION	BY	CHK
0	4/27/25	ISSUED FOR COMMENT	RJB	PAY

DRAWING ISSUE STATUS

SITE SURVEY

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282
WWW.HALEYWARD.COM

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE

EXISTING UTILITIES PLAN

STATE OF NEW HAMPSHIRE — No. 738 — LICENSED LAND SURVEYOR — JOHN R. CHAMPION — SIGNATURE

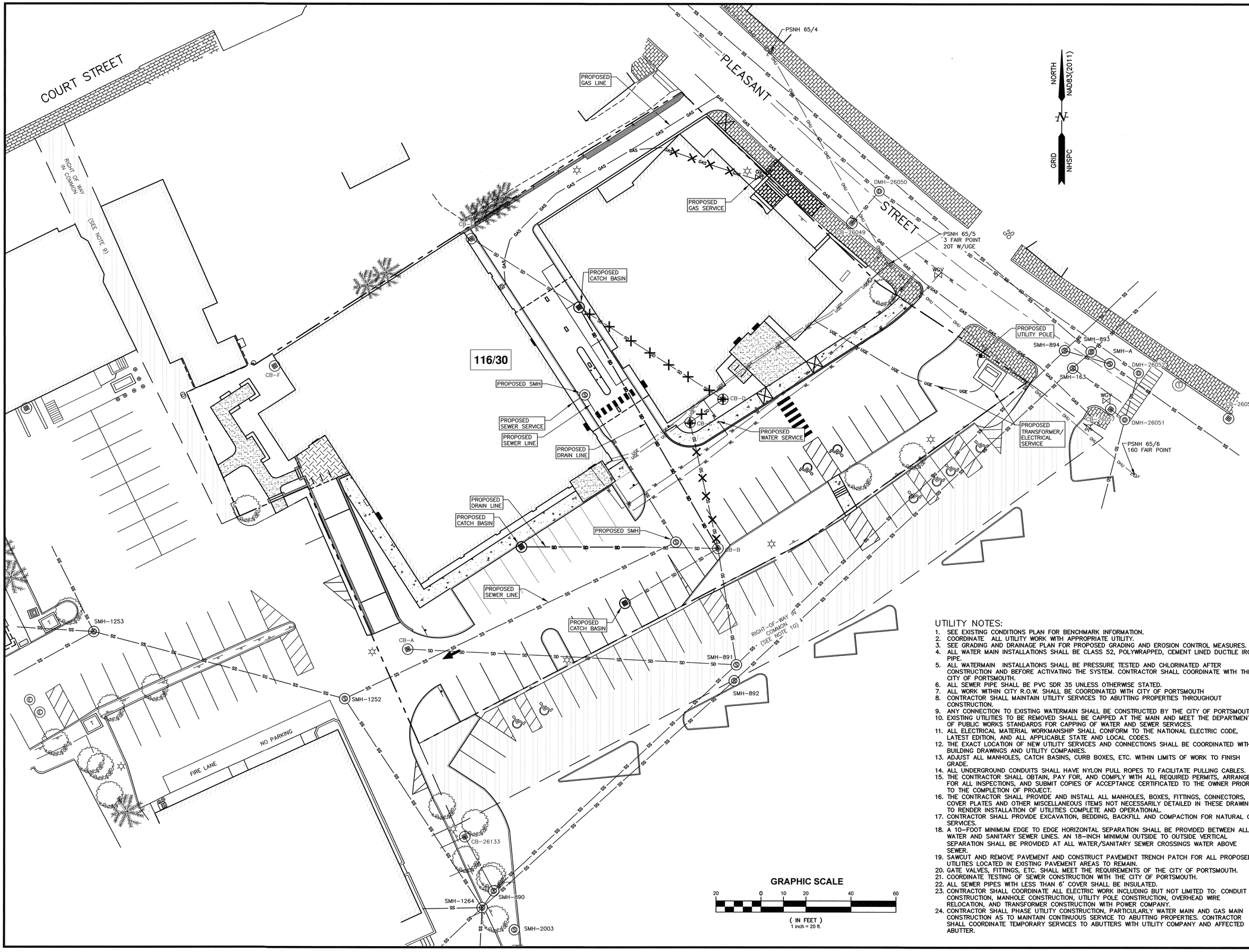
DATE	SCALE
JUNE 2025	1"=30'

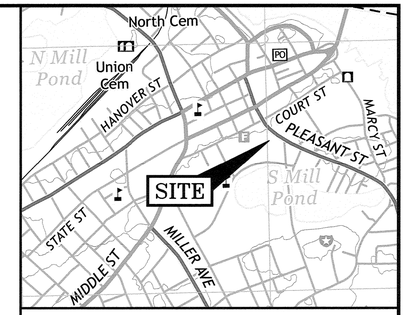
DRAWN BY	DESIGNED BY	CHECKED BY
RJB	---	PAY

PROJECT No.	FIELD BOOK / PAGE
5010156.1532	FB 276 PG 60

DRAWING No. **V102** REV. **0**

FILE LOCATION: P:\NH\5010156.MCNABB_PROPERTIES\1532-134 PLEASANT ST. PORTSMOUTH-JRC\02-CAD_FILES\5010156.1532-V-EC.DWG, 2025.07.30, 2:04 PM





LOCATION MAP SCALE: 1" = 1,000'

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN THIRTY DAYS.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

4) PROVIDE TEMPORARY WATER AND SEWER SERVICES TO ALL IMPACTED PROPERTIES DURING NEW WATER AND SEWER MAIN INSTALLATION.

5) PROPOSED SEWER FLOW:
TBD

6) APPLICANT, AND AUTHORIZED AGENTS, TO WORK WITH THE CITY OF PORTSMOUTH AND UTILITY PROVIDERS TO CONSTRUCT NEW, PERMANENT SERVICE CONNECTION TO PROPOSED WATER, SEWER, STORMDRAIN, POWER , AND COMMUNICATIONS PIPING FOR ALL IMPACTED PROPERTIES ON HIGH STREET, LADD STREET AND NEWBERRY WAY.

UTILITY NOTES:

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

REV.	DATE	DESCRIPTION	BY	CHK.
0	09-05-2025	ISSUED FOR COMMENT	SJR	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Road, Unit 14
Portsmouth, NH 03801
603-430-9282
WWW.HALEYWARD.COM

PROJECT

DOUBLE MC, LLC
134 PLEASANT STREET PORTSMOUTH, N.H.

TITLE

UTILITY PLAN

STATE OF NEW HAMPSHIRE — JOHN CHAGNON No. 7651 LICENSED — PROFESSIONAL ENGINEER

DATE: JULY 2025	SCALE: 1"=20'
DRAWN BY: SJR	DESIGNED BY: —
CHECKED BY: JRC	
PROJECT No.: 5010156.1532	FIELD BOOK / PAGE: FB 276 PG 60
DRAWING No.: C301	REV.: 0

P:\2025\05156.1532\CAD\PLOT\05-SHEETS\05156.1532_SITE 22x34.DWG, 2025.09.05, 8:45 AM

TFM Since 1968
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

NEW HAMPSHIRE 200

September 10, 2025

Portsmouth Planning Board
Portsmouth City Hall
1 Junkins Avenue
Portsmouth, NH 03801

RE: Project Summary – Meadowbrook Redevelopment
549 Rte. 1 Bypass Portsmouth, NH

Dear Members of the Planning Board,

The Applicant proposes a redevelopment project for the "Future Development Area" of the 18.05 Acre site located on Assessors Map 234, Lot 51 at the intersection of Rte. 1 Bypass and Coakley Road. The Proposal includes a four-story Mixed-Use Building with a 16,963 SF footprint (67,852 SF gross floor area) with Residential Apartments (48 rental units) on the upper three floors and a Retail-Commercial mix on the ground floor. A smaller stand-alone use is also included for a 3,000 SF Coffee Shop with drive-through accessed through the existing driveway on the Bypass. The drive-through complies with local design standards and includes a 15-car queueing length in the drive-through lane.

No new driveways will be required for this redevelopment, with the existing main site access/egress accomplished though the existing right turn in - right turn out drive to the Bypass; and access to and from Coakley Road will continue through the existing driveway (with modifications and improvements).

The modifications include channelizing the Coakley Road driveway width and in so doing, slightly pulling pavement away from the wetland area to reduce impervious surface areas adjacent to the wetland thereby increasing the setback between the site improvements and the existing wetland edge.

- No changes are expected to be necessary to Traffic Signals or to the Highway Layout to accommodate this Project. No significant alteration to the Level-of-Service is expected to result from this project.

- The sidewalk network will be improved to facilitate pedestrian access to the new facilities from the perimeter of the site and from the parking areas proposed to accommodate the Project.

- Utilities are on-site to serve this development, and while sewer capacity is a known issue, the developer will work with the City DPW to address wastewater disposal needs.

- A portion of the re-development in the area of the site with the existing driveway access from Coakley Road will involve construction activity within the previously altered area of the 100-foot buffer from Wetlands. No work is proposed closer to the wetlands than has already been permitted, in fact, part of the proposal is to pull back impervious areas to increase the setback to the wetlands and provide plantings and wildlife attractive landscape. The green shaded areas (1,750 sf approx.) on the submitted site plan depicts where vegetated surfaces shall be added to reduce the impervious area closest to the wetland edge.

While new impervious area is planned within the outer portion of the buffer, overall impervious area across the site will be less than what was approved in 2010 when the Chevrolet Dealership was constructed, and as stated above we are increasing the vegetated setback from the wetland edge along the driveway; and add opportunities within the existing parking area in the buffer to provide landscaped islands and break up the rows of parking with Plantings.

Impervious Area within the 100-ft. Buffer Zone

As Approved in 2010	57,317 SF
Existing Condition (2025)	51,220 SF
Proposed Condition (per plan)	55,827 SF

With this development plan – existing stormwater management infrastructure is already installed to accommodate flows of runoff generated by this build out as the infiltration trenches and gravel wetlands were sized for larger volumes of runoff than will result here.

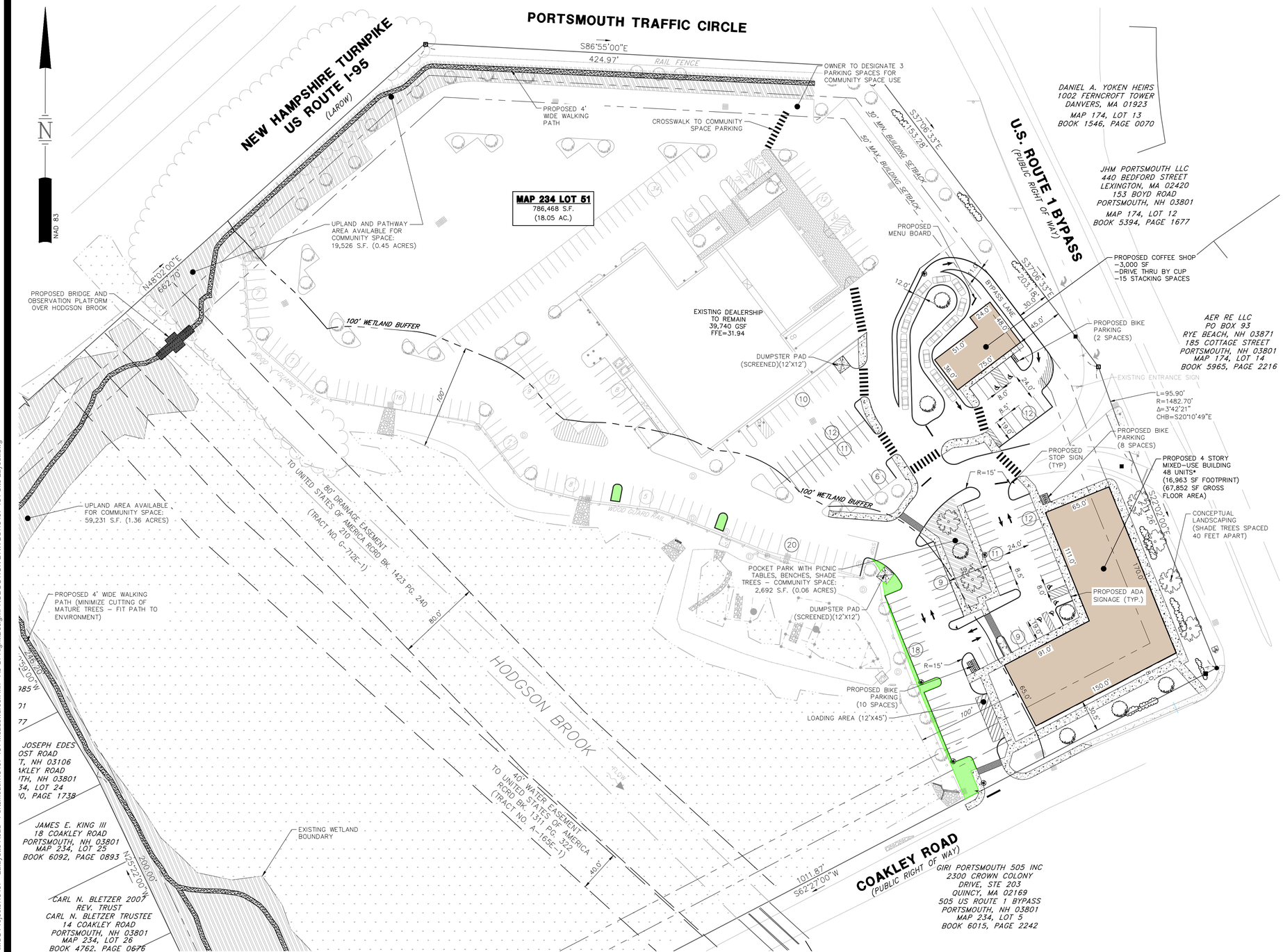
To meet our Community Space requirement (10 % of Site Area), we are proposing a nature trail (in uplands or spanning over the brook) with walking paths and educational stations near the wetlands associated with Hodgson Brook. The Nature trail shall fit with the landscape and meander through treed areas to limit ground surface disturbance in the buffer zone. A pocket park is also included to meet the community space requirement.

We respectfully request consideration of this proposal by the Planning Board under the Development Site provisions.

Respectfully Submitted
TF Moran, Inc.



Alan D. Roscoe
Senior Project Manager
857-262-0191 / aroscoe@tfmoran.com



SITE DATA

OWNER OF RECORD OF MAP 234 LOT 51: MEADOWBROOK INN CORP. C/O PORTSMOUTH CHEVROLET, 549 ROUTE 1 BYPASS, PORTSMOUTH, NH 03801
DEED REFERENCE TO PARCEL IS BK 2382 PG 1968
AREA OF PARCEL = 786,468± SF OR 18.05± ACRES

CURRENT ZONING: GATEWAY–1
EXISTING USE: CAR DEALERSHIP
PROPOSED USE: CAR DEALERSHIP, RETAIL, COFFEE SHOP, & MULTI–FAMILY RESIDENTIAL

THE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF NEW, MULTI–STORY MIXED–USE BUILDINGS AND A COFFEE SHOP WITH DRIVE THRU ON THE PROPERTY. ASSOCIATED IMPROVEMENTS INCLUDE ACCESS, GRADING, STORMWATER MANAGEMENT SYSTEMS, UTILITIES, LIGHTING, AND LANDSCAPING.

TYPICAL HOURS OF OPERATION: COFFEE SHOP WITH DRIVE THROUGH – 5 AM TO 8 PM
RETAIL – 9 AM TO 9 PM

DIMENSIONAL REQUIREMENTS (CURRENT ZONING)

	REQUIRED:	PROVIDED:
LOT STANDARDS:		
LOT DEPTH	NO REQUIREMENT	1,012 FT
LOT FRONTAGE	100 FT	2667.26 FT
MINIMUM SETBACKS (DEALERSHIP):	CONSTRUCTED UNDER PRIOR ZONING	
MINIMUM SETBACKS (MIXED USE BUILDING & COFFEE SHOP) (ZO SECTION 10.5B22.40):		
COAKLEY ROAD FRONT	30 FT MIN – 50 FT MAX	30.5 FT
ROUTE 1 BYPASS FRONT	30 FT MIN – 50 FT MAX	30.5 FT
REAR	15 FT	825 FT
MINIMUM OPEN SPACE COVERAGE	20%	65.8%
DESIGN STANDARDS (ZO SECTION 10.5B34.80, 10.5B42.20):		
MAX BUILDING HEIGHT (MIXED USE)	4 STORIES OR 50 FT	4 STORIES
MAX BUILDING COVERAGE (EXISTING)	70%	3.94%
MAX BUILDING COVERAGE (PROPOSED)	70%	6.48%
MAX BUILDING FOOTPRINT (MIXED USE)	20,000 SF	16,963 SF
MAX BUILDING FOOTPRINT (COFFEE)	20,000 SF	3,000 SF
COMMUNITY SPACE:	10% OF TOTAL SITE AREA (78,647 SF)	10.01% (78,757 SF)

PARKING REQUIREMENTS

PARKING SPACES (SEE CALCULATION)	226 SPACES	260 SPACES
ACCESSIBLE SPACES (REQ'D BY ADA)	7 SPACES	10 SPACES
PARKING SPACE SIZE	8.5 FT X 19 FT	8.5 FT X 19 FT
AISLE WIDTH	24 FT	24 FT
LOADING SPACES	3 SPACES	3 SPACES
BICYCLE PARKING (ZO 10.1116.10)	18 SPACES	20 SPACES

PARKING CALCULATIONS: (ROUNDED UP)

REQUIRED PARKING RATIO:
MULTI–FAMILY RESIDENTIAL: 1 SPACE PER UNIT (FOR UNITS 500–750 SF)

COFFEE SHOP: 1 SPACE PER 100 GROSS FLOOR AREA

CONVENIENCE/RETAIL: 1 SPACE PER 300 GROSS FLOOR AREA

SALES, RENTING, OR LEASING OF VEHICLES: 1 SPACE PER 600 SF GROSS FLOOR AREA PLUS 1 SPACE PER 2000 SF OUTSIDE DISPLAY OR STORAGE AREA.

RESIDENTIAL = 48 UNITS * 1 SPACE = 48 SPACES +

COFFEE SHOP = 3000 SF * 1 SPACE/100 SF = 30 SPACES +

CONVENIENCE/ RETAIL = 16,300 SF * 1 SPACE/300 SF = 57 SPACES X 0.9* (SHARED PARKING) = 52

CAR DEALERSHIP
39,740 SF GFA * 1 SPACE/600 SF = 67 SPACES +
77,077 SF OF DISPLAY AREA * 1 SPACE/2000 SF = 39 SPACES
TOTAL = 106 SPACES X 0.9* (SHARED PARKING) = 96

TOTAL REQUIRED = 48 SPACES (RESIDENTIAL) + 30 SPACES (COFFEE SHOP) + 52 SPACES (CONVENIENCE/RETAIL) + 96 SPACES (CAR DEALERSHIP) = 226 SPACES

SHARED PARKING PROVIDED = 260 SPACES
MAX PARKING ALLOWED IS 20% OVER REQUIRED = 226 SPACES * 1.2 = 272 SPACES

* PURSUANT TO SECTION 10.112.60 OF THE PORTSMOUTH ZONING ORDINANCE, RETAIL/SERVICE HAS A 90% OCCUPANCY RATE DURING THE HIGHEST RESTAURANT AND RETAIL OCCUPANCY RATE. THEREFORE THE RETAIL/SERVICE TOTAL REQUIRED PARKING IS 90% OF THE PARKING REQUIREMENT.

LOADING CALCULATIONS (ZO 10.1122):
CONVENIENCE/RETAIL (RETAIL USE) =
@16,300 SF = 1 SPACE FOR 10,001 TO 25,000 SF => 1 SPACE
CAR DEALERSHIP (RETAIL USE) =
@30,968 SF = 2 SPACES FOR 25,001 TO 60,000 SF => 2 SPACES

TOTAL = 1 SPACE (CONVENIENCE/RETAIL) + 2 SPACES (CAR DEALERSHIP) = 3 SPACES

BICYCLE PARKING CALCULATIONS (ZO 10.1116.10):
MULTI–FAMILY RESIDENTIAL: 1 SPACE FOR EACH 5 DWELLING UNITS

ALL OTHER USES (EXCLUDING CAR DEALERSHIP): 1 SPACE PER 10 AUTOMOBILE SPACES
RESIDENTIAL = 48 UNITS * 1 SPACE/5 UNITS = 10 SPACES
COMMERCIAL = 80 PARKING SPACES * 1 SPACE/10 SPACES = 8 SPACES

TOTAL = 10 SPACES (RESIDENTIAL) + 8 SPACES COMMERCIAL = 18 SPACES

TAX MAP 234 LOT 51

SITE LAYOUT PLAN

PROPOSED MIXED–USE DEVELOPMENT

549 US ROUTE 1 BYPASS, PORTSMOUTH, NH

OWNED BY

MEADOWBROOK INN CORP.

JULY 1, 2025

Copyright 2025 ©TFMoran, Inc.
48 Constitution Drive, Bedford, N.H. 03110

All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.

This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

DIG SAFE
811 OR 888-DIG-SAFE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

LEGEND:

- REMOVED IMPERVIOUS COVER WITHIN THE 100' WETLAND BUFFER
- PROPOSED COMMUNITY SPACE

HORIZONTAL SCALE 1"=50'
50 25 0 50

REV	DATE	DESCRIPTION	DR	CK
1	8/27/2025	REVISED PER CONSERVATION COMM. COMMENTS	BCH	ADR

TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431–2222
Fax (603) 431–0190
www.tfmoran.com

FILE	45407.151	DR		CADFILE	45407–151 SITE LAYOUT	C–03
		CK				

Aug 27, 2025 - 3:21pm
\\tfm-bedford\Projects\Civil-Survey\MSC Projects\45407 - Lafayette Road - Portsmouth\45407-151 Meadowbrook Inn - As-Of-Right Design\PRODUCTION DRWGS\45407-151 Site Layout.dwg

3 September 2025

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

RE: Request for Preliminary Conceptual Consultation at 84 Pleasant Street and 266 – 278 State Street, Floros Building, Redevelopment Site Plan

Dear Mr. Chellman and Planning Board Members:

On behalf of the PNF Trust of 2013 and 282 Middle Street, LLC, we are pleased to submit the attached plan set for **Preliminary Conceptual Consultation** for the above-mentioned project at your **September 18, 2025 Planning Board Meeting**. The project includes building construction and remodeling on Tax Map 107 Lots 77 – 80 with the associated and required site improvements. The proposal includes merging these four lots into one development parcel. On May 28, 2019 the Portsmouth Zoning Board of Adjustment (ZBA) granted dimensional variances for the proposed project, and on August 6, 2025 the Historic District Commission (HDC) granted approval for the architectural design.

The site was the scene of a devastating fire in 2017 destroying the structure(s) at the corner of State Street and Pleasant Street. This area of the lot is currently filled with gravel as the site awaits new building approval. The total project Gross Square Footage will exceed 30,000 square feet. We therefore seek Planning Board input for the project under the Preliminary Conceptual Consultation process, as required, prior to the submission of our application for Site Plan Approval. We hereby request that we be placed on the Agenda for the Planning Board's September 18, 2025 meeting.

Project Overview

The proposal is for some additional site demolition and new construction, keeping the 84 Pleasant Street façade. The existing structure at 278 State Street, known as the Times Building, has been demolished and removed. The plans show a replacement structure with similar features. The project will have retail / commercial space on the first floor and residential units above. At 84 Pleasant Street there will be a reconstruction of the existing building fronting Pleasant Street and demolition of the rear half of the building, with a new addition and driveway connection on Church Street. The remodeled building and addition will have non-residential uses at the ground level, residential use above and a stepped back top story. Part of the front of the existing building parallel to Pleasant Street (sloped roof) will be removed and will be incorporated into the addition / remodeling. The residential component of the total project will include 17 dwelling units. The project includes a basement parking level that has been designed by the applicants parking consultant, Automotion. This parking level is accessed by a driveway entrance off Court

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

Street. The entrance leads to a car storage system at the first and basement floor levels. The car storage system will then move the car to designated storage spot. The car can later be retrieved by the resident at such time as the car is needed again. This system is designed to allow the storage of 16 vehicles. There is also a first-floor level ADA parking space, for a total of 17 parking spaces.

Site Zoning

The property is zoned Character District 4 (CD4). The CD4 District is an urban zoning district that allows for a wide array of higher density commercial and residential uses. The Property is also in the Downtown Overlay District (DOD).

The project Site Plan C3 details information regarding the proposed uses, footprints, impervious surface areas, pedestrian and vehicle access. The required parking under the Portsmouth Zoning Ordinance (PZO) is as follows:

3 Units between 500-750 SF = 3 Spaces Required
14 Units over 750 SF = 19 Spaces Required
Visitor Spaces – 1 per 5 units = 4 Spaces Required
DOD Overlay Space Reduction (Section 10.1115.23) = 4 Spaces Deducted
Total Required Spaces = 22
Total Spaces Provided = 17 Spaces

Vehicular and Pedestrian Circulation

The redevelopment of this parcel will not create a traffic increase from the previous pre-fire uses, therefore we believe that the project will not impact traffic operations on the adjacent roadway network.

Landscaping

The site currently has no on-site landscaping. There was a single street tree on the State Street frontage that was removed due to damage from the building demolition. The city has indicated that they would be replacing the tree.

Water and Sewage Systems

The site is served by municipal water and sewer. The development will propose appropriate connections to the water and sewer infrastructure. The utility demand generated by the project is not expected to exceed the capacity of the existing infrastructure.

Stormwater Management

The proposed site stormwater will be designed to capture roof runoff and deliver it to the adjacent city closed pipe system in the manner which the site currently flows. The roof drains would have internal filters within the building to provide post-development runoff treatment for the site. Erosion and sediment control practices will be implemented for both the temporary condition during construction, and for final stabilization after construction.

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

Site Lighting

The re-development will introduce some building mounted lighting of the pedestrian building entrances to provide a welcoming and safe pedestrian experience. The lighting will all be building mounted. Lighting will be reviewed in the Technical Advisory Committee (TAC) process.

Site Signage

The site will be served by building mounted street number identification signage, the final locations will be determined with city GIS / 911 input. The only other signage is required traffic, delivery, and parking controls, such as the ADA signage for the interior parking space and labelling of the garage entrance.

Site Utilities and Solid Waste

Site utilities include natural gas, underground electric, and communications services. The existing services will be adjusted and new conduits constructed as needed.

Solid Waste will be collected in an interior trash area, with access for trash haulers to pick up the trash on a regular schedule.

The following plans are included in our Plan Set submission:

- Cover Sheet – This shows the Development Team, Legend, Site Location, and Site Zoning.
- Standard Boundary Survey Plan – This plans show the existing property boundaries of all four lots in the development area (the proposed merged lot).
- License Plan – This plan shows a proposed cornice license area.
- Orthophoto Plan O1 – This plan shows an aerial view of the existing site.
- Exiting Conditions Plan C1 – This plan shows the current features of the project area and site topography.
- Demolition Plan C2 – This plan shows the portions of the existing buildings which will be demolished for the site redevelopment.
- Site Plan C3 – This plan shows the site development area with the associated Zoning Calculations. The site was and is proposed to be 100% impervious.
- Architectural Rendering and Floor Plans - These plans show Floor Plans and Exterior Renderings.
- Utility Plan C4 – This plan shows proposed site Utilities.
- Site Details C501-505 – These plans show site construction details.

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

Also attached to this submission is additional material to aid in the review of the application:

- ✓ Parking System Schematic and Brochure
- ✓ ZBA and HDC approval documents

We look forward to Planning Board review of this submission and look forward to an in-person presentation at your meeting. We hereby request approval of the project.

Sincerely,



John R. Chagnon, PE

P:\NH\5010129-Floros_Realty_Group\3150-State Street-JRC\2024 Site Plan\Applications\City of Portsmouth TAC Workshop\TAC Workshop Submission Letter 9-2-25.doc

200 GRIFFIN RD. UNIT 14, PORTSMOUTH, NH 03802 603.430.9282 | HALEYWARD.COM

PARKING SOLUTIONS MADE BY
DEVELOPERS, **FOR DEVELOPERS**



AUTOMOTION PARKING SYSTEMS

APS
AUTO-CP

AUTOMOTION PARKING SYSTEMS, LLC

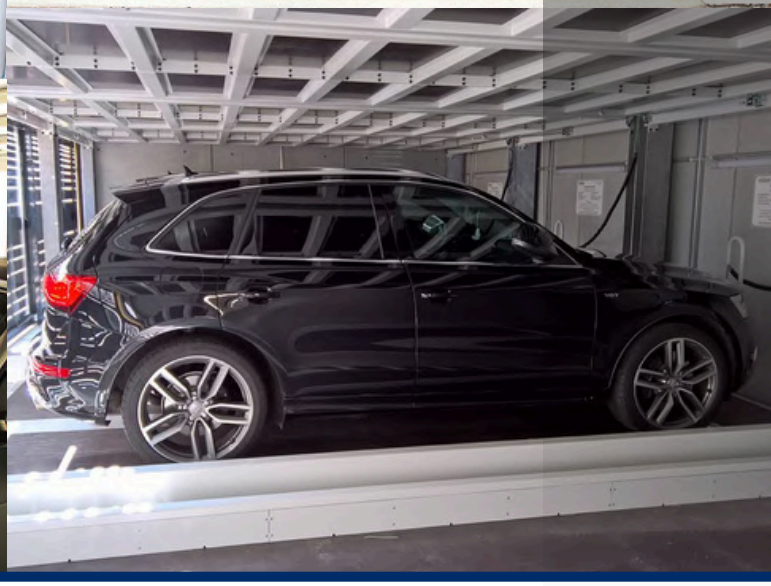
411 Hempstead Turnpike, Suite 200
West Hempstead, NY 11552

+516-565-5600 | www.automotionparking.com | sales@automotionparking.com









AUTOMOTION **AUTO-CP**

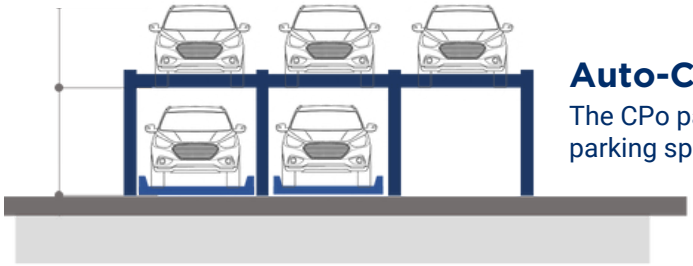
AutoMotion Auto-CP is the top-of-the-line semi-automatic self-parking system, developed by STOPA. The Auto-CP is able to increase existing parking capacity by stacking vehicles on multiple levels with electromechanical deployment.

The parking space selected is moved horizontally on grade, or vertically on other levels, to the desired position by means of an automatic control system. With our automatic Compact Parker (CP), the parking spaces on one parking level can be tripled. Different design configurations allow the access level to be extended above, on, or below grade. The Compact Parker is suitable for private parking with assigned access for customers.

AUTO-CP **ADVANTAGES**

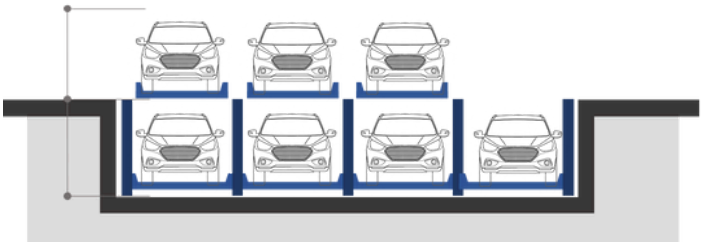
- One-minute retrieval times
- Maximizes land use
- Customizable design
- Independent supporting structure
- Safe, secure, and convenient
- Reduces construction costs
- Reduces operational costs
- Reduces vehicle damage
- Reduces infrastructure costs
- Environment friendly

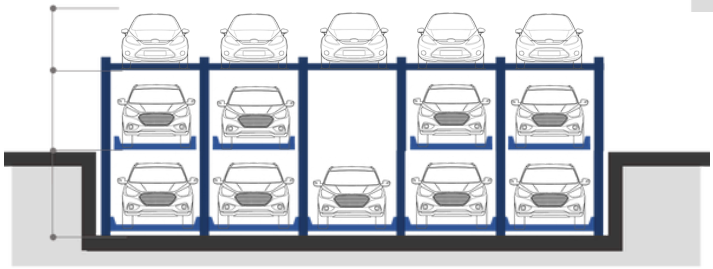
SYSTEM **VARIATIONS**



Auto-CPo:
The CPo parks additional parking spaces above-grade

Auto-CPu
The CPu parks additional parking spaces below-grade





Auto-CPc:
The CPc is a combination of parking spaces above and below grade

WHAT SETS **OUR SYSTEM APART**

- The only system on the market with remote maintenance
- Comfortable passable and walkable flat surface made of sustainable and non-slip plywood panels
- No hydraulics (no leaks and easy to maintain)
- Full-sized individual safety gates
- Suitable for a wide range of temperatures
- No need to back into the parking space
- EV Charging Compatibility
- No dripping of fluids from cars to spaces below



SPECIFICATIONS & **VEHICLE DIMENSIONS**

Clear platform width:	**7'6 1/2" | 8'2 3/8" | 8'10 1/4"**
Vehicle height:	**5'2 7/8" | 5'10 7/8" | 6'6 3/4"**
Vehicle length:	**16'4 3/4" | 17' 3/4"**
Vehicle weight:	**5,732 lbs.** (wheel load max: **1,433 lbs.**)
Minimum vehicle ground clearance:	**5 1/2"**

CONTROL UNITS & **CUSTOMIZED VERSIONS**

Additional installation space is required in the area of the parking system for the control cabinet. The operating terminal is mounted on the left or right of the system, with a view of all gates.

Special versions (optional)

- Electric sliding gates
- EV Charging
- Structure-borne sound insulation
- Customized dimensions on request
- Customized door surface on request

GATE **SPECIFICATIONS**

Standard gates:	Automatic sliding gates
Standard gate frame:	Aluminum profile, natural anodized
Standard gate filling:	Inside: galvanized steel wire mesh (mesh size **9/16" x 9/16"**)
Outside:	Aluminum smooth sheet, natural anodized (thickness **1/16"**)

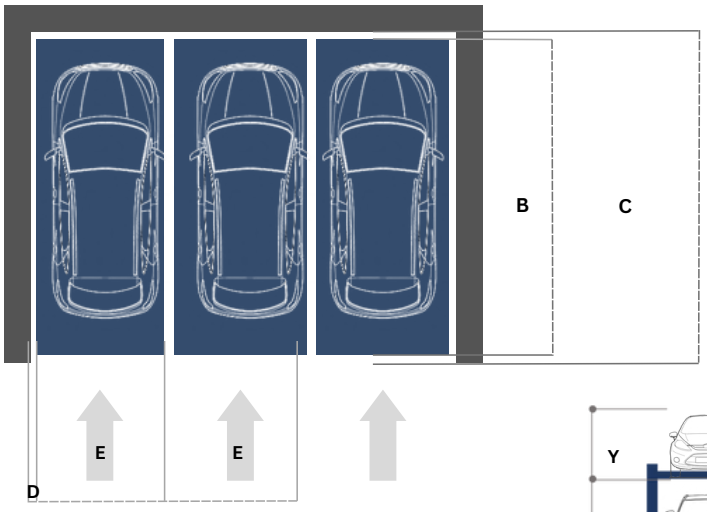
ADDITIONAL **INFORMATION**

Auto-CP mobilizes the existing space by using it at its highest efficiency. It can be used to park up to three cars stacked above each other and offer space from 5 to 38 SUV/s or Sedan vehicles.

A driving lane in front of the full width of the system is required to access all parking spaces, and one vacant space on the entry level allows for shuffling of the platforms. Each access level pallet is secured by a door that can only be opened when all shuffling of pallets is completed. This ensures the safety of the users as well as protects the vehicles from theft and vandalism. Additional features include:

- Flat, horizontal, non-slip platform surface
- Electromechanical drives
- Operation via RFID or IR/radio remote control

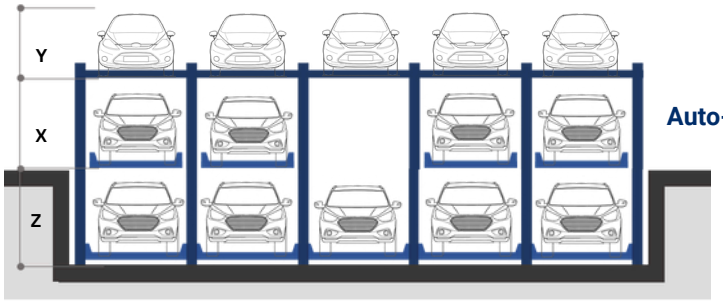
AUTO-CP **DIMENSIONS**



Longitudinal Grid
Construction length (C) = Platform length (B) + 19.68"

Width Grid
Block width (E) = platform width + 7.87"
Distance (D) = 3.93"
System width (F) = 2 x D + E x number of blocks

Height Grid
Above (Y) = Vehicle height + 5.90"
Entrance Level (X) = Vehicle height + 5.90"
Below (Z) = Vehicle height + 17.71"



Auto-CPc (C)

System Dimensions:

Auto-CPc (C) with 3 blocks
(platform width 90.55"; platform length: 204.72"
car height: 68.89"/78.74"/68.89"):

Total height = Z + X + Y
total height = 68.89" + 17.71" + 78.74" + 5.90" + 68.89" + 5.90"
Total height = 246.06"

Total length = B + 19.68" = C
Total length = 204.72" + 19.68" = 224.40"

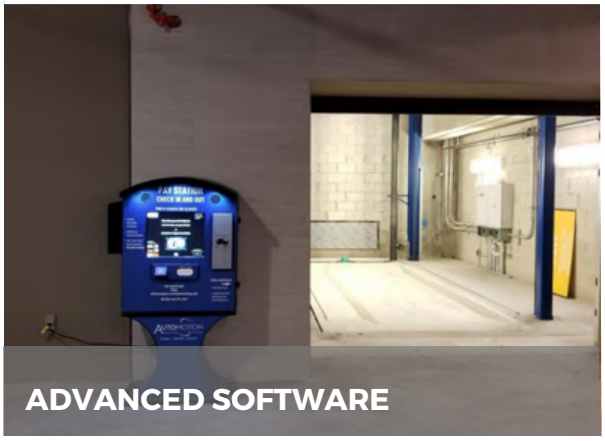
Total width = 2 x D + 3 x E
Total width = 196.85" x 3.93" +118.11"x(90.55'+7.87")=303.14"

**All construction dimensions are minimum finished dimensions. Tolerance for construction dimensions +1.18"/-0". Tolerance of floor flatness max. +0.59"/-0".*











PARKING SOLUTIONS MADE BY DEVELOPERS, FOR DEVELOPERS

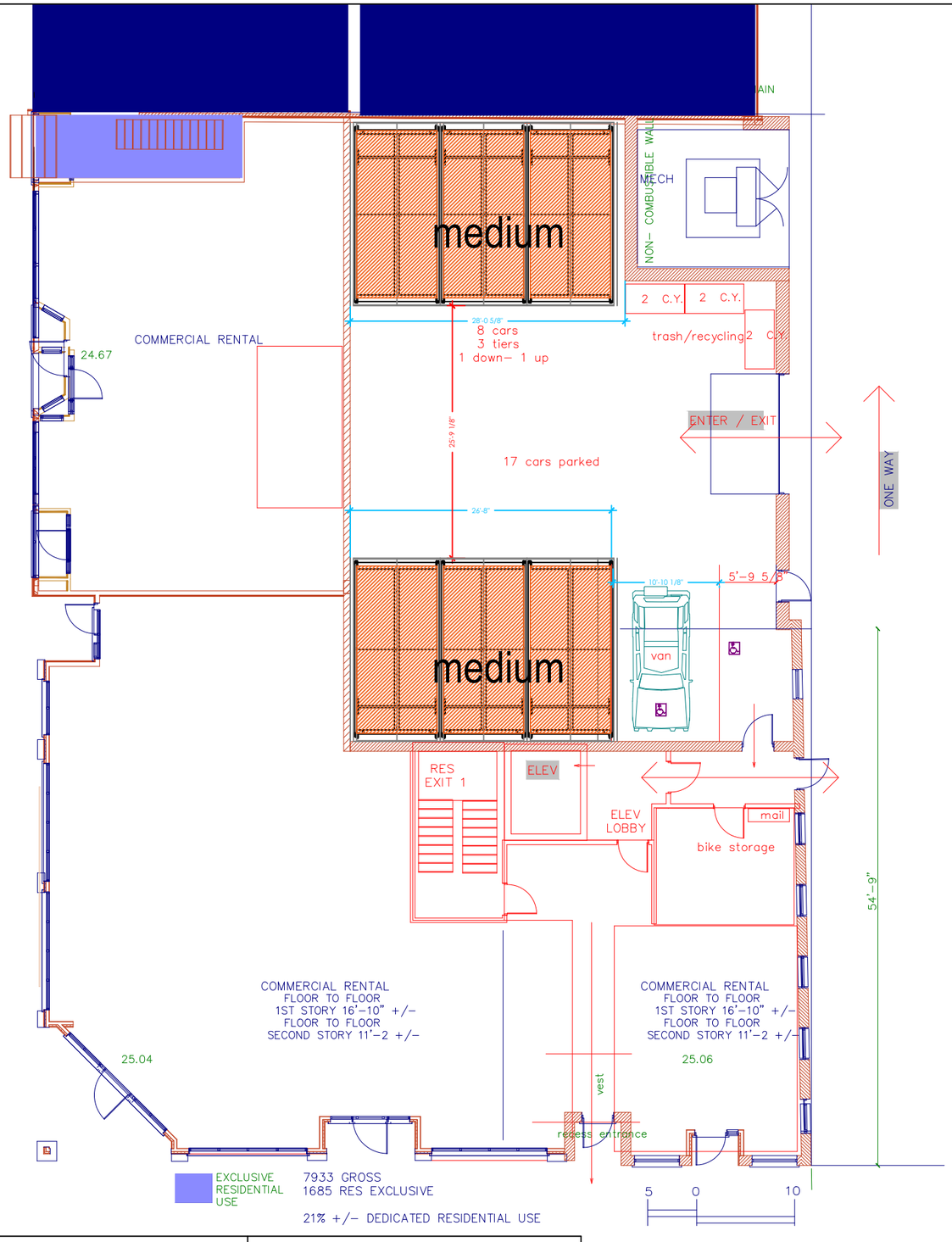
LET'S TALK **ABOUT YOUR PROJECT**

AUTOMOTION PARKING SYSTEMS

AUTOMOTION PARKING SYSTEMS, LLC

411 Hempstead Turnpike, Suite 200
West Hempstead, NY 11552

516-565-5600
sales@automotionparking.com
automotionparking.com



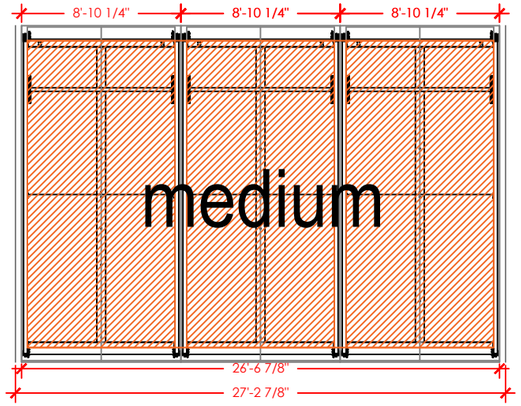
Portsmouth Project

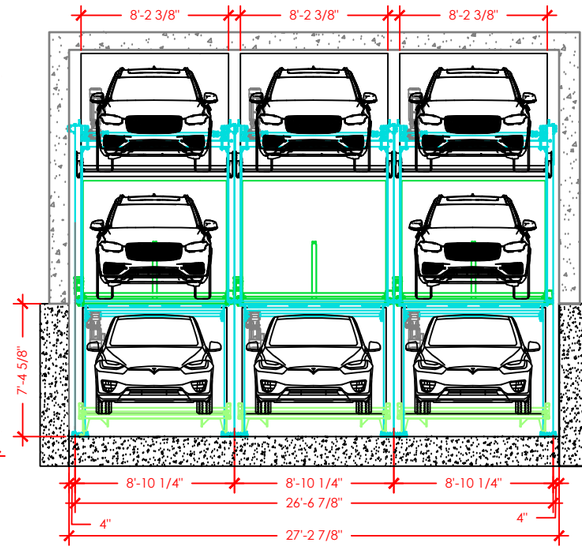
APS AUTO-CP

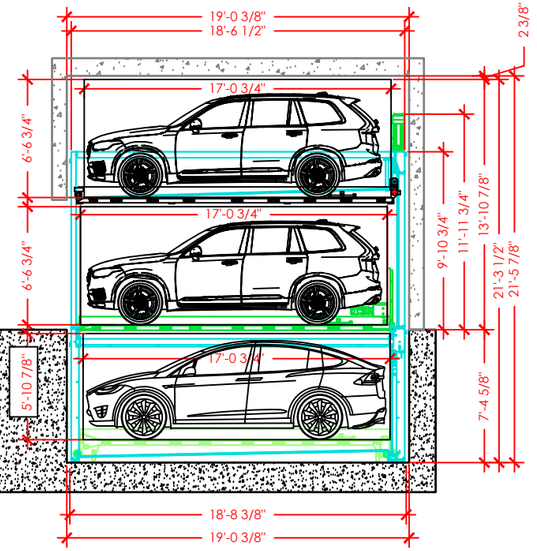
LAYOUT

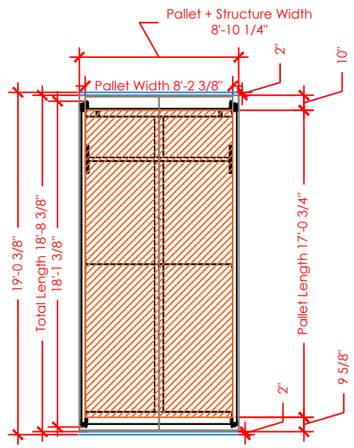
These layouts are the sole property of AutoMotion Parking Systems, LLC.
No Permission to utilize the concepts, drawings, or drafts are permitted.
They are for the sole use of the client to evaluate the feasibility for this project.
No permission is given to share, send, or distribute these plans without the express consent of AutoMotion Parking Systems, LLC.

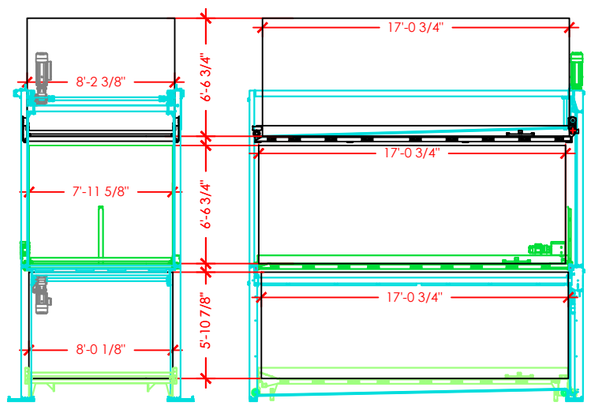
AUTOMOTION PARKING SYSTEMS











APS AUTO-CP	
Specs (medium size)	

These layouts are the sole property of AutoMotion Parking Systems, LLC.
No Permission to utilize the concepts, drawings, or drafts are permitted.
They are for the sole use of the client to evaluate the feasibility for this project.
No permission is given to share, send, or distribute these plans without the express consent of AutoMotion Parking Systems, LLC.

Portsmouth Project

AUTOMOTION PARKING SYSTEMS

SITE REDEVELOPMENT

FLOROS BUILDING

266, 270, 278 STATE STREET
AND 84 PLEASANT STREET
PORTSMOUTH, NEW HAMPSHIRE

SITE PERMIT PLANS

PERMIT LIST:
PORTSMOUTH HDC: GRANTED 08/06/2025
PORTSMOUTH ZONING BOARD: GRANTED 11/19/2024
PORTSMOUTH SITE REVIEW: PENDING

OWNER/APPLICANT:

266 & 278 STATE STREET
PNF TRUST OF 2013
PETER N. FLORES TRUSTEE
282 MIDDLE STREET
PORTSMOUTH NH, 03801

OWNERS:

270 STATE STREET
282 MIDDLE STREET LLC
282 MIDDLE STREET
PORTSMOUTH NH, 03801

84 PLEASANT STREET
PNF TRUST OF 2013
PETER N. FLORES TRUSTEE
282 MIDDLE STREET
PORTSMOUTH NH, 03801

CIVIL ENGINEER & LAND SURVEYOR:

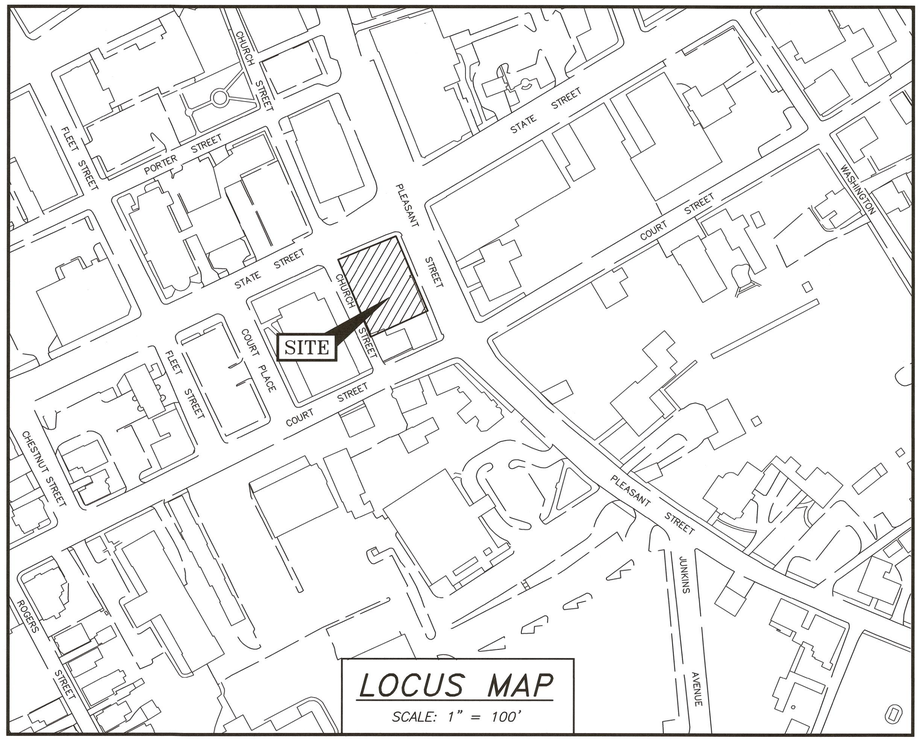
HALEY WARD
200 GRIFFIN ROAD, UNIT 14
PORTSMOUTH, N.H. 03801
Tel. (603) 430-9282
Fax (603) 436-2315

ATTORNEY:

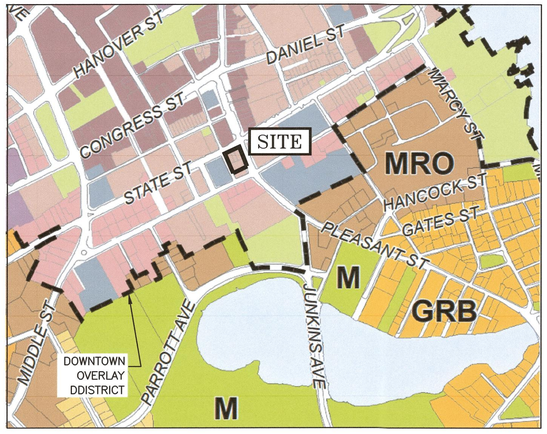
HOEFLE, PHOENIX, GORMLEY & ROBERTS, PLLC
127 PARROTT AVENUE
PORTSMOUTH NH, 03801
TEL. (603) 766-9106

ARCHITECT:

MICHAEL J. KEANE ARCHITECTS, PLLC
101 KENT PLACE
NEWMARKET NH 03857-1534
TEL. (603) 292-1400



LOCUS MAP
SCALE: 1" = 100'



Map 10.5A21A
Character Districts and Civic Districts

Legend
- Downtown Overlay District
- Historic District

Character Districts
- CD5 Character District 5
- CD4 Character District 4
- CD4-W Character District 4-W
- CD4-L1 Character District 4-L1
- CD4-L2 Character District 4-L2

Civic District
- Civic District

Municipal District
- Municipal District

LEGEND:

EXISTING	PROPOSED	
		PROPERTY LINE
		SETBACK
S	S	SEWER PIPE
SL	SL	SEWER LATERAL
G	G	GAS LINE
D	D	STORM DRAIN
W	W	WATER LINE
WS	WS	WATER SERVICE
UGE	UGE	UNDERGROUND ELECTRIC
OHW	OHW	OVERHEAD ELECTRIC/WIRES
	UD	FOUNDATION DRAIN
		EDGE OF PAVEMENT (EP)
100	100	CONTOUR
97x3	98x0	SPOT ELEVATION
		UTILITY POLE
		WALL MOUNTED EXTERIOR LIGHTS
		TRANSFORMER ON CONCRETE PAD
		ELECTRIC HANDHOLD
WS	WS GV	SHUT OFFS (WATER/GAS)
		GATE VALVE
	HYD	HYDRANT
CB	CB	CATCH BASIN
S	SMH	SEWER MANHOLE
D	DMH	DRAIN MANHOLE
T	TMH	TELEPHONE MANHOLE
14	14	PARKING SPACE COUNT
PM		PARKING METER
LSA		LANDSCAPED AREA
TBD	TBD	TO BE DETERMINED
CI	CI	CAST IRON PIPE
COP	COP	COPPER PIPE
DI	DI	DUCTILE IRON PIPE
PVC	PVC	POLYVINYL CHLORIDE PIPE
RCP	RCP	REINFORCED CONCRETE PIPE
AC	–	ASBESTOS CEMENT PIPE
VC	VC	VITRIFIED CLAY PIPE
EP	EP	EDGE OF PAVEMENT
EL.	EL.	ELEVATION
FF	FF	FINISHED FLOOR
INV	INV	INVERT
S =	S =	SLOPE FT/FT
TBM	TBM	TEMPORARY BENCH MARK
TYP	TYP	TYPICAL

DIG SAFE
– ME – NH – RI – VT
1-888-344-7233
CALL TOLL FREE

INDEX OF SHEETS

DWG No.	
–	STANDARD BOUNDARY SURVEY
–	LICENSE PLAN
01	ORTHOPHOTO PLAN
C1	EXISTING CONDITIONS PLAN
C2	DEMOLITION PLAN
C3	SITE PLAN
–	ARCHITECTURAL RENDERING & FLOOR PLANS
C4	UTILITY PLAN
C501–C505	SITE DETAILS

UTILITY CONTACTS

ELECTRIC:
EVERSOURCE
1700 LAFAYETTE ROAD
PORTSMOUTH, N.H. 03801
Tel. (603) 436-7708
ATTN: NICHOLAS KOSKO X3327565

NATURAL GAS:
UNITIL
325 WEST ROAD
PORTSMOUTH, N.H. 03801
TEL. (603) 264-2033
ATTN: JOSH WILK

CABLE:
XFINITY BY COMCAST
180 GREENLEAF AVE.
PORTSMOUTH, N.H. 03801
Tel. (603) 266-2278
ATTN: MIKE COLLINS

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

COMMUNICATIONS:
CONSOLIDATED COMMUNICATIONS
1575 GREENLAND ROAD
GREENLAND, N.H. 03840
Tel. (603) 427-5525
ATTN: BENJAMIN WILLS

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

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

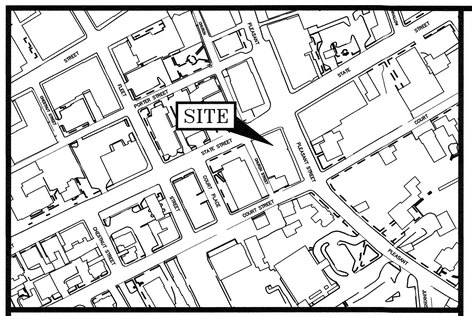
SITE PERMIT PLANS
FLOROS BUILDING
266, 270, 278 STATE STREET
AND 84 PLEASANT STREET
PORTSMOUTH, N.H.

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

PLAN SET SUBMITTAL DATE: 18 AUGUST 2025

5010129 3150

P:\Jobs\5010129 Floros, Realty Group\3150 State Street-MC\2024 Site Plan\Plans & Specs\Dwg\3150 Cover 2024.dwg, 8/5/2025 8:42:49 AM



LOCATION MAP SCALE: 1" = 200'

PLAN REFERENCES:

1) PLAN OF PROPERTIES ON STATE & PLEASANT STREETS, PORTSMOUTH, N.H., OWNED BY FREDERICK GARDNER AND PISCATQUA BANK, 1" = 10', SEPT 10, 1919 BY WM. A. GROVER. RCRD FILE 0249.

2) PLAN OF LOTS, SMITH & TIMES BLDGS., STATE ST., PORTSMOUTH, N.H., 1IN. = 10FT., APRIL 1954 BY JOHN W. DURGIN CIVIL ENGINEERS. FILE 2806, PLAN 1-490.

3) PLAN OF LOTS NOS. 202, 206, & 222 COURT ST., 1IN. = 10FT., JAN 1974 BY JOHN W. DURGIN CIVIL ENGINEERS. FILE 682, PLAN 4318, C-4259.

4) SUBDIVISION OF LAND, PORTSMOUTH, N.H., TRADER'S BLOCK TRUST, JOSEPH G. SAWTELLE, JR., TR., 1 INCH = 10 FEET, DECEMBER 1977 BY JOHN W. DURGIN CIVIL ENGINEERS. RCRD C-7497.

5) BREWSTER INN PARTNERSHIP, SUBDIVISION OF LAND, 93 PLEASANT STREET, 1"=10'-0", 10-26-87 BY KIMBALL CHASE COMPANY, INC. RCRD 01752, D-17511.

6) LOT LINE ADJUSTMENT PLAN FOR DAVID L. BAKER, SR. IN PORTSMOUTH, N.H., 1" = 20', 23 MAR. 1990 BY SEACOAST ENGINEERING ASSOC., INC. RCRD 12203, D-20209.

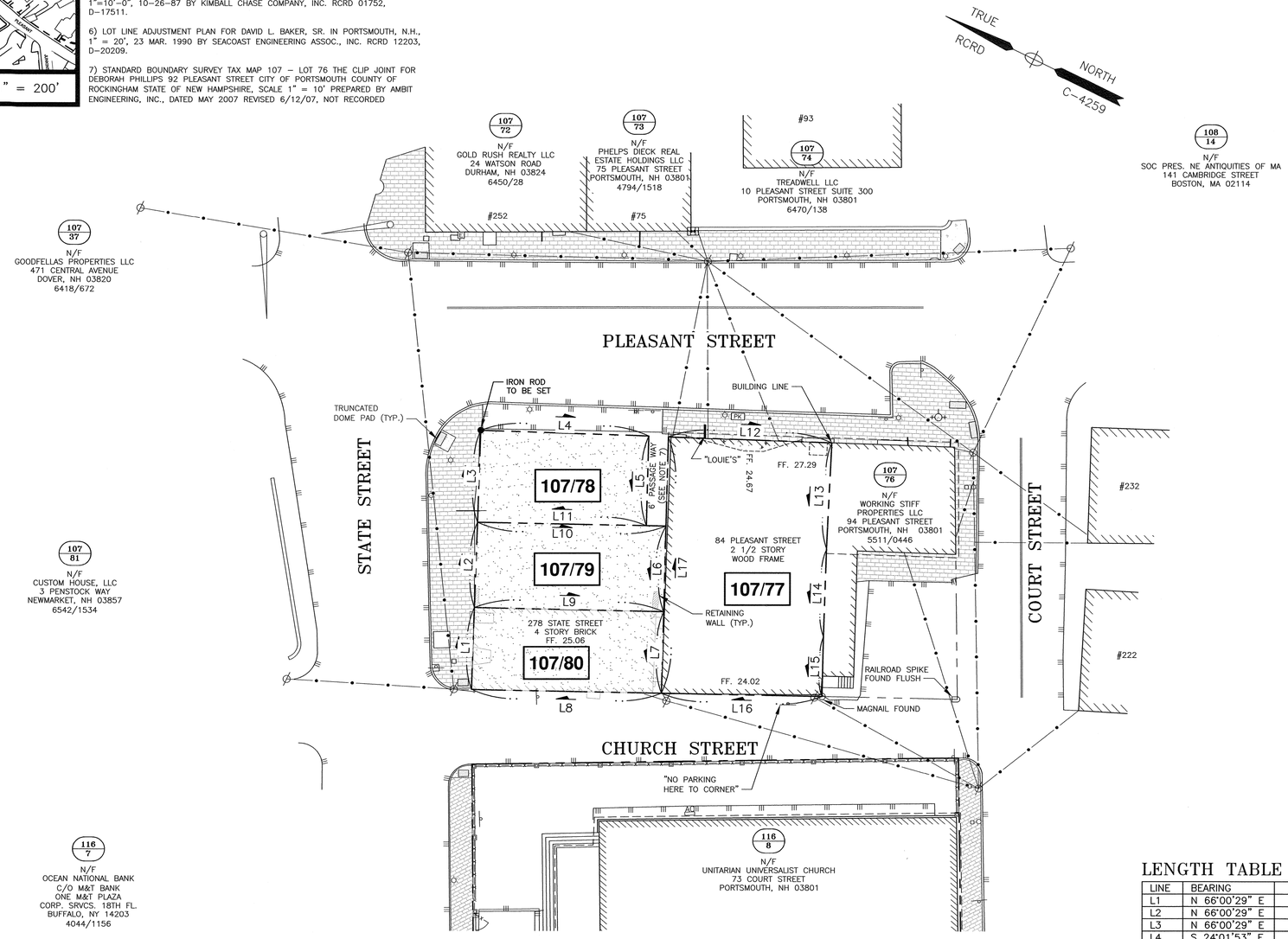
7) STANDARD BOUNDARY SURVEY TAX MAP 107 - LOT 76 THE CLIP JOINT FOR DEBORAH PHILLIPS 92 PLEASANT STREET CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE, SCALE 1" = 10' PREPARED BY AMBIT ENGINEERING, INC., DATED MAY 2007 REVISED 6/12/07, NOT RECORDED

MERGER NOTE:

THE PASSAGE WAY AND THESE LOTS ARE INTENDED TO BE MERGED TO CREATE ONE DEVELOPMENT PARCEL.

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
	BOUNDARY
	SETBACK
	RAILROAD SPIKE FOUND
	IRON ROD/PIPE FOUND
	DRILL HOLE FOUND
	STONE/CONCRETE BOUND FOUND
	RAILROAD SPIKE SET
	IRON ROD SET
	DRILL HOLE SET
	GRANITE BOUND SET



GRAPHIC SCALE

10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N 66°00'29" E	25.16'
L2	N 66°00'29" E	26.17'
L3	N 66°00'29" E	28.27'
L4	S 24°01'53" E	51.47'
L5	S 65°27'29" W	27.54'
L6	S 65°27'29" W	26.30'
L7	S 65°27'29" W	25.01'
L8	N 24°51'30" W	58.24'
L9	S 24°42'40" E	57.99'
L10	S 24°50'15" E	57.74'
L11	N 24°50'15" W	51.74'
L12	S 23°57'38" E	50.06'
L13	S 66°47'06" W	32.82'
L14	S 65°52'55" W	26.82'
L15	S 65°14'37" W	18.24'
L16	N 24°54'06" W	49.17'
L17	N 65°27'29" E	78.68'

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.

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.

STATE OF NEW HAMPSHIRE No. 738 LICENSED LAND SURVEYOR JOHN R. CHAGNON SIGNATURE

JOHN R. CHAGNON LLS #738 — DATE 8.18.25

HALEYWARD
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 107 AS LOTS 77, 78, 79, AND 80.

2) OWNERS OF RECORD:

107/77-78-80
PNF TRUST OF 2013
PETER FLOROS, TRUSTEE
282 MIDDLE ST, PORTSMOUTH, NH 03801
BK 6131, PG 1663 (77)
BK 5540, PG 0293 (78)
BK 5540, PG 0293 (80)

107/79
282 MIDDLE STREET LLC
282 MIDDLE ST, PORTSMOUTH, NH 03801
BK 5877. PG 0511

3) PARCELS 107/77-80 ARE NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 3301SC0259E. EFFECTIVE 5/17/2005.

4) EXISTING LOT AREA:
LOT 107/ 77
EXISTING: 3,866 SF, 0.0887 ACRES

LOT 107/ 78
EXISTING: 1,440 SF, 0.0331 ACRES

LOT 107/ 79
EXISTING: 1,518 SF, 0.0348 ACRES

LOT 107/ 80
EXISTING: 1,458 SF, 0.0335 ACRES

6' PASSAGE WAY
EXISTING: 165 SF, 0.0038 ACRES

TOTAL MERGED LOT AREA:
8,447 SF, 0.1939 ACRES

5) PARCEL IS LOCATED IN CHARACTER DISTRICT 4 (CD4)
DIMENSIONAL REQUIREMENTS:
SEE PORTSMOUTH ORDINANCE

6) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY OF TAX MAP 107 LOTS 77-80 IN THE CITY OF PORTSMOUTH.

7) PASSAGEWAY OWNERSHIP UNCLEAR; EITHER LOTS 78 & 79 HAVE FEE OWNERSHIP.

NO.	DESCRIPTION	DATE
2	ABUTTERS	8/18/25
1	RE-TITLE AND DATE	5/1/24
0	ISSUED FOR COMMENT	3/4/20

REVISIONS

STANDARD BOUNDARY SURVEY TAX MAP 107 - LOTS 77-80

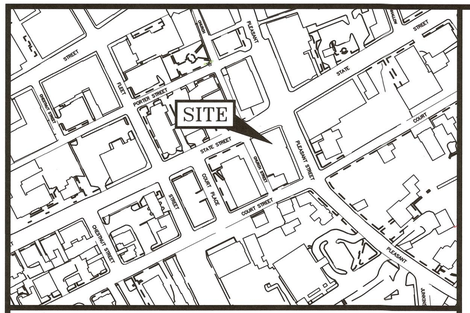
PROPERTY LOCATED AT:

266, 270, 278 STATE STREET
& 84 PLEASANT STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" =20' JANUARY 2020

FB 321 PG 58 5010129 3150

P:\NH\5010129-Floros_Realty_Group\3150-State Street\36\2024 Site Plan\Plans & Specs\Dwg\3150 Site NEW 2025.dwg, 8/15/2025 1:53:39 PM



LOCATION MAP SCALE: 1" = 200'

PLAN REFERENCES:

1) PLAN OF PROPERTIES ON STATE & PLEASANT STREETS, PORTSMOUTH, N.H., OWNED BY FREDERICK GARDNER AND PISCATQUA BANK, 1" = 10', SEPT 10, 1919 BY WM. A. GROVER. RCRD FILE 0249.

2) PLAN OF LOTS, SMITH & TIMES BLDGS., STATE ST., PORTSMOUTH, N.H., 1IN. = 10FT., APRIL 1954 BY JOHN W. DURGIN CIVIL ENGINEERS. FILE 2806, PLAN 1-490.

3) PLAN OF LOTS NOS. 202, 206, & 222 COURT ST., 1IN. = 10FT., JAN 1974 BY JOHN W. DURGIN CIVIL ENGINEERS. FILE 682, PLAN 4318, C-4259.

4) SUBDIVISION OF LAND, PORTSMOUTH, N.H., TRADER'S BLOCK TRUST, JOSEPH G. SAWTELLE, JR., TR., 1 INCH = 10 FEET, DECEMBER 1977 BY JOHN W. DURGIN CIVIL ENGINEERS. RCRD C-7497.

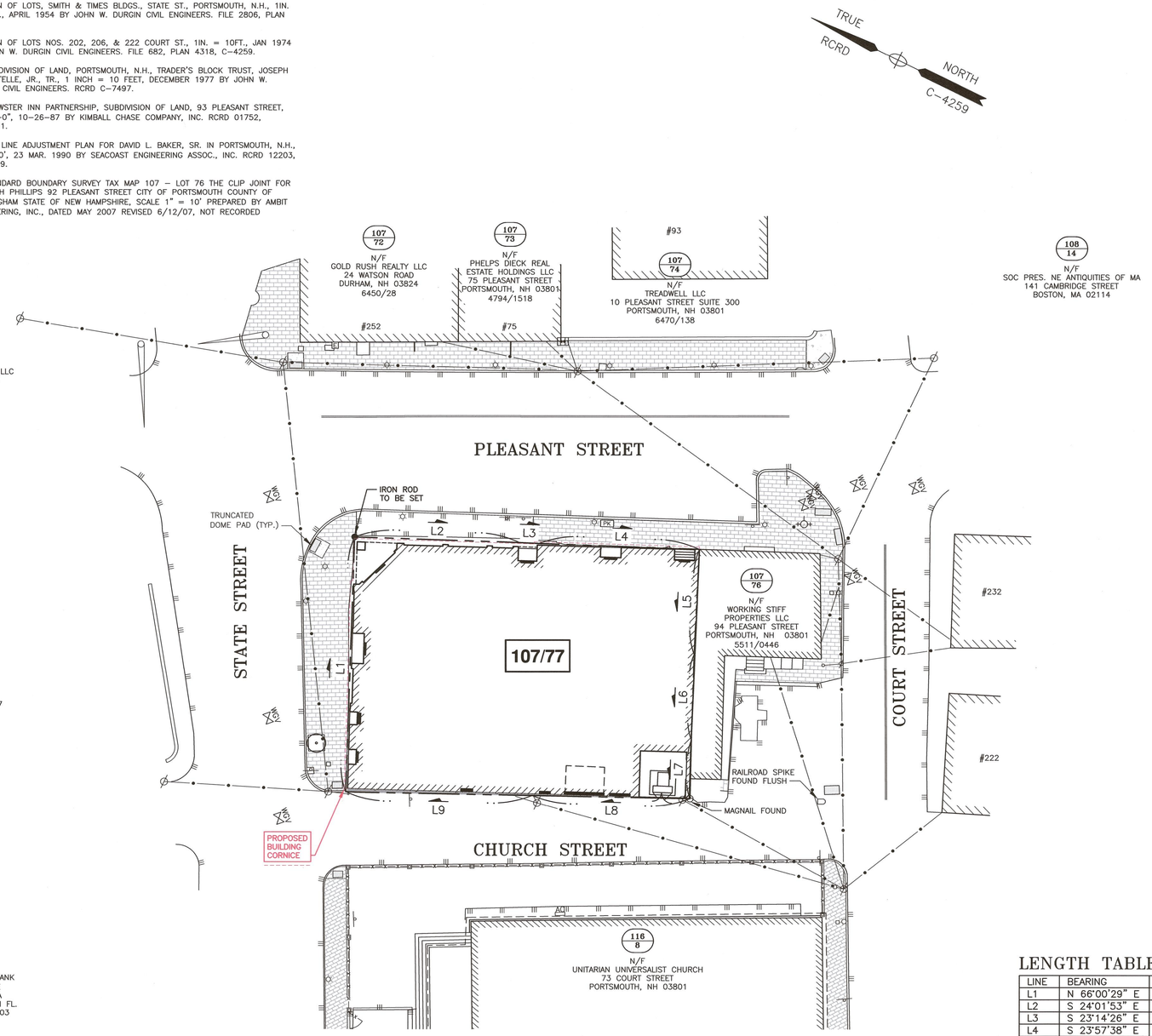
5) BREWSTER INN PARTNERSHIP, SUBDIVISION OF LAND, 93 PLEASANT STREET, 1"=10'-0", 10-26-87 BY KIMBALL CHASE COMPANY, INC. RCRD 01752, D-17511.

6) LOT LINE ADJUSTMENT PLAN FOR DAVID L. BAKER, SR. IN PORTSMOUTH, N.H., 1" = 20', 23 MAR. 1990 BY SEACOAST ENGINEERING ASSOC., INC. RCRD 12203, D-20209.

7) STANDARD BOUNDARY SURVEY TAX MAP 107 – LOT 76 THE CLIP JOINT FOR DEBORAH PHILLIPS 92 PLEASANT STREET CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE, SCALE 1" = 10' PREPARED BY AMBIT ENGINEERING, INC., DATED MAY 2007 REVISED 6/12/07, NOT RECORDED

LEGEND:

N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
11/21	MAP 11 / LOT 21
———	BOUNDARY
- - - - -	SETBACK
▭	RAILROAD SPIKE FOUND
○	IRON ROD/PIPE FOUND
◉	DRILL HOLE FOUND
▣	STONE/CONCRETE BOUND FOUND
▬	RAILROAD SPIKE SET
●	IRON ROD SET
⊙	DRILL HOLE SET
■	GRANITE BOUND SET



LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N 66°00'29" E	79.60'
L2	S 24°01'53" E	51.47'
L3	S 23°14'26" E	6.00'
L4	S 23°57'38" E	50.06'
L5	S 66°47'06" W	32.82'
L6	S 65°52'55" W	26.82'
L7	S 65°14'37" W	18.24'
L8	N 24°54'06" W	49.17'
L9	N 24°51'30" W	58.24'

GRAPHIC SCALE

10 0 20 40 60 80 FEET
5 0 5 10 15 20 25 METERS

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.

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.

STATE OF NEW HAMPSHIRE — No. 738 — JOHN R. CHAGNON — LICENSED LAND SURVEYOR — SIGNATURE

JOHN R. CHAGNON LLS #738 — DATE 8.18.25

HALEYWARD
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 107 AS LOT 77.

2) OWNER OF RECORD (PROPOSED MERGED LOT):

107/77
PNF TRUST OF 2013
PETER FLOROS, TRUSTEE
282 MIDDLE ST, PORTSMOUTH, NH 03801
BK 6131, PG 1663

3) PARCEL 107/77 IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 3301SC0259F. EFFECTIVE 01/21/2021.

4) MERGED LOT AREA:
8,446 S.F.
0.1939 ACRES

5) PARCEL IS LOCATED IN CHARACTER DISTRICT 4 (CD4)
DIMENSIONAL REQUIREMENTS:
SEE PORTSMOUTH ORDINANCE

6) THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATIONS FOR A BUILDING CORNICE LICENSE ON TAX MAP 107 LOT 77 IN THE CITY OF PORTSMOUTH.

NO.	DESCRIPTION	DATE
	REVISIONS	
0	ISSUED FOR COMMENT	08/18/25

LICENSE PLAN
CITY OF PORTSMOUTH
TAX MAP 107 – LOT 77

PROPERTY LOCATED AT:

266, 270, 278 STATE STREET
& 84 PLEASANT STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" =20' AUGUST 2025

FB 321 PG 58 5010129 3150

P:\5010129\Plans_Reports\Group3150-State Street-266\3150-State Street-266.dwg, 8/20/2025 1:21:03 PM



GRAPHIC SCALE

10 5 0 10 20 30 40 FEET

3 0 5 10 METERS

HALEYWARD

ENGINEERING | ENVIRONMENTAL | SURVEYING

200 Griffin Rd. Unit 14

Portsmouth, New Hampshire 03801

603.430.9282

WWW.HALEYWARD.COM

TRUE RCRD NORTH C-4259

FLOROS BUILDING STATE AND PLEASANT STREET PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	08/18/25

REVISIONS

SCALE: 1"=10' APRIL 2024

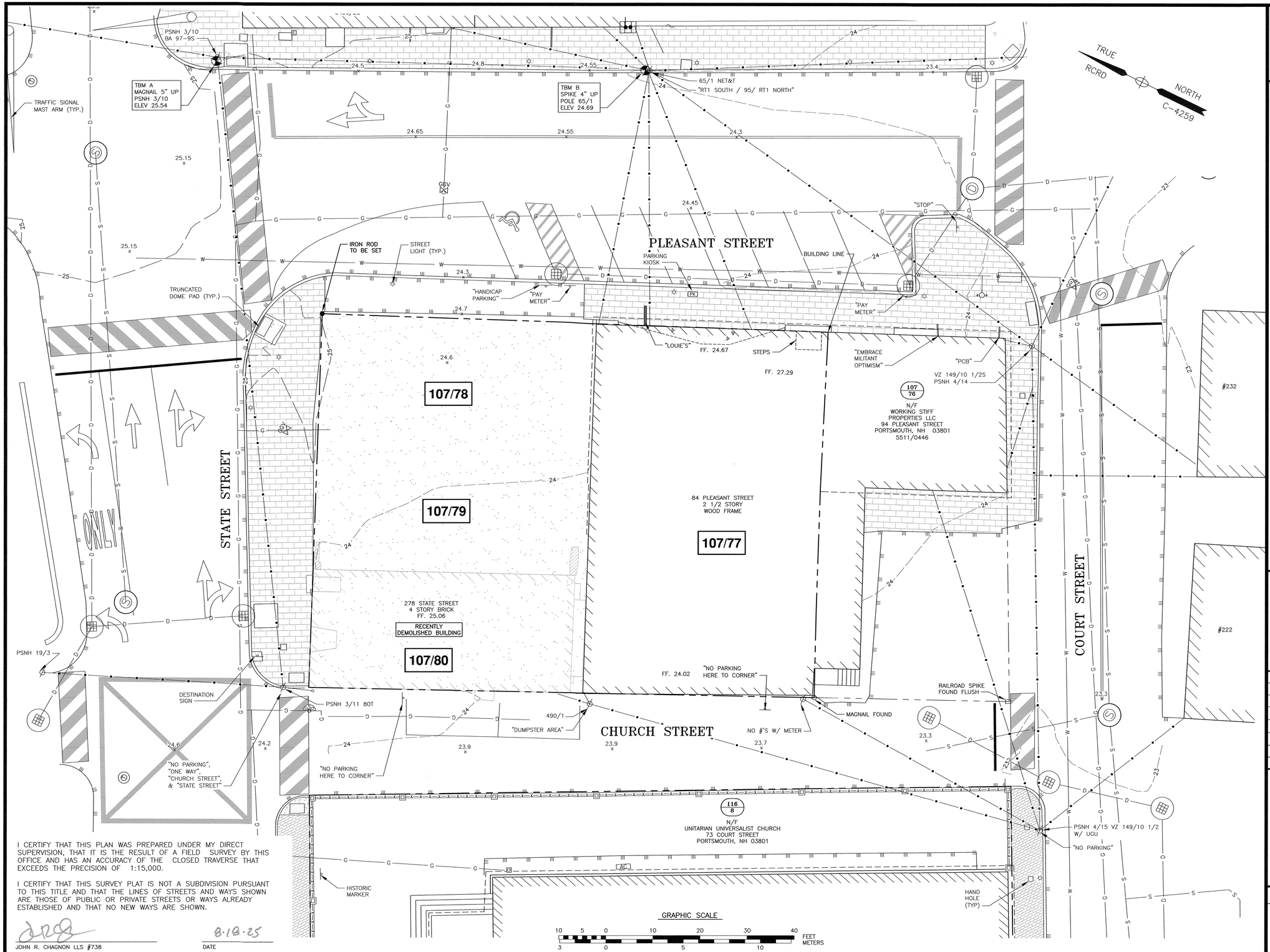
ORTHOPHOTO PLAN

01

FB 321 PG 58

5010129 3150

P:\NH\5010129-Floros_Realty_Group\3150-State Street-JBC\2024 Site Plan\Plans & Specs\Dwg\3150 Site NEW 2024.dwg, 8/14/2025 1:34:13 PM



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.

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.

JOHN R. CHAGNON LLS #738

DATE 8.18.25

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

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN 30 DAYS.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

4) MERGER NOTE: THE PASSAGE WAY AND THESE LOTS ARE INTENDED TO BE MERGED TO CREATE ONE DEVELOPMENT PARCEL.

FLOROS BUILDING STATE AND PLEASANT STREET PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
2	TREES	08/18/25
1	RECENTLY DEMOLISHED BUILDING	10/23/24
0	ISSUED FOR COMMENT	5/1/24

REVISIONS

STATE OF NEW HAMPSHIRE — No. 738 — JOHN R. CHAGNON — SIGNATURE — LICENSED LAND SURVEYOR

SCALE: 1"=10' OCTOBER 2024

EXISTING CONDITIONS PLAN

C1

FB 321 PG 58

5010129 3150

P:\HW\5010129 Floros_Realty_Group\3150 State Street (ARC)\2024 Site Plan\Plans & Specs\Dwg\3150 Site NEW 2025.dwg, 8/7/2025 1:48:33 PM

DEMOLITION NOTES

A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE PROJECT.

B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY.

C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION/ DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES.

E) SAWCUT AND REMOVE PAVEMENT OR BRICK PER FINAL SITE PLAN APPROVAL AND CMMP PLAN.

F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS.

G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO COMPLETE THE WORK.

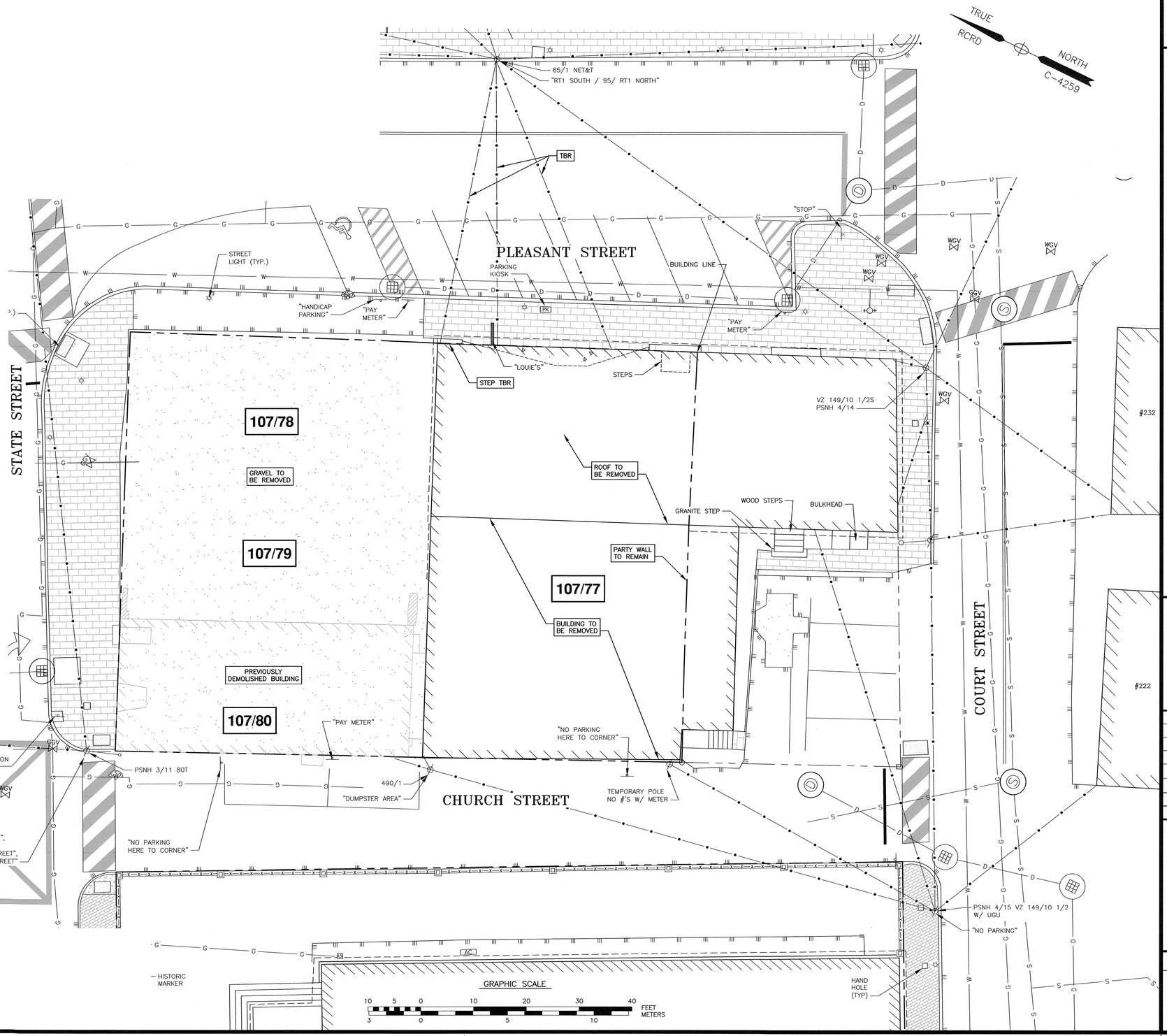
H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING MONITORING WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER TO COORDINATE MONITORING WELL REMOVAL AND/OR RELOCATION WITH NHDES AND OTHER AUTHORITY WITH JURISDICTION PRIOR TO CONSTRUCTION.

I) ALL WORK WITHIN THE CITY OF PORTSMOUTH RIGHT OF WAY SHALL BE COORDINATED WITH THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS (DPW).

J) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN CONSTRUCTION LIMITS AND IMMEDIATELY OFF-SITE TO BE MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CLEARING OR DEMOLITION ACTIVITIES.

K) 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.

L) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS



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

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS. DIG SAFE TICKETS EXPIRE IN 30 DAYS.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

FLOROS BUILDING STATE AND PLEASANT STREET PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	TREE PREVIOUSLY REMOVED, ELEC. LINES	08/18/25
0	ISSUED FOR COMMENT	10/23/24

REVISIONS

JOHN C. CHANNON No. 9867 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE

SCALE: 1"=10' OCTOBER 2024

DEMOLITION PLAN C2

FB 321 PG 58

5010129 3150

P:\5010129 Floros_Realty_Group\3150 State Street\RC\2024 Site Plan\Plans & Specs\Dwg\3150 Site NEW 2025.dwg, 9/2/2025 11:53:40 AM

IMPERVIOUS SURFACE AREAS
(TOTAL PARCELS)(TO PROPERTY LINE)

STRUCTURES	PRE-CONSTRUCTION IMPERVIOUS (S.F.)	POST-CONSTRUCTION IMPERVIOUS (S.F.)
MAIN STRUCTURE	5,154	8,218
STAIRS/LANDING	87	21
RETAINING WALL	15	0
CONCRETE/STEPS	62	99
GRAVEL	3,129	0
SIDEWALK	0	57
PAVEMENT	0	52
TOTAL	8,447	8,447
LOT SIZE	8,447	8,447
% LOT COVERAGE	100.0%	100.0%

*NOTES: 1. FIRST FLOOR OPEN ENTRANCE AREAS: 500 S.F.
2. EXISTING AREAS PRIOR TO SEPTEMBER 2024 DEMOLITION.

FIRST FLOOR FOOTPRINT:

MAIN STRUCTURE: 7,802 S.F.
OPEN AREA "A": 106 S.F.
OPEN AREA "B": 26 S.F.
OPEN AREA "C": 35 S.F.
OPEN AREA "D": 10 S.F.
OPEN AREA "E": 11 S.F.
OPEN AREA "F": 20 S.F.
TRANSFORMER AREA "G": 208 S.F.

TOTAL BUILDING FOOTPRINT: 8,218 S.F.

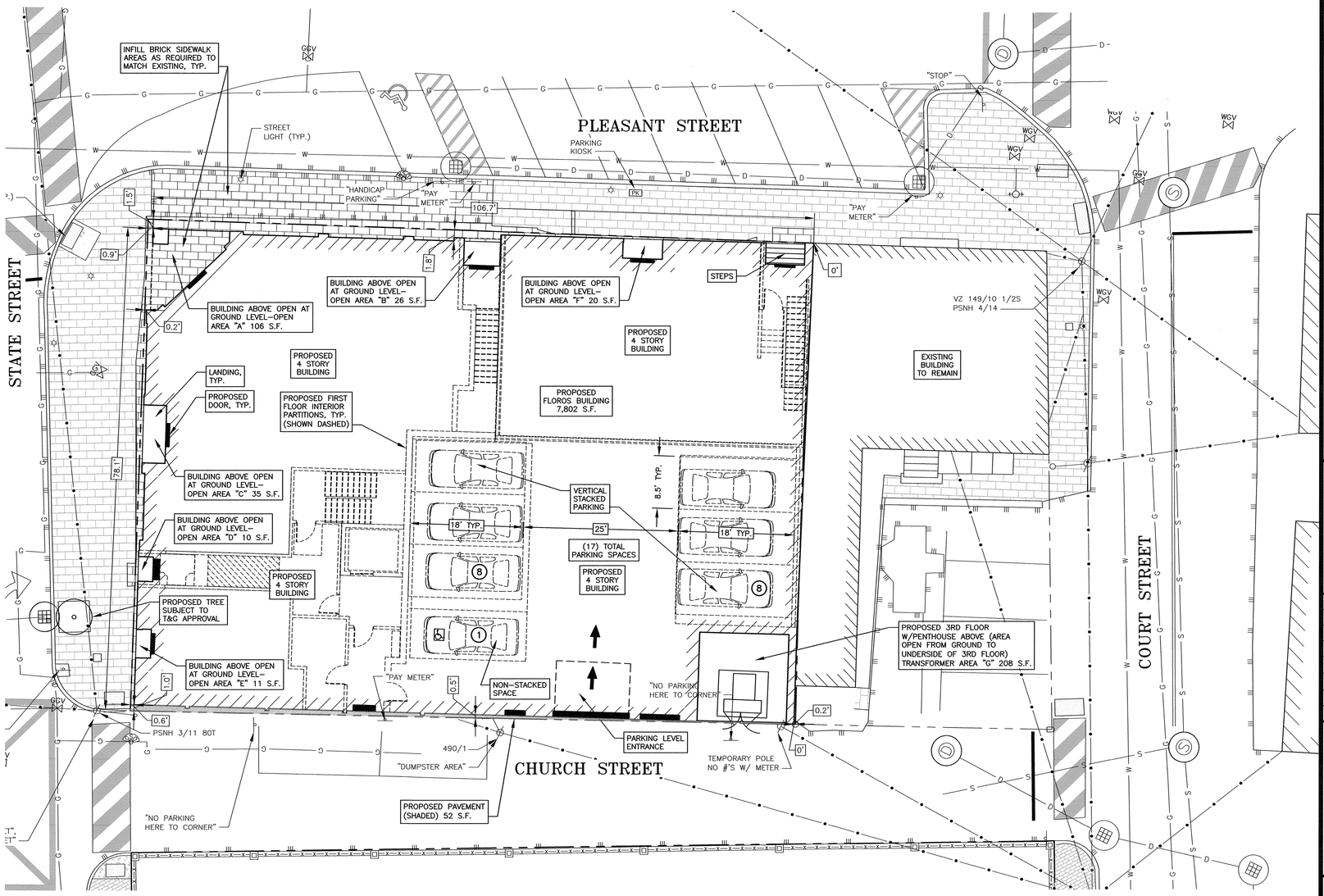
ZONING VARIANCES:

1) VARIANCE FROM SECTION 10.5A41.10.C TO ALLOW A) 98% BUILDING COVERAGE WHERE 90% IS MAXIMUM, B) 0% OPEN SPACE WHERE 10% IS MINIMUM, AND C) 53% SHOP FRONT FACADE GLAZING ON PLEASANT STREET AND 52% ON STATE STREET WHERE 70% IS THE MINIMUM REQUIRED.

2) VARIANCE FROM SECTION 10.5A21.B TO ALLOW A FOURTH STORY ADDITION AT 50 FEET IN HEIGHT TO THE CHURCH STREET ELEVATION WHERE 3 FULL STORIES AND A SHORT FOURTH ARE ALLOWED WITH 45 FEET MAXIMUM HEIGHT PERMITTED.

3) VARIANCE FROM SECTION 10.642 TO ALLOW43% GROUND FLOOR RESIDENTIAL AREA WHERE 20% IS MAXIMUM.

APPROVED NOVEMBER 19, 2024



GRAPHIC SCALE
10 5 0 10 20 30 40 FEET
3 0 5 10 METERS

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

TRUE RCRD NORTH C-4259

HALEYWARD
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 107 AS LOTS 77, 78, 79, AND 80.

2) OWNERS OF RECORD:
SEE BOUNDARY SURVEY

3) PARCELS 107/77-80 ARE NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE 1/29/2021.

4) EXISTING COMBINED AREA:
8,446 SF
0.1939 ACRES

5) THE PARCELS ARE LOCATED IN THE CHARACTER DISTRICT 4 (CD4) ZONING DISTRICT. PARCELS ARE LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT (DOD) AND THE HISTORIC DISTRICT (HDC).

6) THE PURPOSE OF THIS PLAN IS TO SHOW SITE LAYOUT FOR BUILDING ON THE PARCELS IN THE CITY OF PORTSMOUTH, FOR APPLICATION FOR VARIANCE.

7) PROPOSED USE:

BASEMENT: STORAGE AND PARKING.
FIRST FLOOR: COMMERCIAL RENTAL, RESIDENTIAL AND GARAGE ACCESS.
FLOORS 2 & 3: 13 RESIDENTIAL UNITS
FLOOR 4 & PENTHOUSE: 4 RESIDENTIAL UNITS.

FLOROS BUILDING STATE AND PLEASANT STREET PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	REVISED BUILDING	08/18/25
0	ISSUED FOR COMMENT	10/23/24

REVISIONS

JOHN R. CHAGNON 7851 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE -

SCALE: 1"=10' OCTOBER 2024

SITE PLAN

C3

FB 321 PG 58

5010129 3150

P:\HW\5010129-Floros_Realty_Group\3150-State Street\J&C\2024-Site Plan\Plans & Specs\Site\3150 Site NEW 2024.dwg, 9/30/2025 11:47:53 AM

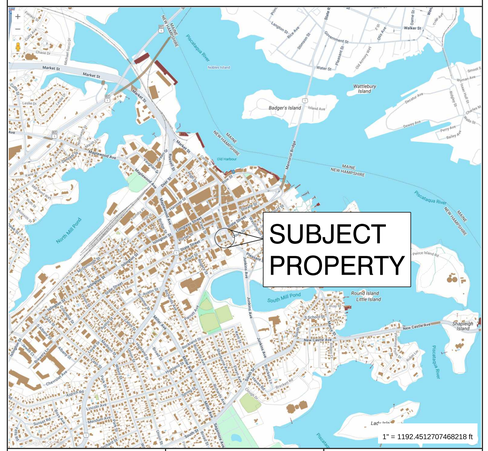
266, 270, 278 STATE STREET AND 84 PLEASANT STREET

PORTSMOUTH, NEW HAMPSHIRE



City of Portsmouth, NH July 17, 2025

LOCUS 2025



Property Information

Property ID 0106-0053-0000
Location 67 BOW ST
Owner FORUM GROUP LLC

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 09/26/2024

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

mjk
Michael J. Keane Architects, PLLC
ARCHITECTURE
PLANNING
DESIGN
101 Kent Place
Newmarket, NH
03857
603-292-1400
mjkarchitects.com

All drawings and written materials appearing herein constitute original unpublished work of Michael J. Keane Architects, PLLC and may not be duplicated, used, or disclosed without the written consent of Michael J. Keane Architects, PLLC, Newmarket, NH. © 2018

CONSULTANTS

REVISIONS

09-03-25	CONCEPT

APPROVALS

PLANNING BOARD REVIEW

Accept only original stamp and signature
copies may contain unauthorized modifications

PROJECT

RESTORATION AND EXPANSION OF 266, 270 278 STATE STREET AND 84 PLEASANT ST, PORTSMOUTH NH

PNF TRUST OF 2013
282 MIDDLE STREET
Portsmouth, NH
03801

TITLE

COVER SHEET

DRAWN BY:

CHECKED BY:

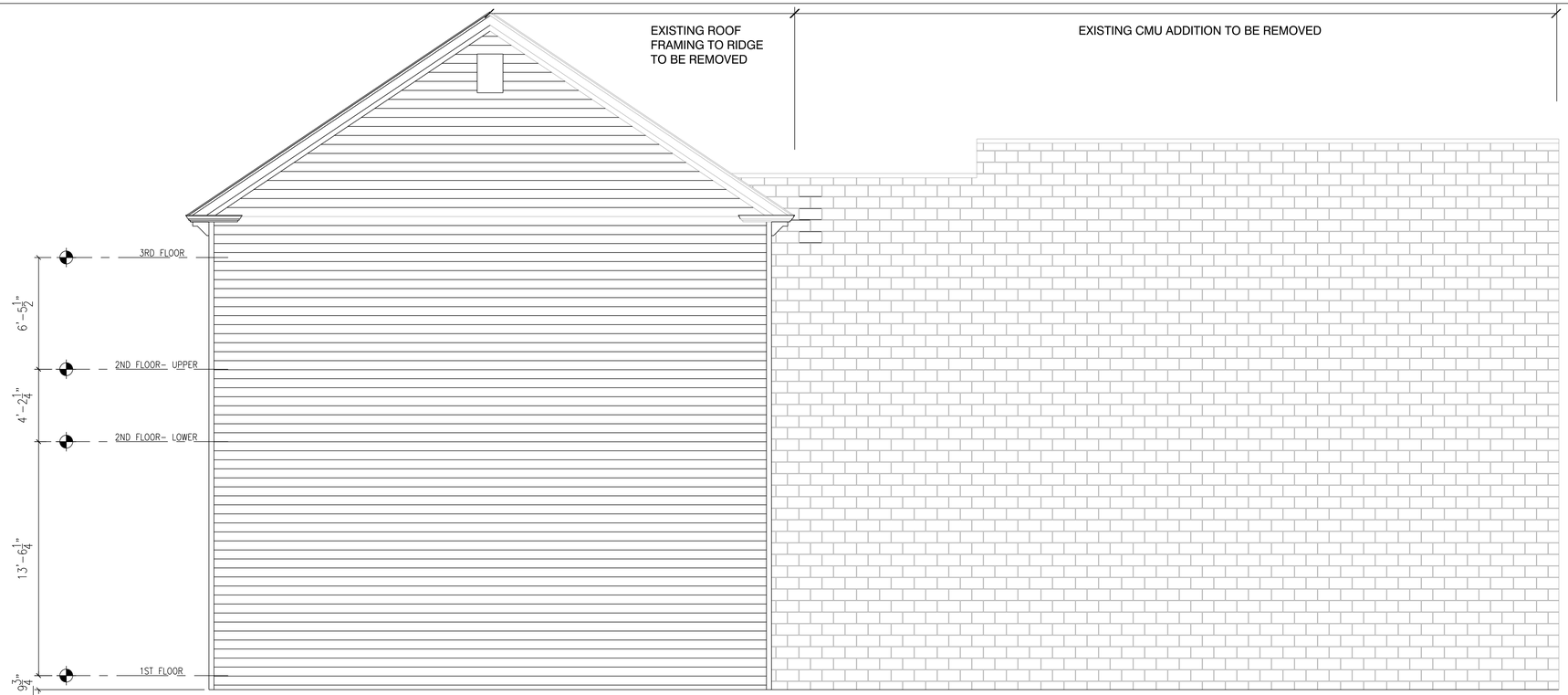
DATE: 9/3/2025

SCALE: AS NOTED

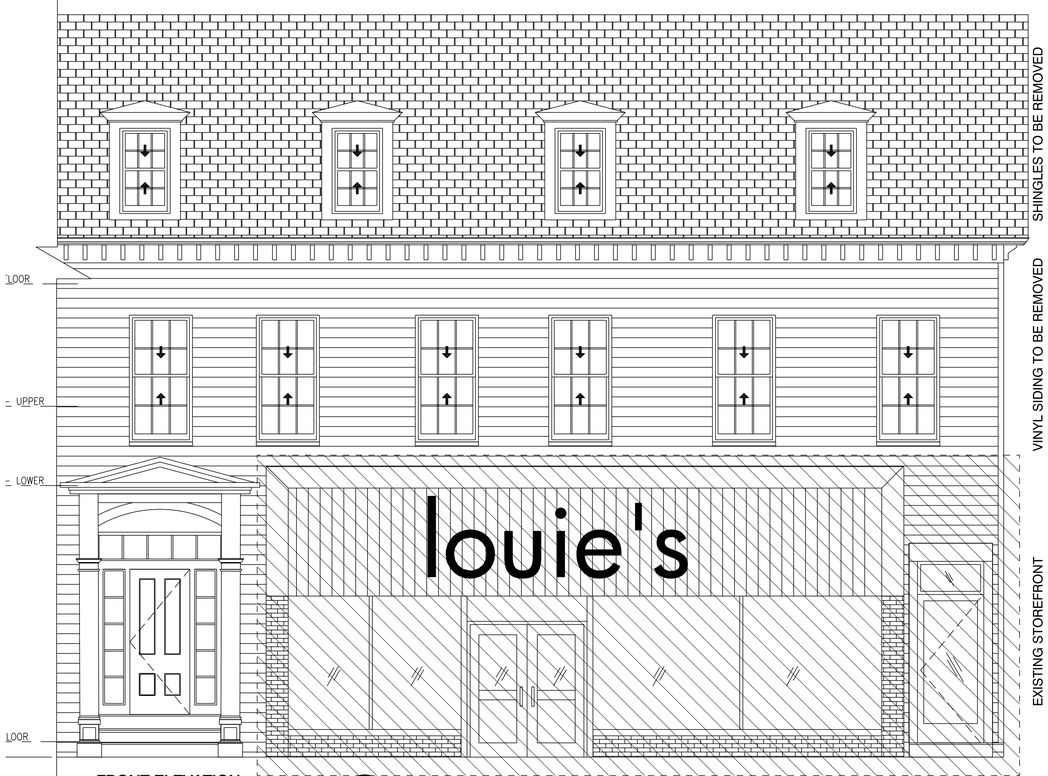
DRAWING NO.

PB1

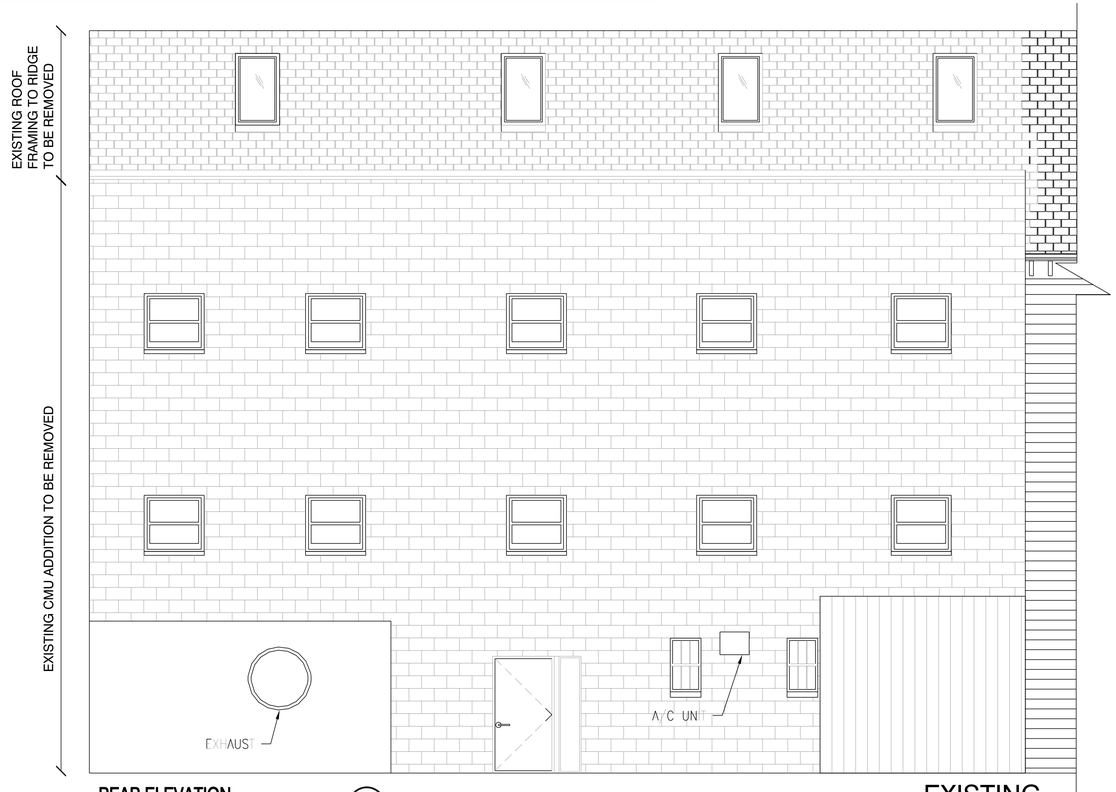
DO NOT SCALE PRINTS



SIDE ELEVATION 2



FRONT ELEVATION 1



REAR ELEVATION 3

EXISTING
SCALE: 1/4" = 1'-0"

mjk
Michael J. Keane Architects, PLLC
ARCHITECTURE
PLANNING
DESIGN
101 Kent Place
Newmarket, NH
03857
603-292-1400
mjkarchitects.com

All drawings and written materials appearing herein constitute original unpublished work of Michael J. Keane Architects, PLLC and may not be duplicated, used, or disclosed without the written consent of Michael J. Keane Architects, PLLC, Newmarket, NH. © 2018

CONSULTANTS

REVISIONS

09-03-25	CONCEPT

APPROVALS

PLANNING BOARD REVIEW

Accept only original stamp and signature
copies may contain unauthorized modifications

PROJECT

RESTORATION AND EXPANSION OF
266, 270 278 STATE STREET
AND 84 PLEASANT ST,
PORTSMOUTH NH

PNF TRUST OF 2013
282 MIDDLE STREET
Portsmouth, NH
03801

TITLE

EXISTING

DRAWN BY:
CHECKED BY:
DATE: 9/3/2025
SCALE: AS NOTED

DRAWING NO.

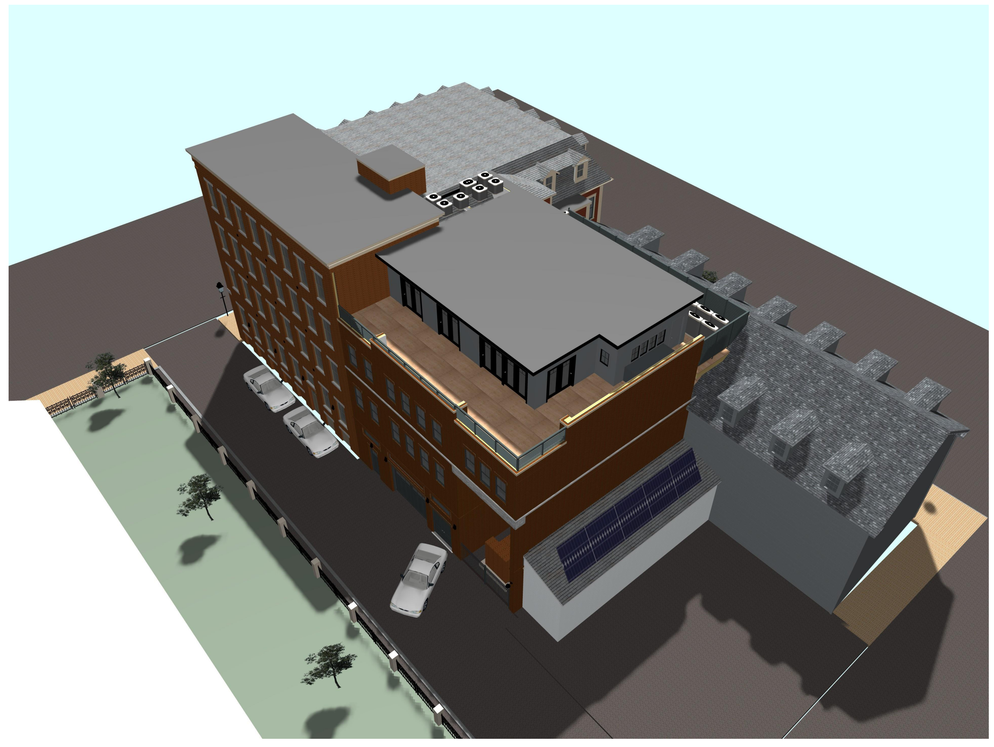
PB2

DO NOT SCALE PRINTS









DO NOT SCALE PRINTS

mjk

Michael J. Keane
Architects, PLLC

ARCHITECTURE
PLANNING
DESIGN

101 Kent Place
Newmarket, NH
03857

603-292-1400
mjkarchitects.com

All drawings and written materials appearing herein constitute original unpublished work of Michael J. Keane Architects, PLLC and may not be duplicated, used, or disclosed without the written consent of Michael J. Keane Architects, PLLC, Newmarket, NH. © 2018

CONSULTANTS

REVISIONS

09-03-25 CONCEPT

APPROVALS

PLANNING BOARD REVIEW

Accept only original stamp and signature
copies may contain unauthorized modifications

PROJECT

RESTORATION AND EXPANSION OF
266, 270 278 STATE STREET
AND 84 PLEASANT ST,
PORTSMOUTH NH

PNF TRUST OF 2013
282 MIDDLE STREET
Portsmouth, NH
03801

TITLE

RENDERINGS.

DRAWN BY:

CHECKED BY:

DATE: 9/3/2025

SCALE: AS NOTED

DRAWING NO.

PB3







mjk
Michael J. Keane
Architects, PLLC
ARCHITECTURE
PLANNING
DESIGN
101 Kent Place
Newmarket, NH
03857
603-292-1400
mjkarchitects.com

All drawings and written materials appearing herein constitute original unpublished work of Michael J. Keane Architects, PLLC and may not be duplicated, used, or disclosed without the written consent of Michael J. Keane Architects, PLLC, Newmarket, NH. © 2018

CONSULTANTS

REVISIONS

09-03-25	CONCEPT

APPROVALS

PLANNING BOARD REVIEW

Accept only original stamp and signature
copies may contain unauthorized modifications

PROJECT

RESTORATION AND EXPANSION OF
266, 270 278 STATE STREET
AND 84 PLEASANT ST,
PORTSMOUTH NH

PNF TRUST OF 2013
282 MIDDLE STREET
Portsmouth, NH
03801

TITLE

RENDERINGS

DRAWN BY:

CHECKED BY:

DATE: 9/3/2025

SCALE: AS NOTED

DRAWING NO.

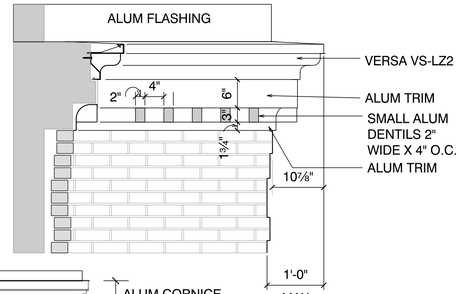
PB4

DO NOT SCALE PRINTS

ROOF SHINGLES 1

IMMITATION SLATE ROOF
ECOSTAR EMPIRE SLATE CLASS A
RANDOM WIDTH BLEND
GENEVA GROVE

CORNICE



GOOSENECK SIGN LIGHTING

RAB GNLED 13LGOOSE ANGLED CONE LED LIGHT

METAL COPING

ELEVATOR OVERRIDE BEYOND BRICK 1

ALUM CORNICE DET

BRICK ENTABLATURE

ROOF SHINGLES 1

ROOF SHINGLES 1

ROOF SHINGLES 1 VERTICAL

SIDING C

SIDING C
FIBER CEMENT PANEL STOCK
SMOOTH FINISH PAINTED

FRIEZE

GUTTER PAINTED TO MATCH TRIM

SIDING

CORNERBOARD

DOWNSPOUT PAINT TO MATCH SIDING/STOREFRONT

EXP JT

EXP JT

GRANITE A+1"

GRANITE A+2"

GRANITE A+1"

GRANITE A+2"

GRANITE A+1"

GRANITE A+1"

GRANITE A +2"

GRANITE A +1"

GRANITE B+1"

BRICK ARCH +1" SOLDIER CRS

BRICK A +1"

BRICK A

SIDING A

SIDING A
FIBER CEMENT LAP SIDING
SMOOTH FINISH 7" EXPOSURE

FLOROS BUILDING

LIGHT FIXTURE

PAINTED BORAL STOREFRONT

TURNCRAFT ARCHITECTURAL COLUMN - CEDAR PAINTED 22" +/- DIAMETER TUSCAN WITH CAP AND BASE

GRANITE B - 1/4"

PAINTED COMPOSITE WOOD STOREFRONT

BRICK A

STATE STREET ELEVATION

SCALE: 1/4" = 1'-0"

BRICK A

BE A BLEND OF STILES AND HART WATERSTRUCK LIGHT RED AND WATERSTRUCK BARRINGTON RED WITH 1/4" JOINTS

BARRINGTON RED WATERSTRUCK LIGHT RED WATERSTRUCK

GRANITE

"+ X" = PROJECTION FROM FACE OF BRICK
"- X" = RECESS FROM FACE OF BRICK

SWENSON GRANITE - WOODBURY GRAY

GRANITE A - SPLIT FACED FRONT SAWN BALANCE

GRANITE B SAWN FACE 6 SIDES

DO NOT SCALE PRINTS

mjk
Michael J. Keane Architects, PLLC
ARCHITECTURE
PLANNING
DESIGN
101 Kent Place
Newmarket, NH
03857
603-292-1400
mjkarchitects.com

All drawings and written materials appearing herein constitute original unpublished work of Michael J. Keane Architects, PLLC and may not be duplicated, used, or disclosed without the written consent of Michael J. Keane Architects, PLLC, Newmarket, NH. © 2018

CONSULTANTS

REVISIONS

09-03-25 CONCEPT

APPROVALS

PLANNING BOARD REVIEW

Accept only original stamp and signature
copies may contain unauthorized modifications

PROJECT

RESTORATION AND EXPANSION OF 266, 270 278 STATE STREET AND 84 PLEASANT ST, PORTSMOUTH NH

PNF TRUST OF 2013
282 MIDDLE STREET
Portsmouth, NH
03801

TITLE

STATE STREET ELEVATION

DRAWN BY:

CHECKED BY:

DATE: 9/3/2025

SCALE: AS NOTED

DRAWING NO.

PB5



PLEASANT STREET ELEVATION

SCALE: 1/4" = 1'-0"

DO NOT SCALE PRINTS

mjk

Michael J. Keane
Architects, PLLC

ARCHITECTURE
PLANNING
DESIGN

101 Kent Place
Newmarket, NH
03857

603-292-1400
mjkarchitects.com

All drawings and written materials appearing herein constitute original unpublished work of Michael J. Keane Architects, PLLC and may not be duplicated, used, or disclosed without the written consent of Michael J. Keane Architects, PLLC, Newmarket, NH. © 2018

CONSULTANTS

REVISIONS

09-03-25	CONCEPT

APPROVALS

PLANNING BOARD REVIEW

Accept only original stamp and signature
copies may contain unauthorized modifications

PROJECT

RESTORATION AND EXPANSION OF
266, 270 278 STATE STREET
AND 84 PLEASANT ST,
PORTSMOUTH NH

PNF TRUST OF 2013
282 MIDDLE STREET
Portsmouth, NH
03801

TITLE

PLEASANT ST ELEV

DRAWN BY:

CHECKED BY:

DATE: 9/3/2025

SCALE: AS NOTED

DRAWING NO.

PB6



CHURCH STREET ELEVATION

SCALE: 3/16" = 1'-0"

BRICK B

MORIN BRICK BRUSHED VELOUR
NARROW FLASH 3/8" JOINTS

WROUGHT IRON GATE

GREENWICH DESIGN BY CASSIDY BROS FORGE OR EQUAL 6 FEET HIGH

WALL PACK LIGHT FIXTURE

RAB SLIM17FA30ADJ 30W

VENT LOUVERS

GREENHECK EAC-601 OR EQUAL
COMBINATION LOUVER AND DAMPER
COLOR MATCH TO DOORS OR WINDOWS
AS NOTED

GARAGE DOOR

OVERHEAD DOOR SIGNATURE CARRIAGE SERIES
BRISTOL WIDE PR3 WOOD DOOR PAINTED
12' WIDE X 9' HIGH

mjk
Michael J. Keane Architects, PLLC
ARCHITECTURE
PLANNING
DESIGN
101 Kent Place
Newmarket, NH
03857
603-292-1400
mjkarchitects.com

All drawings and written materials appearing herein constitute original unpublished work of Michael J. Keane Architects, PLLC and may not be duplicated, used, or disclosed without the written consent of Michael J. Keane Architects, PLLC, Newmarket, NH. © 2018

CONSULTANTS

REVISIONS

09-03-25 CONCEPT

APPROVALS

PLANNING BOARD REVIEW

Accept only original stamp and signature
copies may contain unauthorized modifications

PROJECT

RESTORATION AND EXPANSION OF
266, 270 278 STATE STREET
AND 84 PLEASANT ST,
PORTSMOUTH NH

PNF TRUST OF 2013
282 MIDDLE STREET
Portsmouth, NH
03801

TITLE

CHURCH STREET ELEVATION

DRAWN BY:

CHECKED BY:

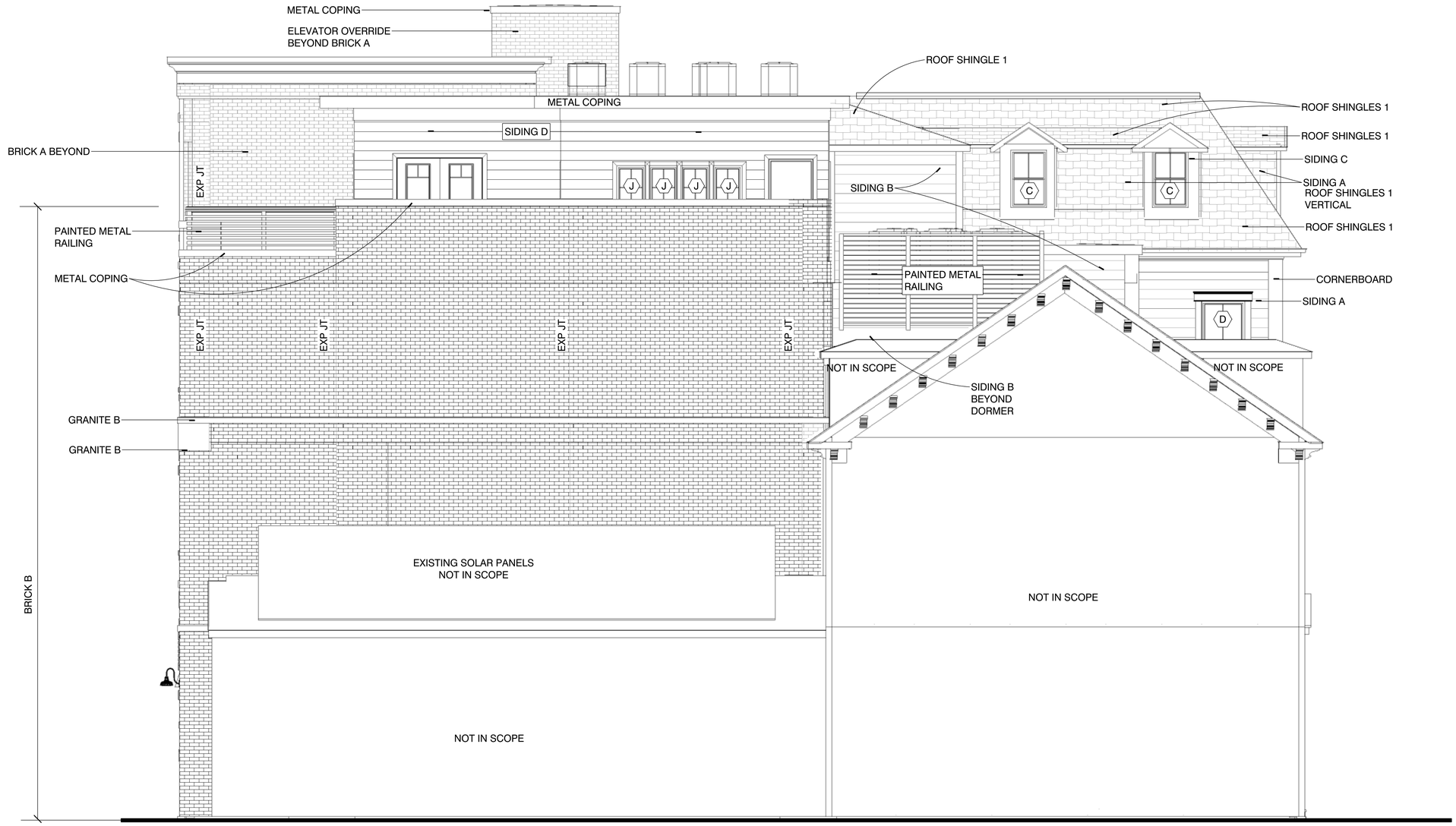
DATE: 9/3/2025

SCALE: AS NOTED

DRAWING NO.

PB7

DO NOT SCALE PRINTS



COURT STREET ELEVATION

SCALE: 1/4" = 1'-0"

mjk

Michael J. Keane
Architects, PLLC

ARCHITECTURE
PLANNING
DESIGN

101 Kent Place
Newmarket, NH
03857

603-292-1400
mjkarchitects.com

All drawings and written materials appearing herein constitute original unpublished work of Michael J. Keane Architects, PLLC and may not be duplicated, used, or disclosed without the written consent of Michael J. Keane Architects, PLLC, Newmarket, NH. © 2018

CONSULTANTS

REVISIONS

09-03-25 CONCEPT

APPROVALS

PLANNING BOARD REVIEW

Accept only original stamp and signature
copies may contain unauthorized modifications

PROJECT

RESTORATION AND EXPANSION OF
266, 270 278 STATE STREET
AND 84 PLEASANT ST,
PORTSMOUTH NH

PNF TRUST OF 2013
282 MIDDLE STREET
Portsmouth, NH
03801

TITLE

COURT STREET ELEVATION

DRAWN BY:

CHECKED BY:

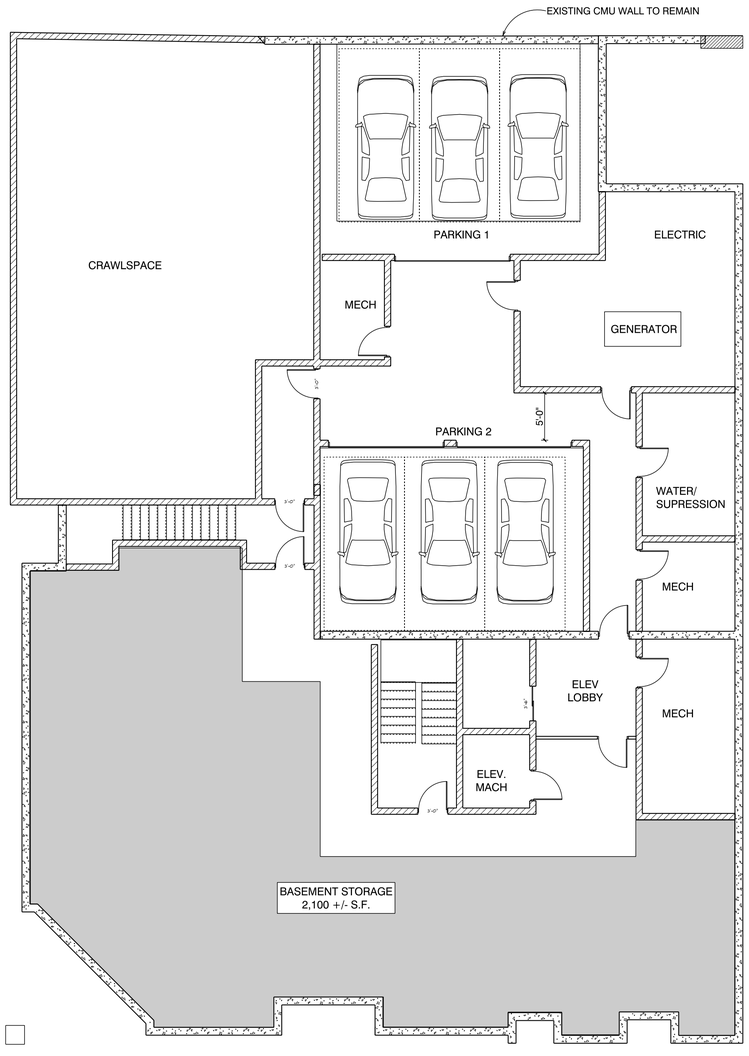
DATE: 9/3/2025

SCALE: AS NOTED

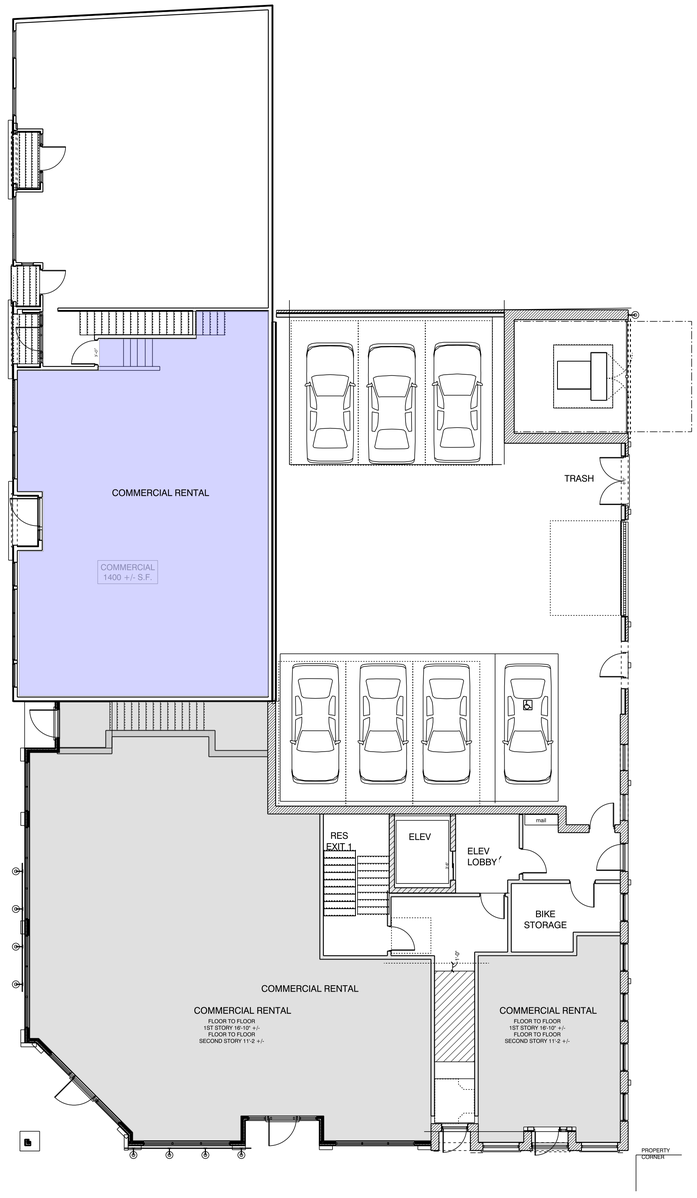
DRAWING NO.

PB8

DO NOT SCALE PRINTS



BASEMENT PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 0.1041" = 1'-0"

mjk
Michael J. Keane
Architects, PLLC
ARCHITECTURE
PLANNING
DESIGN
101 Kent Place
Newmarket, NH
03857
603-292-1400
mjkarchitects.com

All drawings and written materials appearing herein constitute original unpublished work of Michael J. Keane Architects, PLLC and may not be duplicated, used, or disclosed without the written consent of Michael J. Keane Architects, PLLC, Newmarket, NH. © 2018

CONSULTANTS

REVISIONS

09-03-25 CONCEPT

APPROVALS

PLANNING BOARD REVIEW

Accept only original stamp and signature
copies may contain unauthorized modifications

PROJECT

RESTORATION AND EXPANSION OF
266, 270 278 STATE STREET
AND 84 PLEASANT ST,
PORTSMOUTH NH

PNF TRUST OF 2013
282 MIDDLE STREET
Portsmouth, NH
03801

TITLE

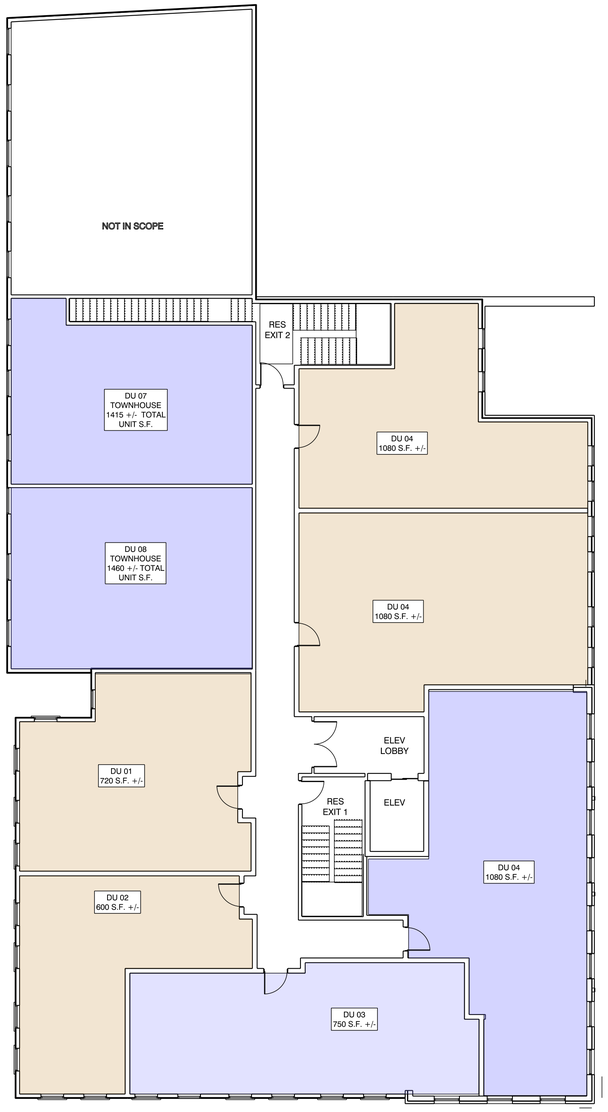
BASEMENT & 1ST FLR PLAN

DRAWN BY:
CHECKED BY:
DATE: 9/3/2025
SCALE: AS NOTED

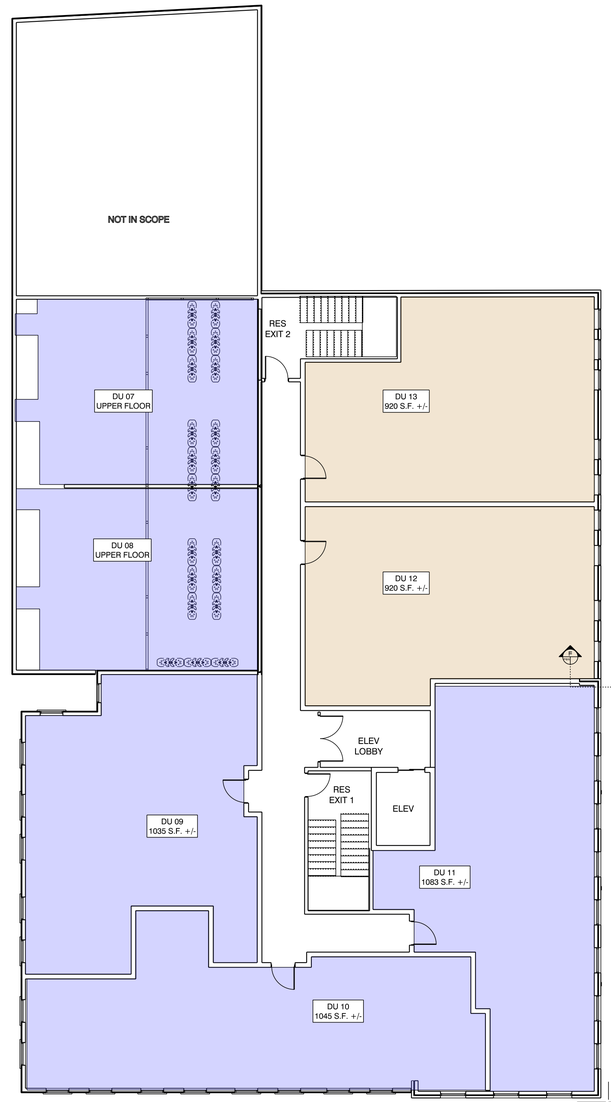
DRAWING NO.

PB9

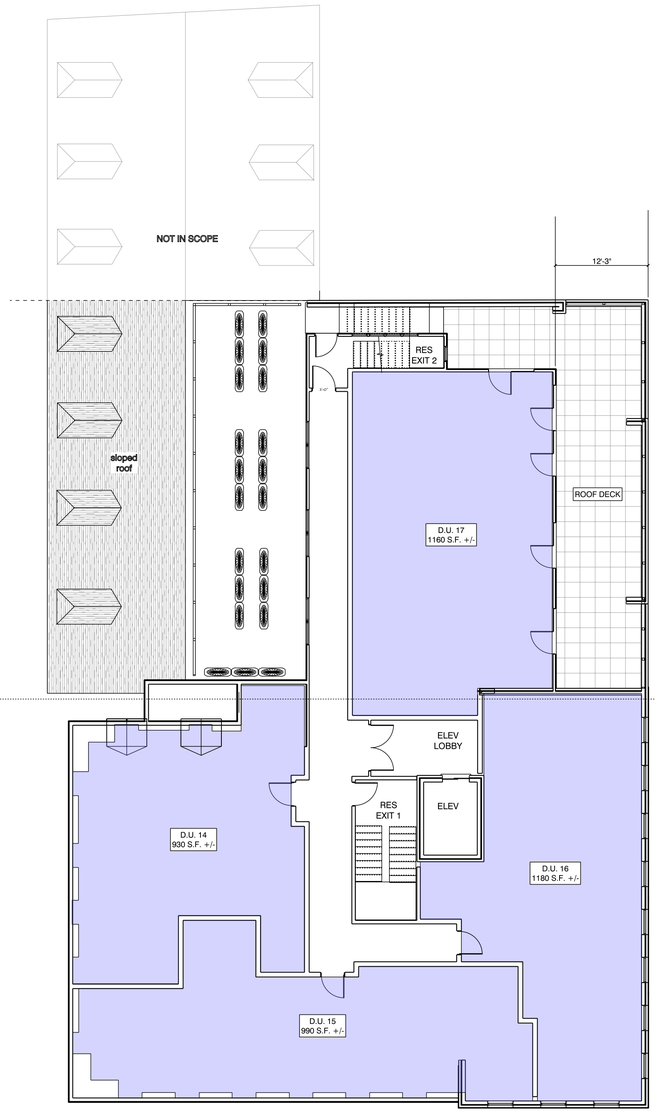
DO NOT SCALE PRINTS



SECOND FLOOR PLAN
SCALE: 1" = 10'-0"



THIRD FLOOR PLAN
SCALE: 1" = 10'-0"



FOURTH FLOOR PLAN
SCALE: 1" = 10'-0"

mjk
Michael J. Keane Architects, PLLC
ARCHITECTURE
PLANNING
DESIGN
101 Kent Place
Newmarket, NH
03857
603-292-1400
mjkarchitects.com

All drawings and written materials appearing herein constitute original unpublished work of Michael J. Keane Architects, PLLC and may not be duplicated, used, or disclosed without the written consent of Michael J. Keane Architects, PLLC, Newmarket, NH. © 2018

CONSULTANTS

REVISIONS

09-03-25 CONCEPT

APPROVALS

PLANNING BOARD REVIEW

Accept only original stamp and signature copies may contain unauthorized modifications

PROJECT

RESTORATION AND EXPANSION OF 266, 270 278 STATE STREET AND 84 PLEASANT ST, PORTSMOUTH NH

PNF TRUST OF 2013
282 MIDDLE STREET
Portsmouth, NH
03801

TITLE

UPPER LEVEL PLANS

DRAWN BY:

CHECKED BY:

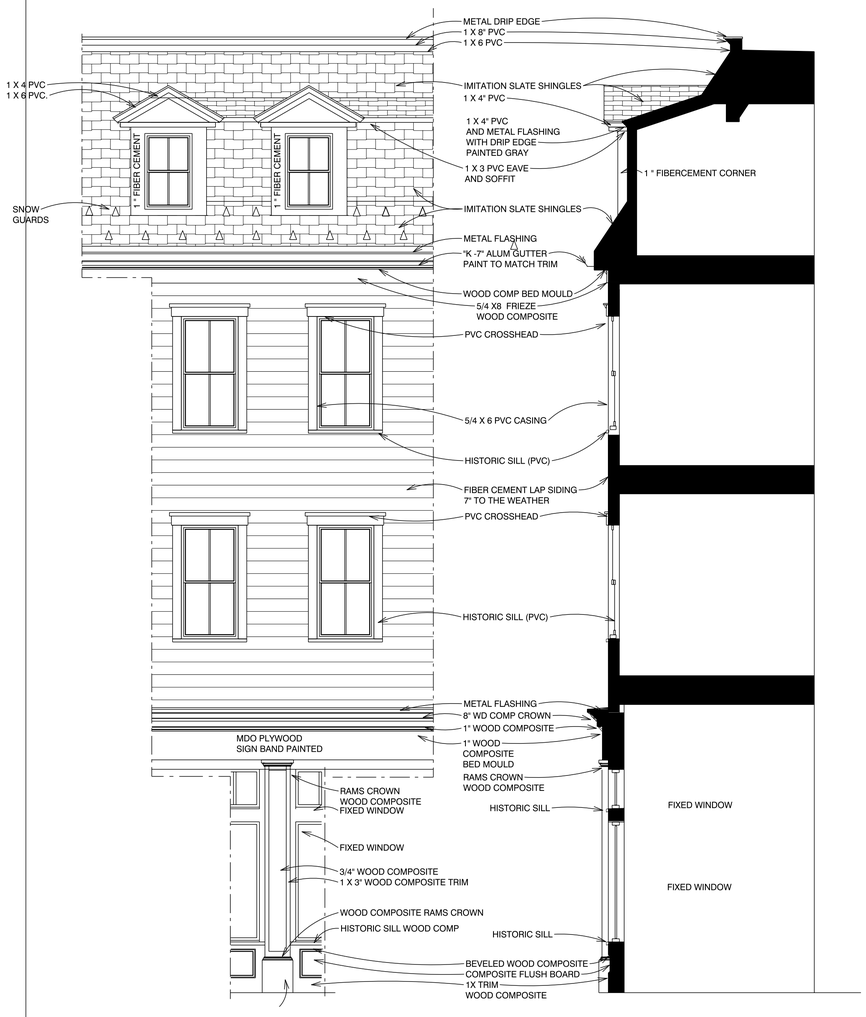
DATE: 9/3/2025

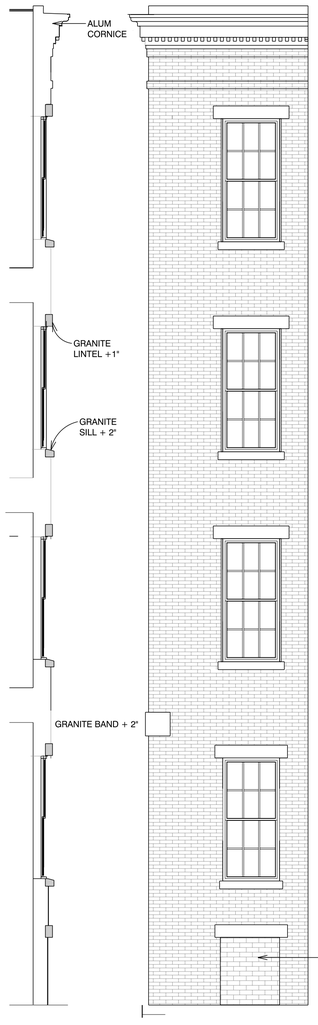
SCALE: AS NOTED

DRAWING NO.

PB10

DO NOT SCALE PRINTS







mjk

Michael J. Keane
Architects, PLLC

ARCHITECTURE
PLANNING
DESIGN

101 Kent Place
Newmarket, NH
03857

603-292-1400
mjkarchitects.com

All drawings and written materials appearing herein constitute original unpublished work of Michael J. Keane Architects, PLLC and may not be duplicated, used, or disclosed without the written consent of Michael J. Keane Architects, PLLC, Newmarket, NH. © 2018

CONSULTANTS

REVISIONS

09-03-25	CONCEPT

APPROVALS

PLANNING BOARD REVIEW

Accept only original stamp and signature
copies may contain unauthorized modifications

PROJECT

RESTORATION AND EXPANSION OF
266, 270 278 STATE STREET
AND 84 PLEASANT ST,
PORTSMOUTH NH

PNF TRUST OF 2013
282 MIDDLE STREET
Portsmouth, NH
03801

TITLE

FACADE DETAIL 1

DRAWN BY:

CHECKED BY:

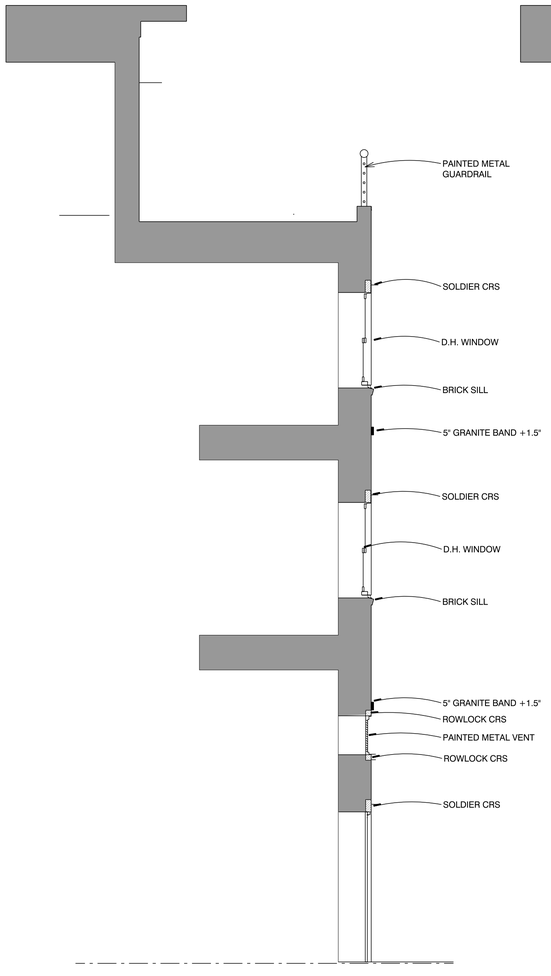
DATE: 9/3/2025

SCALE: AS NOTED

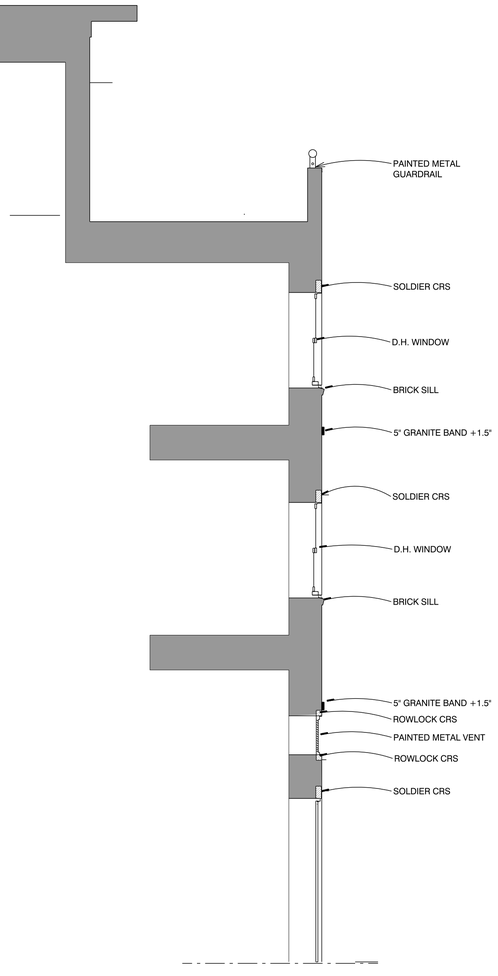
DRAWING NO.

PB11

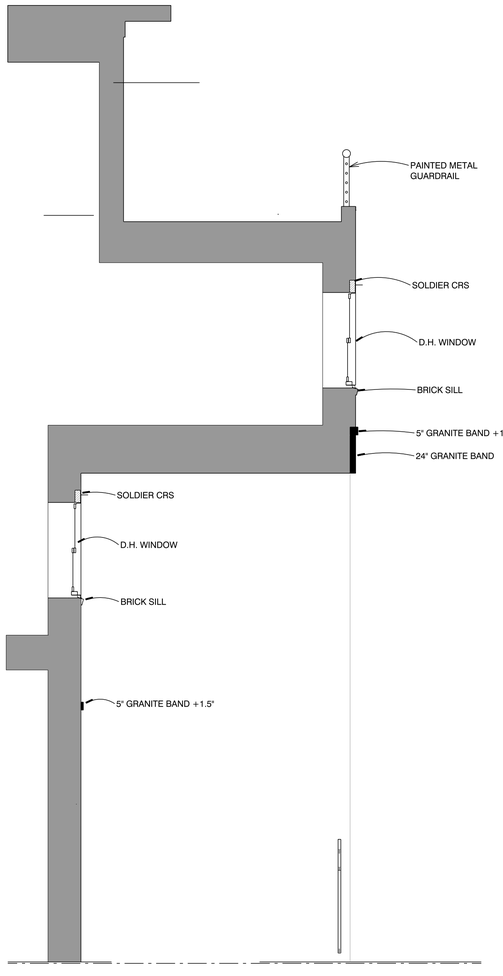
DO NOT SCALE PRINTS



SECTION D



SECTION E



SECTION F

CHURCH STREET SECTIONS

SCALE: 1/4" = 1'-0"

mjk
Michael J. Keane Architects, PLLC
ARCHITECTURE
PLANNING
DESIGN
101 Kent Place
Newmarket, NH
03857
603-292-1400
mjkarchitects.com

All drawings and written materials appearing herein constitute original unpublished work of Michael J. Keane Architects, PLLC and may not be duplicated, used, or disclosed without the written consent of Michael J. Keane Architects, PLLC, Newmarket, NH. © 2018

CONSULTANTS

REVISIONS

09-03-25 CONCEPT

APPROVALS

PLANNING BOARD REVIEW

Accept only original stamp and signature copies may contain unauthorized modifications

PROJECT

RESTORATION AND EXPANSION OF 266, 270 278 STATE STREET AND 84 PLEASANT ST, PORTSMOUTH NH

PNF TRUST OF 2013
282 MIDDLE STREET
Portsmouth, NH
03801

TITLE

FACADE DETAIL 2

DRAWN BY:

CHECKED BY:

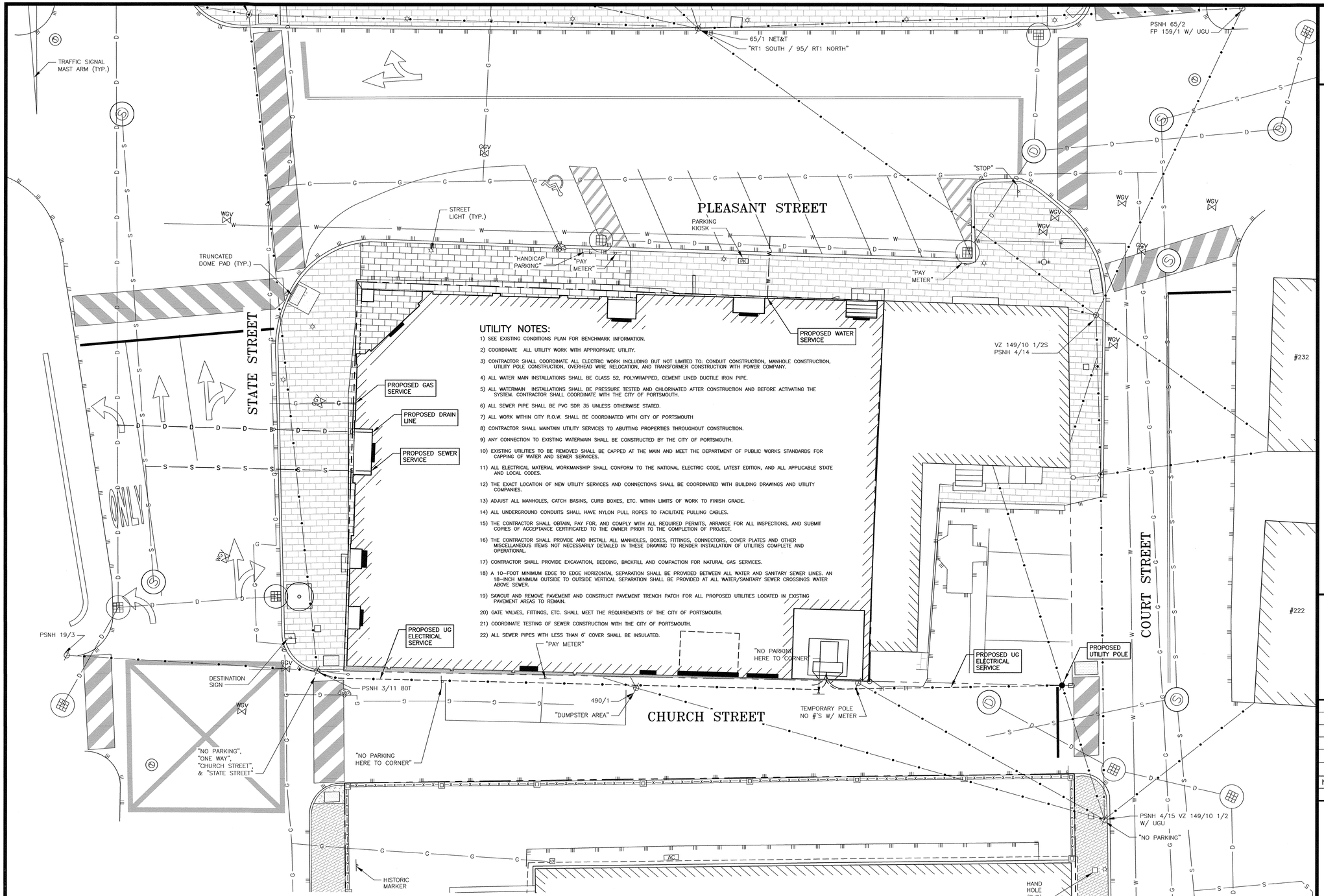
DATE: 9/3/2025

SCALE: AS NOTED

DRAWING NO.

PB12

DO NOT SCALE PRINTS



UTILITY NOTES:

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

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

GRAPHIC SCALE

10 5 0 10 20 30 40 FEET
3 0 5 10 METERS

TRUE RCRD NORTH C-4259

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

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

4) INSTALL CATCH BASIN INLET PROTECTION ON ALL EXISTING AND PROPOSED CATCH BASINS (IN THE PROJECT VICINITY) UNTIL CONSTRUCTION IS COMPLETED AND THE SITE IS STABILIZED.

5) ALL WATER MAIN AND SANITARY SEWER WORK SHALL MEET THE STANDARDS OF THE NEW HAMPSHIRE STATE PLUMBING CODE AND CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS.

6) UTILITY AS-BUILTS SHALL BE SUBMITTED TO THE CITY OF PORTSMOUTH DEPARTMENT OF PUBLIC WORKS UPON COMPLETION OF THE PROJECT.

7) EVERSOURCE WORK ORDER 22436499.

8) PROPOSED SEWER FLOW:
RESIDENTIAL:
17 UNITS X 170 GPD/UNITS = 2,890 GPD
COMMERCIAL:
3,802 S.F.
3,802 X 5 GPD/100 S.F. = 190 GPD.

TOTAL PROPOSED SEWER FLOW: 3,080 GPD.

9) THE APPLICANT SHALL HAVE A COMMUNICATIONS SITE SURVEY CONDUCTED BY A MOTOROLA COMMUNICATIONS CARRIER APPROVED BY THE PORTSMOUTH'S COMMUNICATIONS DIVISION. THE RADIO COMMUNICATIONS CARRIER MUST BE FAMILIAR AND CONVERSANT WITH THE PORTSMOUTH POLICE AND FIRE RADIO SYSTEMS CONFIGURATION. IF THE SITE SURVEY INDICATES THAT IT IS NECESSARY TO INSTALL A SIGNAL REPEATER EITHER ON OR NEAR THE PROPOSED PROJECT, THOSE COSTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER WILL BE REQUIRED TO MAINTAIN ANY INSTALLED EQUIPMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE TO PAY FOR THE SITE SURVEY WHETHER OR NOT THE SURVEY INDICATES THAT EQUIPMENT IS NECESSARY. THE OWNER SHALL COORDINATE WITH THE SUPERVISOR OF RADIO COMMUNICATIONS FOR PORTSMOUTH. THE SURVEY SHALL BE COMPLETED AND ANY REQUIRED EQUIPMENT INSTALLED, TESTED, AND ACCEPTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

10) FINAL CONDUIT LOCATION SUBJECT TO CONFIRMATION FROM UTILITY PROVIDERS.

11) EXISTING UTILITIES TO BE ABANDONED SHALL BE REMOVED TO THE UTILITY MAIN AND CAPPED PER THE UTILITY COMPANY REQUIREMENT.

FLOROS BUILDING STATE AND PLEASANT STREET PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
1	REVISED BUILDING	08/18/25
0	ISSUED FOR COMMENT	5/1/24

REVISIONS

STATE OF NEW HAMPSHIRE
JOHN R. CHAGNON
NO. 7851
LICENSED PROFESSIONAL ENGINEER

SCALE: 1"=10' APRIL 2024

UTILITY PLAN

C4

FB 321 PG 58

5010129 3150

P:\NH\5010129-Floros_Keith_Group\3150-State Street-REV2024 Site Plan\Plans & Specs\Sht\3150 Site NEW 2024.dwg, 8/2/2025 9:16:12 AM

EROSION CONTROL NOTES

CONSTRUCTION SEQUENCE

DO NOT BEGIN CONSTRUCTION UNTIL ALL LOCAL, STATE AND FEDERAL PERMITS HAVE BEEN APPLIED FOR AND RECEIVED.

THE FOLLOWING REPRESENTS THE GENERAL OBSERVATION AND REPORTING PRACTICES THAT SHALL BE FOLLOWED AS PART OF THIS PROJECT:

1. OBSERVATIONS OF THE PROJECT FOR COMPLIANCE WITH THE CITY OF PORTSMOUTH CMMP SHALL BE MADE BY THE CONTRACTOR AT LEAST ONCE A WEEK OR WITHIN 24 HOURS OF A STORM 0.25 INCHES OR GREATER;
2. AN OBSERVATION REPORT SHALL BE MADE AFTER EACH OBSERVATION AND DISTRIBUTED TO THE ENGINEER, THE OWNER, AND THE CONTRACTOR;
3. A REPRESENTATIVE OF THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR ACTIVITIES;
4. IF A REPAIR IS NECESSARY, IT SHALL BE INITIATED WITHIN 24 HOURS OF REPORT.

INSTALL PERIMETER CONTROLS, i.e., SILTSOXX AND CATCH BASIN PROTECTION AROUND THE LIMITS OF DISTURBANCE BEFORE ANY EARTH MOVING OPERATIONS. THE USE OF HAYBALES IS NOT ALLOWED.

THE CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) PRIOR TO ANY EXCAVATION ACTIVITIES. PLACE FODS AS NEEDED.

CUT AND GRUB ALL TREES, SHRUBS, SAPLINGS, BRUSH, VINES AND REMOVE OTHER DEBRIS AND RUBBISH AS REQUIRED. DEMOLISH BUILDINGS AND FENCES AS NEEDED. CONSTRUCT FOUNDATIONS.

ROUGH GRADE SITE.

LAYOUT AND INSTALL ALL BURIED UTILITIES TO THE PROPOSED BUILDING FOUNDATIONS. CAP AND MARK TERMINATIONS OR LOG SWING TIES.

CONSTRUCT BUILDING.

CONNECT UTILITIES.

PLACE BINDER LAYER OF PAVEMENT FOR SIDEWALKS.

AFTER BUILDINGS ARE COMPLETED, FINISH ALL REMAINING SIDEWALK WORK.

REMOVE TRAPPED SEDIMENTS FROM COLLECTION DEVICES AS APPROPRIATE, AND THEN REMOVE TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF FINAL STABILIZATION OF THE SITE.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A BUILDING REDEVELOPMENT WITH ASSOCIATED UTILITIES AND PARKING.

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 0.275 ACRES.

BASED ON THE USCS WEB SOIL SURVEY THE SOILS ON SITE CONSIST OF URBAN LAND WHICH HAS AN UNSPECIFIED HYDROLOGIC SOIL GROUP RATING, ASSUMED D.

THE STORMWATER RUNOFF FROM THE SITE WILL BE DISCHARGED VIA A CLOSED DRAINAGE SYSTEM TO THE CITY OF PORTSMOUTH CLOSED DRAINAGE SYSTEM WHICH ULTIMATELY FLOWS TO THE PISCATAQUA RIVER.

GENERAL CONSTRUCTION NOTES

THE EROSION CONTROL PROCEDURES SHALL CONFORM TO SECTION 645 OF THE "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" OF THE NHDOT, AND "STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE", THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED. THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT. NO DISTURBED AREA SHALL BE LEFT UNSTABILIZED FOR MORE THAN 45 DAYS.

ANY DISTURBED AREAS WHICH ARE TO BE LEFT TEMPORARILY, AND WHICH WILL BE REGRADED LATER DURING CONSTRUCTION SHALL BE MACHINE HAY MULCHED AND SEEDED WITH RYE GRASS TO PREVENT EROSION.

THE PROJECT IS TO BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

DUST CONTROL: DUST CONTROL MEASURES SHALL INCLUDE BUT ARE NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING.
DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM THE SITE TO ABUTTING AREAS.
IF TEMPORARY STABILIZATION PRACTICES, SUCH AS TEMPORARY VEGETATION AND MULCHING, DO NOT ADEQUATELY REDUCE DUST GENERATION, APPLICATION OF WATER OR CALCIUM CHLORIDE SHALL BE APPLIED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

SILTSOXX SHALL BE PERIODICALLY INSPECTED DURING THE LIFE OF THE PROJECT AND AFTER EACH STORM. ALL DAMAGED SILTSOXX SHALL BE REPAIRED. SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED IN A SECURED LOCATION.

ALL FILLS SHALL BE PLACED AND COMPACTED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS.

ALL NON-STRUCTURAL, SITE-FILL SHALL BE PLACED AND COMPACTED TO 90% MODIFIED PROCTOR DENSITY IN LAYERS NOT EXCEEDING 18 INCHES IN THICKNESS UNLESS OTHERWISE NOTED.

FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIAL, TRASH, WOODY DEBRIS, LEAVES, BRUSH OR ANY DELETERIOUS MATTER SHALL NOT BE INCORPORATED INTO FILLS.

FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATION SUBGRADE.

DURING CONSTRUCTION AND UNTIL ALL DEVELOPED AREAS ARE FULLY STABILIZED, ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH ONE HALF INCH OF RAINFALL.

THE CONTRACTOR SHALL MODIFY OR ADD EROSION CONTROL MEASURES AS NECESSARY TO ACCOMMODATE PROJECT CONSTRUCTION.

AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:

- BASE COURSE GRAVELS HAVE BEEN INSTALLED ON AREAS TO BE PAVED
- A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
- A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED
- EROSION CONTROL BLANKETS HAVE BEEN INSTALLED.
- IN AREAS TO BE PAVED, "STABLE" MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.

STABILIZATION SHALL BE INITIATED ON ALL STOCKPILES, AND DISTURBED AREAS, WHERE CONSTRUCTION ACTIVITY SHALL NOT OCCUR FOR MORE THAN TWENTY-ONE (21) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA.

STABILIZATION MEASURES TO BE USED INCLUDE:

- TEMPORARY SEEDING;
- MULCHING.

MAINTENANCE AND PROTECTION

THE SILTSOXX BARRIER AND CATCH BASIN FILTERS SHALL BE CHECKED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

THE CATCH BASIN INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

WINTER NOTES

ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATED GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.

ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS;

AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3, OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOW AFTER EACH STORM EVENT;

STOCKPILES

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CATCH BASINS, SWALES, AND CULVERTS.
2. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO THE ONSET OF PRECIPITATION.
3. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
4. PROTECT ALL STOCKPILES FROM STORMWATER RUN-OFF USING TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT SOCK, OR OTHER APPROVED PRACTICE TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.

CONCRETE WASHOUT AREA

THE FOLLOWING ARE THE ONLY NON-STORMWATER DISCHARGES ALLOWED. ALL OTHER NON-STORMWATER DISCHARGES ARE PROHIBITED ON SITE:

1. THE CONCRETE DELIVERY TRUCKS SHALL, WHENEVER POSSIBLE, USE WASHOUT FACILITIES AT THEIR OWN PLANT OR DISPATCH FAILITY;
2. IF IT IS NECESSARY, SITE CONTRACTOR SHALL DESIGNATE SPECIFIC WASHOUT AREAS AND DESIGN FACILITIES TO HANDLE ANTICIPATED WASHOUT WATER;
3. CONTRACTOR SHALL LOCATE WASHOUT AREAS AT LEAST 150 FEET AWAY FROM STORM DRAINS, SWALES AND SURFACE WATERS OR DELINEATED WETLANDS;
4. INSPECT WASHOUT FACILITIES DAILY TO DETECT LEAKS OR TEARS AND TO IDENTIFY WHEN MATERIALS NEED TO BE REMOVED.

ALLOWABLE NON-STORMWATER DISCHARGES

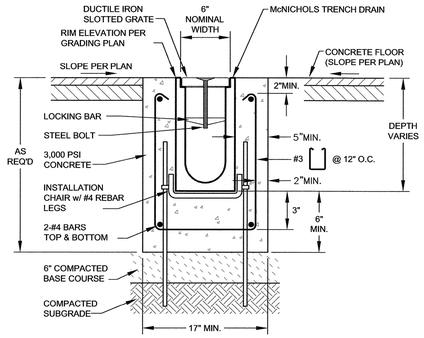
1. FIRE-FIGHTING ACTIVITIES;
2. FIRE HYDRANT FLUSHING;
3. WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED;
4. WATER USED TO CONTROL DUST;
5. POTABLE WATER INCLUDING UNCONTAMINATED WATER LINE FLUSHING;
6. ROUTINE EXTERNAL BUILDING WASH DOWN WHERE DETERGENTS ARE NOT USED;
7. PAVEMENT WASH WATERS WHERE DETERGENTS ARE NOT USED;
8. UNCONTAMINATED AIR CONDITIONING/COMPRESSOR CONDENSATION;
9. UNCONTAMINATED GROUND WATER OR SPRING WATER;
10. FOUNDATION OR FOOTING DRAINS WHICH ARE UNCONTAMINATED;
11. UNCONTAMINATED EXCAVATION DEWATERING;
12. LANDSCAPE IRRIGATION.

WASTE DISPOSAL

1. WASTE MATERIAL
   - 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;
   - NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE;
   - ALL PERSONNEL SHALL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.
2. HAZARDOUS WASTE
   - ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER;
   - SITE PERSONNEL SHALL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.
3. SANITARY WASTE
   - ALL SANITARY WASTE SHALL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

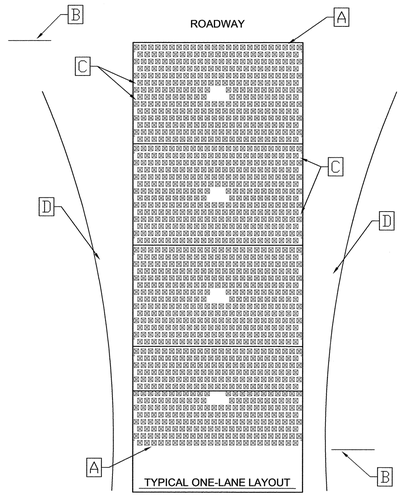
BLASTING NOTES

1. CONTRACTOR SHALL CONTACT THE NHDES AND/OR LOCAL JURISDICTION PRIOR TO
2. COMMENCING ANY BLASTING ACTIVITIES.
3. FOR ANY PROJECT FOR WHICH BLASTING OF BEDROCK IS ANTICIPATED, THE APPLICANT
4. SHALL SUBMIT A BLASTING PLAN THAT IDENTIFIES:
   - WHERE THE BLASTING ACTIVITIES ARE ANTICIPATED TO OCCUR;
   - THE ESTIMATED QUANTITY OF BLAST ROCK IN CUBIC YARDS; AND
   - SITE-SPECIFIC BLASTING BEST MANAGEMENT PRACTICES.



EVAPORATOR TRENCH DETAIL

NTS



INSTALLATION:
THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED LAND AREA ONTO A PAVED STREET. THIS MANUAL IS A PLATFORM FROM WHICH TO INSTALL A FODS TRACKOUT CONTROL SYSTEM. (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE.) THE INSTALLATION MAY NEED TO BE MODIFIED TO MEET THE EXISTING CONDITIONS, EXPECTATIONS, OR DEMANDS OF A PARTICULAR SITE. THIS IS A GUIDELINE. ULTIMATELY THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AT THE ENTRANCE AND EXIT TO CAUTION USERS AND OTHERS.

KEY NOTES:

A. FODS TRACKOUT CONTROL SYSTEM MAT.
B. FODS SAFETY SIGN.
C. ANCHOR POINT.
D. SILT OR ORANGE CONSTRUCTION FENCE.

INSTALLATION:

1. THE SITE WHERE THE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED SHOULD CORRESPOND TO BEST MANAGEMENT PRACTICES AS MUCH AS POSSIBLE. THE SITE WHERE FODS TRACKOUT CONTROL SYSTEM IS PLACED SHOULD ALSO MEET OR EXCEED THE LOCAL JURISDICTION OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
2. CALL FOR UTILITY LOCATES 3 BUSINESS DAYS IN ADVANCE OF THE OF FODS TRACKOUT CONTROL SYSTEM INSTALLATION FOR THE MARKING OF UNDERGROUND UTILITIES. CALL THE UTILITY NOTIFICATION CENTER AT 811.
3. ONCE THE SITE IS ESTABLISHED WHERE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED, ANY EXCESSIVE UNEVEN TERRAIN SHOULD BE LEVELED OUT OR REMOVED SUCH AS LARGE ROCKS, LANDSCAPING MATERIALS, OR SUDDEN ABRUPT CHANGES IN ELEVATION.
4. THE INDIVIDUAL MATS CAN START TO BE PLACED INTO POSITION. THE FIRST MAT SHOULD BE PLACED NEXT TO THE CLOSEST POINT OF EGRESS. THIS WILL ENSURE THAT THE VEHICLE WILL EXIT STRAIGHT FROM THE SITE ONTO THE PAVED SURFACE.
8. AFTER THE FIRST MAT IS PLACED DOWN IN THE PROPER LOCATION, MATS SHOULD BE ANCHORED TO PREVENT THE POTENTIAL MOVEMENT WHILE THE ADJOINING MATS ARE INSTALLED. ANCHORS SHOULD BE PLACED AT EVERY ANCHOR POINT (IF FEASIBLE) TO HELP MAINTAIN THE MAT IN ITS CURRENT POSITION.
9. AFTER THE FIRST MAT IS ANCHORED IN ITS PROPER PLACE, AN H BRACKET SHOULD BE PLACED AT THE END OF THE FIRST MAT BEFORE ANOTHER MAT IS PLACED ADJACENT TO THE FIRST MAT.
10. ONCE THE SECOND MAT IS PLACED ADJACENT TO THE FIRST MAT, MAKE SURE THE H BRACKET IS CORRECTLY SITUATED BETWEEN THE TWO MATS, AND SLIDE MATS TOGETHER.
11. NEXT THE CONNECTOR STRAPS SHOULD BE INSTALLED TO CONNECT THE TWO MATS TOGETHER.
12. UPON PLACEMENT OF EACH NEW MAT IN THE SYSTEM, THAT MAT SHOULD BE ANCHORED AT EVERY ANCHOR POINT TO HELP STABILIZE THE MAT AND ENSURE THE SYSTEM IS CONTINUOUS WITH NO GAPS IN BETWEEN THE MATS.
13. SUCCESSIVE MATS CAN THEN BE PLACED TO CREATE THE FODS TRACKOUT CONTROL SYSTEM REPEATING THE ABOVE STEPS.

USE AND MAINTENANCE

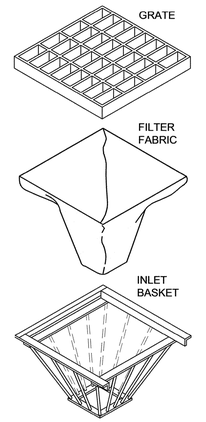
1. VEHICLES SHOULD TRAVEL DOWN THE LENGTH OF THE TRACKOUT CONTROL SYSTEM AND NOT CUT ACROSS THE MATS.
2. DRIVERS SHOULD TURN THE WHEEL OF THEIR VEHICLES SUCH THAT THE VEHICLE WILL MAKE A SHALLOW S-TURN ROUTE DOWN THE LENGTH OF THE FODS TRACKOUT CONTROL SYSTEM.
3. MATS SHOULD BE CLEANED ONCE THE VOIDS BETWEEN THE PYRAMIDS BECOME FULL OF SEDIMENT. TYPICALLY THIS WILL NEED TO BE PERFORMED WITHIN TWO WEEKS AFTER A STORM EVENT. BRUSHING IS THE PREFERRED METHOD OF CLEANING, EITHER MANUALLY OR MECHANICALLY.
4. THE USE OF ICE MELT, ROCK SALT, SNOW MELT, DE-ICER, ETC. SHOULD BE UTILIZED AS NECESSARY DURING THE WINTER MONTHS AND AFTER A SNOW EVENT TO PREVENT ICE BUILDUP.

REMOVAL

1. REMOVAL OF FODS TRACKOUT CONTROL SYSTEM IS REVERSE ORDER OF INSTALLATION.
2. STARTING WITH THE LAST MAT, THE MAT THAT IS PLACED AT THE INNERMOST POINT OF THE SITE OR THE MAT FURTHEST FROM THE EXIT OR PAVED SURFACE SHOULD BE REMOVED FIRST.
3. THE ANCHORS SHOULD BE REMOVED.
4. THE CONNECTOR STRAPS SHOULD BE UNBOLTED AT ALL LOCATIONS IN THE FODS TRACKOUT CONTROL SYSTEM.
5. STARTING WITH THE LAST MAT IN THE SYSTEM, EACH SUCCESSIVE MAT SHOULD THEN BE MOVED AND STACKED FOR LOADING BY FORKLIFT OR EXCAVATOR ONTO A TRUCK FOR REMOVAL FROM THE SITE.

FODS SEDIMENT TRACKING SYSTEM DETAIL

NTS



LENGTH (L) & WIDTH (W) AS REQUIRED TO FIT NHDOT TYPE GRATE & FRAME.

CATCH BASIN INLET BASKET

NTS

1) INLET BASKETS SHALL BE INSTALLED IMMEDIATELY AFTER CATCH BASIN CONSTRUCTION IS COMPLETE AND SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL PAVEMENT BINDER COURSE IS COMPLETE.

2) FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO BE SUPPORTED BY THE BASKET FRAME WHEN HOLDING SEDIMENT AND, SHALL EXTEND AT LEAST 6" PAST THE FRAME. THE INLET GRATE SHALL BE PLACED OVER THE BASKET/FRAME AND WILL SERVE AS THE FABRIC ANCHOR.

3) THE FILTER FABRIC SHALL BE A GEOTEXTILE FABRIC; POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE, OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:
   -RAB STRENGTH: 45 LB. MIN. IN ANY PRINCIPAL DIRECTION (ASTM D1682)
   -MULLEN BURST STRENGTH: MIN. 60 psi (ASTM D774)

4) THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 20 U.S. STANDARD SIEVE AND A MINIMUM PERMEABILITY OF 120 gpm/s.f. (MULTIPLY THE PERMITTIVITY IN SEC.-1 FROM ASTM 54491-85 CONSTANT HEAD TEST USING THE CONVERSION FACTOR OF 74.)

5) THE INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM REACHING THE DRAINAGE SYSTEM AND/OR CAUSING SURFACE FLOODING.

6) SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT, OR MORE OFTEN IF THE FABRIC BECOMES CLOGGED.

REV.	DATE	DESCRIPTION	BY	CHK
0	08/18/2025	ISSUED FOR COMMENTS	CBA	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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

PROJECT

FLOROS BUILDING
STATE & PLEASANT STREET PORTSMOUTH

TITLE

SITE DETAILS

STATE OF NEW HAMPSHIRE – JOHN S. CHAGNON No. 17051 – LICENSED PROFESSIONAL ENGINEER

DATE	SCALE
AUGUST 2024	NTS

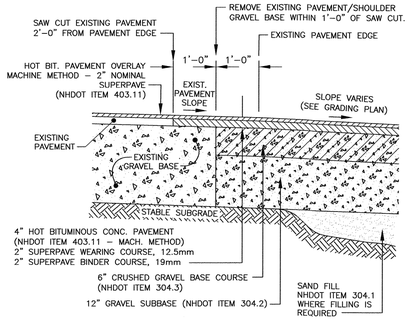
DRAWN BY	DESIGNED BY	CHECKED BY
CBA	---	JRC

PROJECT No.
5010129.3150

SHEET No.
C501

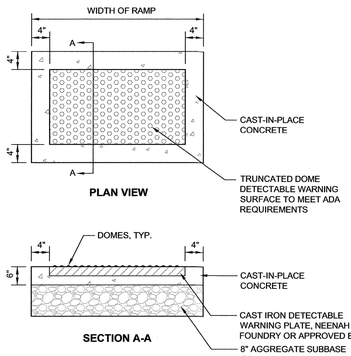
REV No.
0

P:\5010\5010129-Haley_Realty_Group\3155-State Street-JRC\2024 Site Plan\Plans & Specs\Sheet\3155 Site HWV 2025.dwg 9/2/2025 10:21:02 AM



TYPICAL PAVEMENT CROSS-SECTION

NTS **OFF SITE REPAIR AS NEEDED**

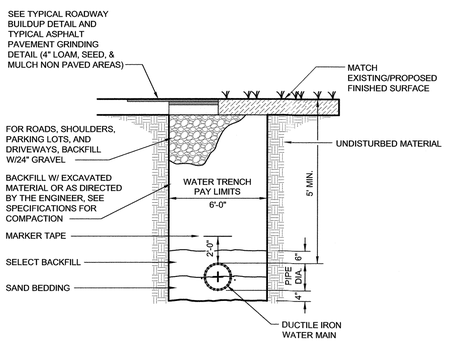


NOTES:

1. DETECTABLE WARNINGS SHALL BE AN INTEGRAL PART OF THE RAMP AND COMPLY WITH ALL SECTIONS OF THE ADA ACCESSIBILITY GUIDELINES AND ALL SECTIONS OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN.
2. ALL DETECTABLE WARNING AREAS SHALL START 6-10" FROM THE FLOW LINE OF THE CURB, BE 24" IN DEPTH AND COVER THE COMPLETE WIDTH OF THE RAMP AREA ONLY. MATCH ROADWAY RADIUS, TYP.

TYPICAL DETECTABLE WARNING SURFACE DETAIL

NTS

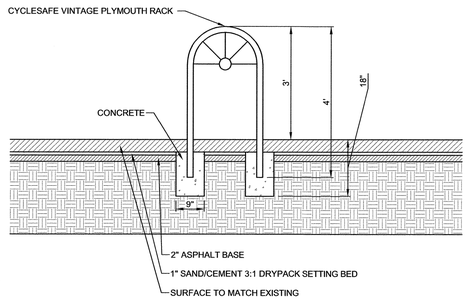


NOTE:

1. MATCH EXISTING SURFACE FINISH, EXCEPT WHERE NOTED. IN LAWN AREAS INSTALL 4" OF LOAM AND SEED AND MULCH.

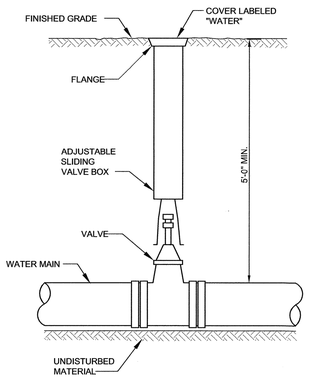
TYPICAL TRENCH DETAIL - DUCTILE IRON WATER MAIN

NTS



BIKE RACK DETAIL

NTS

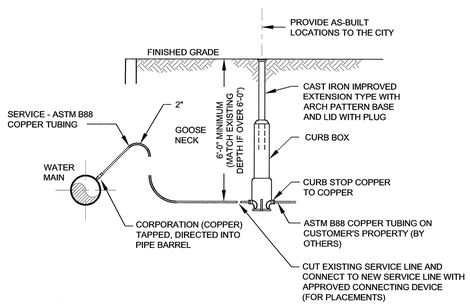


NOTES:

1. GATE VALVE TO BE LOCATED WITHIN ROADWAY PAVEMENT WHERE POSSIBLE.
2. PROPER SIZE VALVE BOX SHALL BE INSTALLED WHERE GATE VALVES ARE SHOWN ON PLANS.

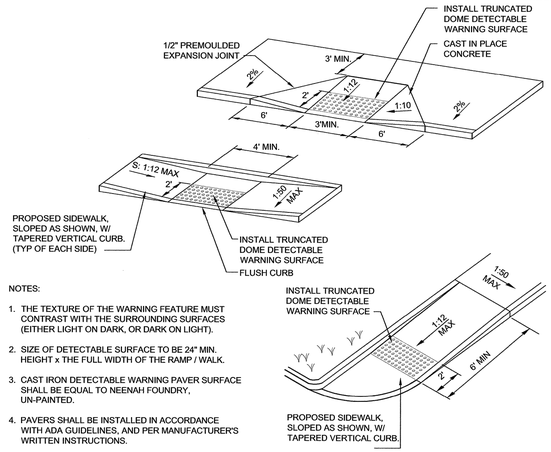
TYPICAL VALVE AND BOX DETAIL

NTS



TYPICAL WATER SERVICE CONNECTION DETAIL

NTS



NOTES:

1. THE TEXTURE OF THE WARNING FEATURE MUST CONTRAST WITH THE SURROUNDING SURFACES (EITHER LIGHT ON DARK, OR DARK ON LIGHT).
2. SIZE OF DETECTABLE SURFACE TO BE 24" MIN. HEIGHT x THE FULL WIDTH OF THE RAMP / WALK.
3. CAST IRON DETECTABLE WARNING PAVER SURFACE SHALL BE EQUAL TO NEENAH FOUNDRY, UN-PAINTED.
4. PAVERS SHALL BE INSTALLED IN ACCORDANCE WITH ADA GUIDELINES, AND PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

TYPICAL HANDICAP CURB RAMP DETAILS

NTS

BRICK PAVEMENT NOTES

SCOPE OF WORK:

1) THE WORK SHALL CONSIST OF CONSTRUCTING/RECONSTRUCTING THE SUB-BASE AND CONSTRUCTING A NEW BRICK SIDEWALK AS DIRECTED IN THE FIELD BY THE ENGINEER AND COORDINATED WITH PORTSMOUTH DPW.
2) REVEAL SHALL BE COORDINATED WITH PORTSMOUTH DPW.

METHODS OF CONSTRUCTION:

A) ALL LABOR AND MATERIALS SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 608, AND CITY OF PORTSMOUTH SPECIFICATIONS FOR NEW BRICK SIDEWALK, SECTION 6.

B) EXCAVATION FOR SIDEWALKS SHALL BE AT A DEPTH OF 10 INCHES BELOW FINISH GRADE. IN AREAS NOT BUTTING CURBING OR BUILDINGS, THE EXCAVATION SHALL BE 6 INCHES WIDER THAN THE FINISHED SIDEWALK WIDTH. AT ALL DRIVE CROSSINGS, THE DEPTH OF EXCAVATION SHALL BE INCREASED ACCORDINGLY. THE CONTRACTOR SHALL PROVIDE NEAT AND SQUARE CUTTING OF EXISTING ASPHALT ROAD SURFACE AS NEEDED. ALL UNSUITABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT THE CONTRACTOR'S OWN EXPENSE.

C) THE BASE MATERIAL SHALL CONSIST OF A MIXTURE OF STONES OR ROCK FRAGMENTS AND PARTICLES WITH 100% PASSING THE 3 INCH SIEVE, 95% TO 100% PASSING THE 2 INCH SIEVE, 55% TO 85% PASSING THE 1 INCH SIEVE, AND 27% TO 52% PASSING THE NO. 4 SIEVE. AT LEAST 50% OF THE MATERIALS RETAINED ON THE 1 INCH SIEVE SHALL HAVE A FRACTURED FACE. THE BASE MATERIAL SHALL BE THOROUGHLY COMPACTED TO THE DEPTH SPECIFIED OR DIRECTED. IN THE WAY OF ALL DRIVE CROSSINGS THE BASE WILL BE INCREASED TO A COMPACTED DEPTH OF 12 INCHES. GRAVEL REQUIREMENTS FOR RECONSTRUCTION WILL BE AS DIRECTED, BASED ON SITE CONDITIONS. THE WORK INCLUDES BACKING UP ANY AND ALL CURB BEING INSTALLED BY OTHERS ON BOTH SIDES.

D) THE CLAY BRICK PAVERS SHALL BE LAID IN A 1 INCH BED OF A SAND MIXTURE COMPRISED OF: 3 PARTS SAND MIXED WITH 1 PART PORTLAND CEMENT.

E) THE CONTRACTOR SHALL LAY THE BRICKS SO THAT APPROXIMATELY 4.5 BRICKS SHALL COVER ONE SQUARE FOOT.

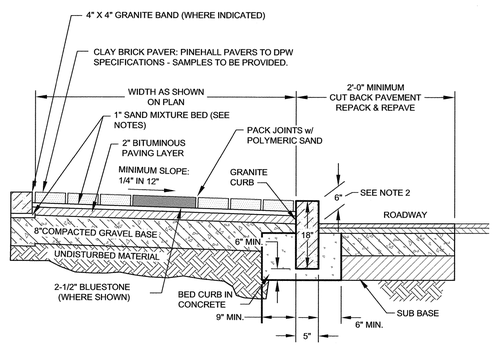
F) THE SIDEWALK SHALL PITCH TOWARDS THE STREET AS SHOWN ON THE GRADING PLAN.

G) IN AREAS WHERE THE FRONT OF THE BRICK SIDEWALK IS NOT ADJACENT TO GRANITE CURBING, THE CONTRACTOR SHALL INSTALL EDGING TO HOLD THE BRICKS IN PLACE. SUCH EDGING SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

H) THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE BRICKS FOR APPROVAL BY THE CITY BEFORE BRICKS ARE INSTALLED.

CONSTRUCTION NOTE:

EXISTING GRANITE CURB DISTURBED BY CONSTRUCTION SHALL BE REUSED AND ANY MISSING CURB SHALL BE REPLACED WITH NEW CURB MATCHING EXISTING CURB SIZE. NO CURB LESS THAN 3' IN LENGTH WILL BE ALLOWED.



BRICK SIDEWALK w/ VERTICAL GRANITE CURB

NTS **(STONE DUST BEDDING OVER BITUMINOUS PAVING)**

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION, (NHDES DECEMBER 2008).

4) ALL WATER MAIN & CONNECTIONS SHALL BE INSTALLED PER CITY OF PORTSMOUTH CONSTRUCTION STANDARDS.

REV.	DATE	DESCRIPTION	BY	CHK.
0	08/18/2025	ISSUED FOR COMMENTS	CBA	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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

PROJECT

FLOROS BUILDING
STATE & PLEASANT STREET PORTSMOUTH

TITLE

SITE DETAILS

JOHN C. CHAGNON NO. 15681 LICENSED PROFESSIONAL ENGINEER - STATE OF NEW HAMPSHIRE

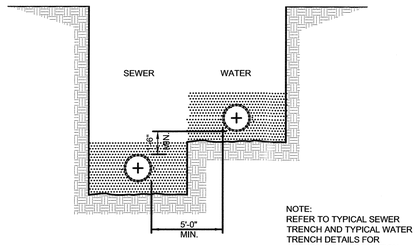
DATE	SCALE
AUGUST 2024	NTS

DRAWN BY	DESIGNED BY	CHECKED BY
CBA	---	JRC

PROJECT No. 5010129.3150

SHEET No. C502 REV No. 0

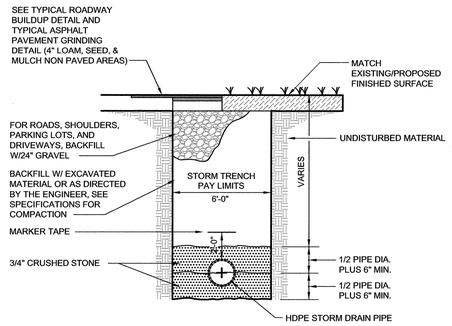
P:\Jrc\2025\29-Floros, Realty Group\3150-Trans Stream-JRC\204 Site Plan\Plans & Specs\Grid\3150 Site NSW 2025.dwg 9/2/2025 10:10:22 AM



NOTE:
REFER TO TYPICAL SEWER TRENCH AND TYPICAL WATER TRENCH DETAILS FOR ADDITIONAL INFORMATION.

TYPICAL SEWER / WATER SEPARATION DETAIL

NTS

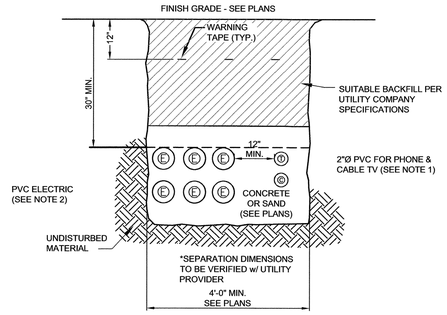


NOTE:

1. MATCH EXISTING SURFACE FINISH, EXCEPT WHERE NOTED. IN LAWN AREAS INSTALL 4" OF LOAM AND SEED AND MULCH.

TYPICAL STORM DRAIN TRENCH DETAIL

NTS



NOTES:
1) ALL CONDUIT TO BE U.L. LISTED, SCH. 80 UNDER ALL TRAVEL WAYS, & SCHED. 40 FOR THE REMAINDER.

2) NORMAL CONDUIT SIZES FOR PSNH ARE 3 INCH FOR SINGLE PHASE PRIMARY AND SECONDARY VOLTAGE CABLES, 4 INCH FOR THREE PHASE SECONDARY, AND 5 INCH FOR THREE PHASE PRIMARY.

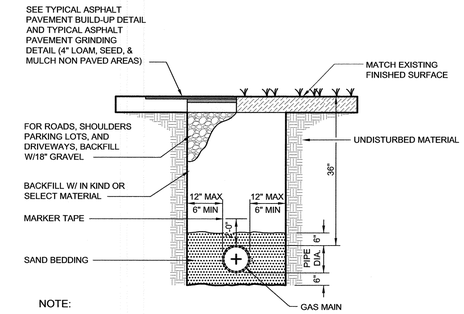
3) ALL WORK TO CONFORM TO THE NATIONAL ELECTRICAL CODE (LATEST REVISION)

4) INSTALL A 200# PULL ROPE FOR EACH CONDUIT

5) VERIFY ALL CONDUIT SPECIFICATIONS WITH UTILITY COMPANY'S PRIOR TO ANY CONSTRUCTION.

TYPICAL UNDERGROUND UTILITY TRENCH DETAIL

NTS

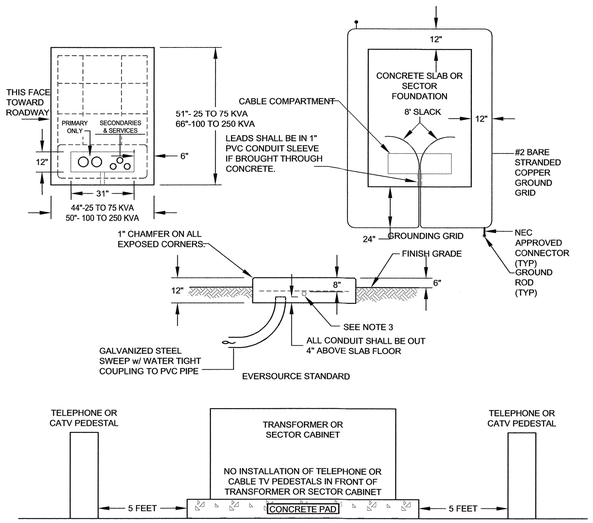


NOTE:

1. COMPACT ALL GRANULAR MATERIAL AND BACKFILL TO 95%.
2. SIDE CLEARANCE APPLICABLE TO BACKHOE OPERATIONS.

TYPICAL GAS TRENCH DETAIL

NTS



NOTES
1. ALL REINFORCING TO BE #6 BARS.
2. 1" PVC CONDUIT SLEEVE FOR GROUND GRID LEADS.
3. THE GROUND GRID SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR AND IS TO BE BURIED AT LEAST 12" BELOW GRADE. EIGHT FEET OF EXTRA WIRE FOR EACH GROUND GRID LEG SHALL BE LEFT EXPOSED IN THE CABLE COMPARTMENT TO ALLOW FOR THE CONNECTION TO THE TRANSFOMER. THE TWO 8' GROUND RODS MAY BE EITHER GALVANIZED STEEL OR COPPERWELD AND THEY SHALL BE CONNECTED TO THE GRID WITH NEC APPROVED CONNECTORS.
4. NO SHRUBS, FENCES, OR PERMANENT STRUCTURES CAN BE PLACED WITHIN 10 FEET OF THE FRONT AND 5 FEET OF THE SIDES AND BACK OF PAD-MOUNTED EQUIPMENT. THE COMPANY HAS THE RIGHT TO REMOVE THESE OBJECTS WITHOUT NOTICE TO THE OWNER.

TRANSFORMER PAD

NTS **COORDINATE WITH EVERSOURCE**

REV.	DATE	DESCRIPTION	BY	CHK.
0	08/18/2025	ISSUED FOR COMMENTS	CBA	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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

PROJECT

FLOROS BUILDING
STATE & PLEASANT STREET PORTSMOUTH

TITLE

SITE DETAILS

STATE OF NEW HAMPSHIRE - JOHN CHAGNON No. 17659 LICENSED PROFESSIONAL ENGINEER

DATE	SCALE
AUGUST 2024	NTS

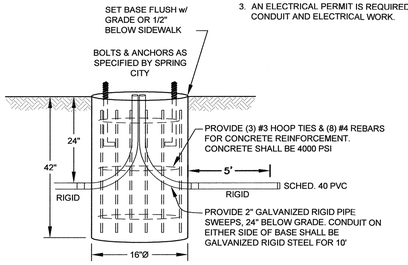
DRAWN BY	DESIGNED BY	CHECKED BY
CBA	---	JRC

PROJECT No. 5010129.3150

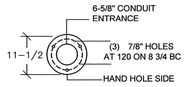
SHEET No. **C503** REV No. **0**

P:\Vol2\2107\29-Floros_Realty_Group\3155-State Street (RC)\2024 Site Plan\Plans & Specs\Dwg\3155 Site Plan NEW 2025.dwg, 9/3/2025 10:25:09 AM

NOTES:
1. ELECTRICAL INSTALLATION SHALL BE BY A LICENSED ELECTRICIAN.
2. LIGHTS SHALL BE WIRED IN ACCORDANCE WITH NEC AND CITY OR PORTSMOUTH ORDINANCES
3. AN ELECTRICAL PERMIT IS REQUIRED FOR ALL CONDUIT AND ELECTRICAL WORK.

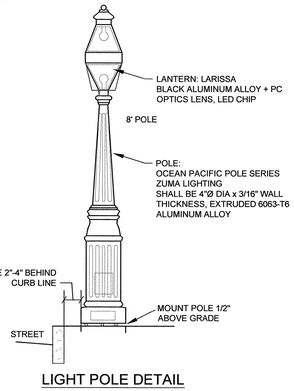


LIGHT POLE BASE DETAIL

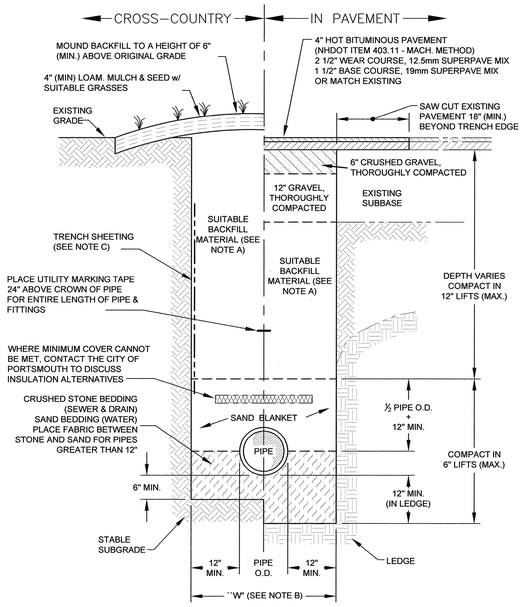


BOLT PATTERN

CITY STREET LIGHT
NTS



LIGHT POLE DETAIL



TYPICAL PIPE TRENCH
NTS

TRENCH NOTES:
A) TRENCH BACKFILL:
- IN PAVED AREAS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIALS DEEMED TO BE UNACCEPTABLE BY THE ENGINEER.

- IN CROSS-COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE.

B) "W" = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D..

C) TRENCH SHEETING:
IF REQUIRED. WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.

D) MINIMUM PIPE COVER FOR UTILITY MAINS (UNLESS GOVERNED BY OTHER CODES):
6' MINIMUM FOR SEWER (IN PAVEMENT)
4' MINIMUM FOR SEWER (CROSS COUNTRY)
3' MINIMUM FOR STORMWATER DRAINS
5' MINIMUM FOR WATER MAINS

E) ALL PAVEMENT CUTS SHALL BE REPAIRED BY THE INFRARED HEAT METHOD.

SEWER UTILITY GENERAL NOTES:

1) MINIMUM PIPE SIZE FOR COMMERCIAL SERVICE SHALL BE SIX INCHES.

2) PIPE AND JOINT MATERIALS:
A. PLASTIC SEWER PIPE

1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	*PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F679	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F789	PVC (SOLID WALL)	4" THROUGH 18" (T-1 To T-3)
F794	PVC (RIBBED WALL)	8" THROUGH 36"
AWWA C900	PVC (SOLID WALL)	8" THROUGH 18"

*PVC: POLYVINYL CHLORIDE

2. JOINT SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON BELL AND SPIGOT TYPE.

B. DUCTILE IRON PIPE, FITTINGS AND JOINTS.

1. DUCTILE IRON PIPE AND FITTINGS FOR SEWERS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:

A21.50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON CASTINGS.

A21.51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOULDS OR SAND LINED MOULDS FOR SEWER APPLICATIONS.

2. JOINTS SHALL BE OF THE MECHANICAL OR PUSH ON TYP. JOINTS AND GASKETS SHALL CONFORM TO:

A21.11 RUBBER GASKET JOINTS FOR CAST IRON PRESSURE PIPE & FITTINGS.

3) DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.

4) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.

5) TEES AND WYES: WHERE A TEE OR WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE DEPENDING ON THE PIPE ENCOUNTERED, FOR PVC PIPE, OR CUT IN A SANITARY TEE. FOR CLAY PIPE, USE INSERT-A-TEE OR CUT IN A SANITARY TEE. ALL WORK TO BE APPROVED BY GOVERNING BODY.

6) HOUSE SEWER INSTALLATION: THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 4 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL AS SPECIFIED IN NOTE 10. BEDDING AND REFILL FOR DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES.

THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE FOUNDATION AT A GRADE OF NOT LESS THAN 1/4 INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.

7) TESTING: WHEN REQUIRED BY THE GOVERNING AUTHORITY, TESTING SHALL CONFORM TO ENV-WQ 704.07.

8) ILLEGAL CONNECTIONS: NOTHING BUT SANITARY WASTE FLOW FROM DWELLING TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR OTHER SIMILAR CONNECTIONS CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.

9) WATER SERVICE SHALL NOT BE LAID IN SAME TRENCH AS SEWER SERVICE, UNLESS IT IS ON A SHELF 12" HIGHER, AND 18" APART.

10) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE, FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING ASTM C33 STONE SIZE NO. 67.

100% PASSING 1 INCH SCREEN
90%-100% PASSING 3/4 INCH SCREEN
20%- 55% PASSING 3/8 INCH SCREEN
0%- 10% PASSING #4 SIEVE
0%- 5% PASSING #8 SIEVE

WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, GRADED SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1-1/2 INCH SHALL BE USED.

11) LOCATION: THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPE FINDER.

12) CAST-IN-PLACE CONCRETE: SHALL CONFORM TO THE REQUIREMENTS FOR CLASS A (3000 PSI) CONCRETE OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AS FOLLOWS:
CEMENT: 6.0 BAGS PER CUBIC YARD
WATER: 5.75 GALLONS PER BAG OF CEMENT
MAXIMUM AGGREGATE SIZE: 3/4 INCH

13) CHIMNEYS: IF VERTICAL DROP INTO SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE HOUSE CONNECTION. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.

14) BACKFILL UP TO SUBBASE GRAVEL SHALL BE WITH EXCAVATED SOIL FROM TRENCHING OPERATIONS. COMPACT IN 8" LIFTS WITH VIBRATORY PLATE COMPACTORS TO 90% OF MODIFIED PROCTOR DENSITY. IF FINE-GRAINED, COMPACT WITH POGO STICKS OR SHEEPSFOOT ROLLERS. PLACE NO LARGE ROCKS WITHIN 24" OF PIPE. TRENCHES THAT ARE NOT ADEQUATELY COMPACTED SHALL BE RE-EXCAVATED AND BACKFILLED UNDER THE SUPERVISION OF THE DESIGN ENGINEER OR GOVERNING BODY. UNSUITABLE BACKFILL MATERIAL INCLUDES CHUNKS OF PAVEMENT, TOPSOIL, ROCKS OVER 6" IN SIZE, MUCK, PEAT OR PIECES OF PAVEMENT.

15) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB-SITE SAFETY AND COMPLIANCE WITH GOVERNING REGULATIONS.

16) ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE. REFILL WITH BEDDING MATERIAL. FOR TRENCH WIDTH SEE TRENCH DETAIL.

17) SAND BLANKET: CLEAN SAND, FREE FROM ORGANIC MATTER, SO GRADED THAT 90% - 100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% WILL PASS A #200 SIEVE. BLANKET MAY BE OMITTED FOR DUCTILE IRON AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2 INCHES IS IN CONTACT WITH THE PIPE.

18) BASE COURSE GRAVEL, IF ORDERED BY THE ENGINEER, SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE LATEST EDITION OF THE:
"STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION".

19) FOR CROSS COUNTRY CONSTRUCTION, BACKFILL OR FILL SHALL BE MOUNDED TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

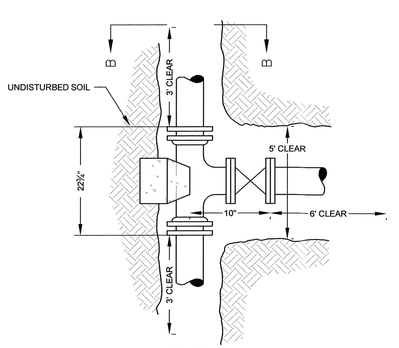
20) IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MIN.) BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.

21) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

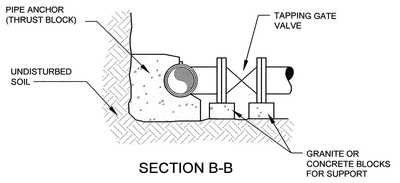
22) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION.

23) THE PURPOSE OF THIS PLAN IS TO SHOW STANDARDS FOR SEWER CONSTRUCTION.

24) ALL WORK SHALL BE IN COMPLIANCE WITH NHDES CODE OF ADMINISTRATIVE RULES PART ENV-WQ 704 DESIGN OF SEWERS.



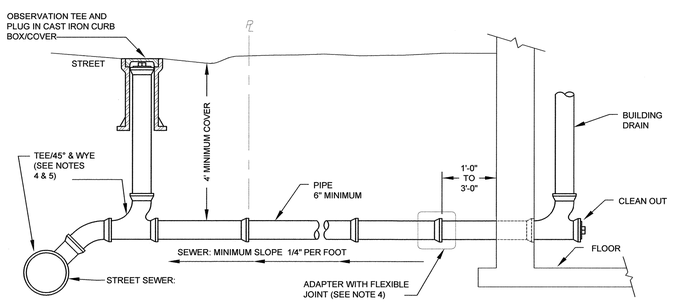
PLAN



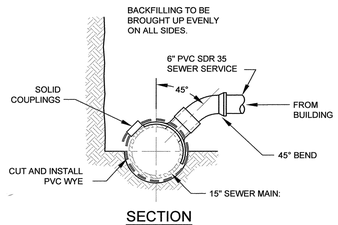
SECTION B-B

NOTES:
1) ALL MATERIALS SHALL BE APPROVED BY THE PORTSMOUTH WATER DEPARTMENT PRIOR TO INSTALLATION AND USE.
2) ALL JOINTS SHALL BE MECHANICAL.
3) "CLEAR" DIMENSIONS SHOWN ATE REQUIRED FOR WORKSPACE. NO JOINTS ON PIPE BEING TAPPED WITHIN "CLEAR" AREA.
4) FORD TYPE STAINLESS STEEL TAPPING SADDLES OR APPROVED EQUAL ARE ALSO ACCEPTABLE.

TAPPING SLEEVE AND GATE
NTS **INSTALL PER PORTSMOUTH REQUIREMENTS**

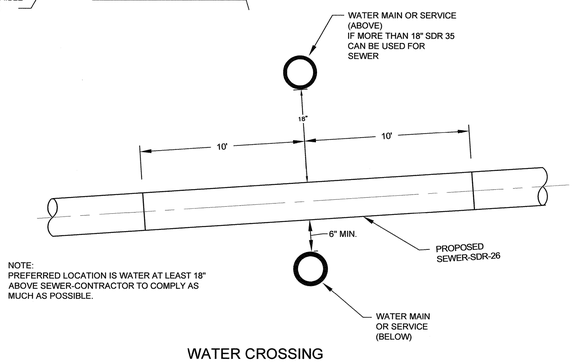


SEWER SERVICE



SECTION

SEWER SERVICE CONNECTION



NOTE:
PREFERRED LOCATION IS WATER AT LEAST 18" ABOVE SEWER-CONTRACTOR TO COMPLY AS MUCH AS POSSIBLE.

WATER CROSSING

SEWER SERVICE DETAILS
NTS **INSTALL PER PORTSMOUTH REQUIREMENTS**

NOTES:

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION WITHIN 100 FEET OF UNDERGROUND UTILITIES. THE EXCAVATOR IS RESPONSIBLE TO MAINTAIN MARKS.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

REV.	DATE	DESCRIPTION	BY	CHK.
0	08/18/2025	ISSUED FOR COMMENTS	CBA	JRC

DRAWING ISSUE STATUS
PERMIT PLANS

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

PROJECT
FLOROS BUILDING
STATE & PLEASANT STREET PORTSMOUTH

TITLE
SITE DETAILS

STATE OF NEW HAMPSHIRE – JOHN R. CHAGNON No. 7651 LICENSED PROFESSIONAL ENGINEER

DATE	SCALE
AUGUST 2024	NTS
DRAWN BY: CBA	DESIGNED BY: ---	CHECKED BY: JRC
PROJECT No.: 5010129.3150	
SHEET No.: **C504**	REV No.: **0**

P:\5010129-Floros_Realty_Group\3150-State Street-JBC\2024 Site Plan\Plans & Specs\Sht\3150 Site NEW 2024.dwg, 8/2/2025 10:29:50 AM

OVERVIEW

The Bio Clean Downspout Filter is the industry's leading solution for treatment of roof runoff. This technology is used to treat commercial and industrial rooftops along with highrise buildings, parking structures, and residential buildings.

Available in 3 sizes, this filter can easily adapt to downspouts 2" to 12" in diameter. The filter comes standard with rubber boots that allow for easy installation to the downspout.

Proven since 2003, the Downspout Filter has been used on hundreds of installations throughout the United States. All internal components are constructed of stainless steel.

The sleek in-line design allows the filter to be used in tight spaces. Approved by the IAPMO, this filter can meet all your needs.



PERFORMANCE

93% REMOVAL OF TSS

87% REMOVAL OF HYDROCARBONS

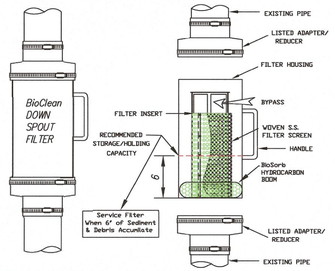
- EFFECTIVE AT REMOVING METALS, NUTRIENTS, AND BACTERIA (MEDIA TYPE)

ADVANTAGES

- 1-YEAR WARRANTY
- NO NETS OR GEOFABRICS
- SLEEK IN-LINE DESIGN
- HIGH TREATMENT FLOW RATE
- HIGH BYPASS FLOW RATE
- LOW COST

SERVICE MANUAL
(Cleaning Procedures)

Bio Clean DOWNSPOUT FILTER
Screen Type With Hydrocarbon Boom



DETAIL OF PARTS

TOOLS AND EQUIPMENT NEEDED:

1. Medium size flat scred driver
2. BioSorb hydrocarbon boom. 25-1/2" X 2" dia. (Call Bio Clean to order)
3. Trash container or bag
4. Wooden dowel approx. 3' x 1/2" dia.

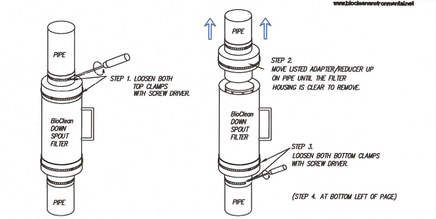
Bio Clean
A Forterra Company

P.O. BOX 869, Oceanside, Ca. 92049
(760) 433-7640 Fax (760) 433-3176
www.biocleanenvironmental.net

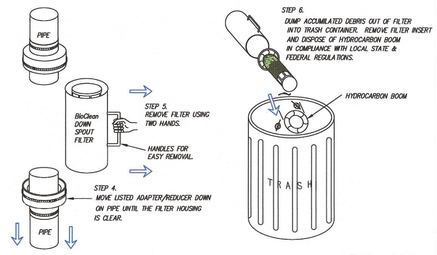
REMOVING FILTER

Bio Clean
A Forterra Company

P.O. BOX 869, Oceanside, Ca. 92049
(760) 433-7640 Fax (760) 433-3176
www.biocleanenvironmental.net

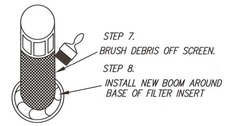


CLEANING FILTER

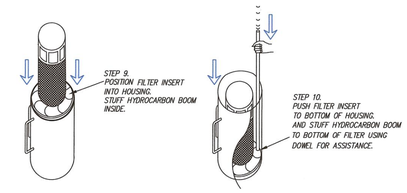


Bio Clean
A Forterra Company

P.O. BOX 869, Oceanside, Ca. 92049
(760) 433-7640 Fax (760) 433-3176
www.biocleanenvironmental.net



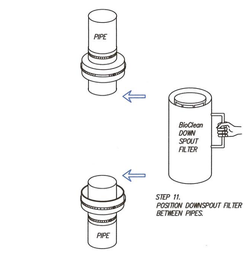
REPLACING FILTER INSERT

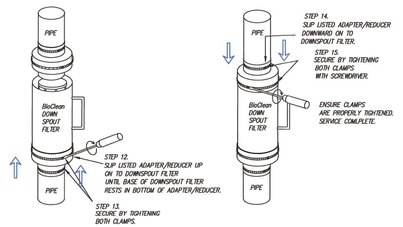


REPLACING FILTER

Bio Clean
A Forterra Company

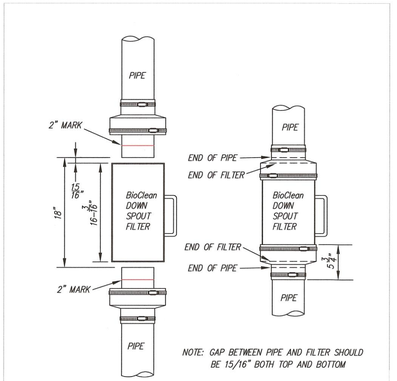
P.O. BOX 869, Oceanside, Ca. 92049
(760) 433-7640 Fax (760) 433-3176
www.biocleanenvironmental.net





APPROPRIATE INSTALLATION

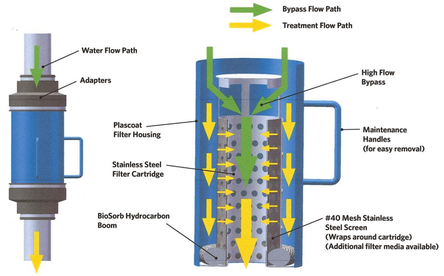
FILTER CENTERED BETWEEN PIPES WITH EVEN GAPS ON TOP AND BOTTOM



Bio Clean
A Forterra Company

P.O. BOX 869, Oceanside, Ca. 92049
(760) 433-7640 Fax (760) 433-3176
www.biocleanenvironmental.net

OPERATION



APPROVALS

IAPMO Testing & Approval Listing

UPC C ®

IAPMO R&T LAB

SPECIFICATIONS

MODEL #	INLET ID (dia., in.)	FILTER OD (dia., in.)	STORAGE CAP. (cu. ft.)	FILTERED FLOW (gpm)	BYPASS FLOW (gpm)
BC-DF4	4	6.625	0.09	249	566
BC-DF6	6	8.625	0.21	509	1006
BC-DF8	8	8.625	0.21	509	1006
BC-DF10	10	12.75	0.77	1145	2264
BC-DF12	12	12.75	0.77	1145	2264

DOWNSPOUT FILTER

MAINTENANCE:

THE FILTER IS DESIGNED TO ALLOW FOR THE USE OF MANUAL OR VACUUM REMOVAL OF CAPTURED MATERIALS IN THE FILTER

STRUCTURE. FILTERS CAN BE CLEANED EASILY BY SIMPLY LOOSENING THE METAL CLAMPS AND REMOVING THE FILTER. THE HYDROCARBON

ADSORBENT MEDIA THEN IS REMOVED AND THE TRASH AND DEBRIS CAN BE REMOVED FROM THE STRUCTURE. AT EACH CLEANING, NEW

HYDROCARBON ADSORBENT MEDIA SHOULD BE REINSTALLED.

MAINTENANCE NOTES:

1. BIO CLEAN ENVIRONMENTAL SERVICES, INC. RECOMMENDS CLEANING AND DEBRIS REMOVAL MAINTENANCE A MINIMUM OF TWO TO FOUR TIMES PER YEAR, AND REPLACEMENT OF MEDIA BOOMS A MINIMUM OF TWICE A YEAR.
2. THE DOWNSPOUT FILTER CAN BE CLEANED BY LOOSING THE METAL CLAMPS AT BOTTOM AND TOP OF RUBBER BOOTS. REMOVE THE FILTER BY GRASPING THE HANDLES, SLIDE DOWN THE BOTTOM BOOT OVER THE OUTFLOW PIPE AND SLIDE UP THE TOP BOOT OVER INFLOW PIPE. PLACE THE FILTER ON THE GROUND. DISPOSE OF ANY TRASH AND SEDIMENTS COLLECTED IN FILTER.
3. ONCE THE FILTER IS FREE, REMOVE THE INTERIOR INSERT. REMOVE THE HYDROCARBON ADSORBENT MEDIA BY UNWRAPPING IT FROM THE INTERIOR INSERT AND REPLACING WITH A NEW MEDIA, WRAPPING IT THE SAME WAY.
4. PLACE THE INTERIOR INSERT BACK INTO THE FILTER.
5. PLACE THE FILTER BACK IN LINE WITH THE PIPE AND SLIDE BACK THE TOP AND BOTTOM BOOTS IN PLACE AND TIGHTEN THE METAL CLAMPS SECURELY.
6. EVALUATION OF THE HYDROCARBON MEDIA SHALL BE PERFORMED AT EACH CLEANING. IF THE MEDIA IS FILLED WITH HYDROCARBONS AND OILS IT SHOULD BE REPLACED.
7. TRANSPORT ALL DEBRIS, TRASH, ORGANICS AND SEDIMENTS TO APPROVED FACILITY FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.
8. THE HYDROCARBON MEDIA WITH ABSORBED HYDROCARBONS IS CONSIDERED HAZARDOUS WASTE AND NEEDS TO BE HANDLED AND DISPOSED OF AS HAZARDOUS MATERIAL. PLEASE REFER TO STATE AND LOCAL REGULATIONS FOR THE PROPER DISPOSAL OF USED MOTOR OIL/FILTERS.
9. FOLLOWING MAINTENANCE AND/OR INSPECTION, THE MAINTENANCE OPERATOR SHALL PREPARE A MAINTENANCE/INSPECTION RECORD. THE RECORD SHALL INCLUDE ANY MAINTENANCE ACTIVITIES PERFORMED, AMOUNT AND DESCRIPTION OF DEBRIS COLLECTED, AND CONDITION OF FILTER.
10. THE OWNER SHALL RETAIN THE MAINTENANCE/INSPECTION RECORD FOR A MINIMUM OF FIVE YEARS FROM THE DATE OF MAINTENANCE. THESE RECORDS SHALL BE MADE AVAILABLE TO THE GOVERNING MUNICIPALITY FOR INSPECTION UPON REQUEST AT ANY TIME.
11. ANY TOXIC SUBSTANCE OR ITEM FOUND IN THE FILTER IS CONSIDERED AS HAZARDOUS MATERIAL AND CAN ONLY BE HANDLED BY A CERTIFIED HAZARDOUS WASTE TRAINED PERSON (MINIMUM 24-HOUR HAZWOPER).

REV.	DATE	DESCRIPTION	BY	CHK.
0	08/18/2025	ISSUED FOR COMMENTS	CBA	JRC

DRAWING ISSUE STATUS

PERMIT PLANS

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

PROJECT

FLOROS BUILDING
STATE & PLEASANT STREET PORTSMOUTH

TITLE

SITE DETAILS

STATE OF NEW HAMPSHIRE – JOHN R. CHANNON No. 9651 – LICENSED PROFESSIONAL ENGINEER

DATE	SCALE
AUGUST 2024	NTS

DRAWN BY	DESIGNED BY	CHECKED BY
CBA	---	JRC

PROJECT No. 5010129.3150

SHEET No. **C505** REV No. **0**

P:\NH\5010129 Floros_Realty_Group\3155 State Street\CAD\2024 Site Plan\Plans & Specs\Dwg\3155 Site NSW 2025.dwg, 9/2/2025 1:03:07 AM

10.122 Sustainability Objectives

This Ordinance is intended to promote **sustainable** and balanced **development** in support of the following **sustainability** objectives:

1. Reduce dependence upon fossil fuels, extracted underground metals and minerals and promote the use of alternative energy sources such as solar and wind;
2. Reduce dependence on chemicals and other manufactured substances that accumulate in nature;
3. Reduce dependence on activities that harm life-sustaining ecosystems; and
4. Meet the hierarchy of present and future human needs fairly and efficiently.

Section 10.810 Residential and Institutional Residence or Care Uses

10.811 Accessory Uses to Permitted Residential Uses

10.811.10 The following **use**s are permitted as **accessory use**s to permitted residential **use**s, in addition to those **accessory use**s listed in Section 10.440:

(a) The keeping of dogs and cats and other **household pet**s, but not including **kennel**s.

(b) **Yard sale**.

(c) The **outdoor storage** of one travel trailer or camper that is not used for occupancy or business purposes. The connection of any utility or service such as electrical, water, gas or sewage to the travel trailer or camper for any continuous period exceeding 48 hours shall be prima facie evidence that it is being used for habitation or business purposes.

(d) Roadside stand or display area in conjunction with a farm for the sale of products raised on the premises by the owner or lessee thereof provided that all the following conditions are met:

(1) Such stand or display area shall not cover more than 150 square feet of **gross floor area** or ground area.

(2) Such stand or display area shall be located at least 30 feet from the **street** right-of-way.

(3) Adequate **off-street parking** shall be provided and arranged in such a way that vehicles will not back into the **street**.

(e) EV fueling space A.

(f) Roof-mounted Solar Energy Systems, less than or equal in area to 100% of the roof area of the principal **structure** on the **lot**.

(g) Ground-mounted Solar Energy Systems, provided: 1) Its solar panels are less than or equal in area to 25% of the footprint (SF) of the principal **structure** on the **lot;** and that the area for the structural portion attached directly to the ground, together with the other coverage for existing and any proposed buildings and structures, does not exceed the maximum lot coverage allowed in that zone..

10.5A43.30 Building and Story Heights

10.5A43.32 A roof appurtenance may exceed the maximum allowed building height as specified on Map **10.5A21B** (Building Height Standards) by 10 feet, subject to the following:

(a) All roof appurtenances and other features that exceed the allowed building height for the zoning district shall not exceed 33 percent of the total roof area of the structure and, except for elevators, stair towers, and decorative railing no taller than four feet in height, shall be set back at least 10 feet from any edge of the roof.

(b) Outside the Historic District, **Roof-mounted solar energy ~~panels~~ systems** shall not be subject to the 33 percent limitation or the edge of roof setback~~. provided that they are not visible from a point 20 feet above the edge of the street right-of-way on the opposite side of the street~~.

(c) Inside the Historic District**, Roof-mounted solar energy ~~panels~~ systems** shall not be subject to the 33 percent limitation or the edge of roof setback.

(d) The area of roof appurtenances that comply with this section shall not be considered as part of the building's gross floor area calculations.

10.517 Roof Appurtenances and Other Rooftop Features

10.517.30 All roof appurtenances and other features that exceed the allowed structure height for the zoning district shall not exceed 33 percent of the total roof area of the structure and, except for elevators and stair towers, shall be set back at least 10 feet from any edge of the roof.

10.517.31

(a) Outside the Historic District**, Roof-mounted solar energy ~~panels~~ systems** shall not be subject to the 33 percent limitation or the edge of roof setback. ~~provided that they are not visible from a point 20 feet above the edge of the street right-of-way on the opposite side of the street~~.

(b) Inside the Historic District, **Roof-mounted solar energy ~~panels~~ systems** shall not be subject to the 33 percent limitation or the edge of roof setback

Add to Article 15 - Definitions

Building coverage

The aggregate horizontal area or percentage (depending on context) of a lot or development site covered by all **buildings** and **structures** on the **lot**, excluding

(a) gutters, **cornices** and eaves projecting not more than 30 inches from a vertical wall, and

(b) **structures** less than 18 inches above ground level (such as decks and patios);

(c) balconies, bay windows or awnings projecting not more than 2 feet from a vertical wall, not exceeding 4 feet in width, and cumulatively not exceeding 50% of the width of the **building** face;

(d) fences; and

(e) mechanical system (i.e. HVAC, power generator, etc.) ~~that is less than 36 inches above the ground level with a mounting pad not exceeding 10 square feet~~.

Roof appurtenance

A device or **structure** not designed for human occupancy, attached to the exterior of the roof of a **building**, such as a stair or elevator tower, cooling tower, mechanical equipment housing, storage tank, antenna, **roof-mounted solar energy system** or similar equipment.

Solar Energy Systems

Any device or structural design feature, including accessory equipment associated with the system, whose primary purpose is to provide for the collection, generation, storage, or distribution of solar energy. This includes **Roof-mounted Solar Energy Systems** and **Ground-mounted Solar Energy Systems**.

Roof-mounted Solar Energy System

A solar energy system that is structurally mounted to the roof of a building or structure.

Ground-mounted Solar Energy System

A solar energy system that is structurally mounted to the ground and is not roof-mounted. The horizontal setback requirement shall be to that part of the **Ground-Mounted Solar Energy System** nearest to a property line, but not less than the vertical height of the highest element of the **Ground-Mounted Solar Energy System**.

Structure (including **roof structure**)

Any production or piece of work, artificially built up or composed of parts and joined together in some definite manner. **Structure**s include, but are not limited to, **building**s, fences over 4 feet in height, **sign**s, swimming pools and **Ground-mounted Solar Energy Systems**. (See also: **temporary structure**.)

P = Permitted AP = Administrative Approval S = Special Exception CU = Conditional Use

Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO CD4-L1	CD4-L2	MRB	CD5 CD4	GB	G1	G2	B CD4-W	WB	OR	I	WI	Supplemental Regulations
14.90 Storage (other than normal accessory use), processing, disposal, or transfer of petroleum, petrochemicals, natural gas and liquid petroleum products, coal, alcohol, wood pulp, solid or liquid waste, junk or hazardous waste as classified by Federal or State law	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
15. Transportation and Utilities																		
15.10 Public or private transformer station, substation, pumping station or automatic telephone exchange, not including any business office, storage yard or storage building																		
15.11 Essential to service the area in which it is located	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
15.12 Providing community-wide or regional service	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N	S	S	

Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MROCD4-CD4-L2 L1	MRB	CD5 CD4	GB	G1	G2	B CD4-W	WB	OR	I	WI	
15.20 Heliport or helipad																	
15.21 Helipad, as an accessory use to a permitted hospital use	N	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S	
15.22 Heliport	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
15.30 **Ground-mounted Solar Energy System**	CU	CU	N	N	N	N	CU	N	CU	CU	CU	N	N	CU	CU	CU	Installations that exceed the footprint area of the principal structure on a lot or those installed as a principal use.

P = Permitted AP = Administrative Approval S = Special Exception CU = Conditional Use Permit N = Prohibited

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

Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO CD4-L1	CD4-L2	MRB	CD5 CD4	GB	G1	G2	B CD4-W	WB	OR	I	WI	Supplemental Regulations
1. Residential Uses																		
1.20 **Accessory dwelling unit (Attached or Detached) up to 750 sq. ft. GLA**	P	P	P	P	N	P	P	P	P	N	P	P	N	N	N	N	N	10.814 (Accessory Dwelling Units)
~~1.21 **Attached accessory dwelling unit (AADU)**~~																		
~~1.211 Up to 750 sq. ft. **GLA** and entirely within an existing **single-family dwelling**~~	~~AP~~	~~AP~~	~~AP~~	~~AP~~	~~N~~	~~AP~~	~~AP~~	~~AP~~	~~CU~~	~~N~~	~~CU~~	~~CU~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	
~~1.212 Up to 750 sq. ft. **GLA** and in an expansion of an existing **single-family dwelling**~~	~~CU~~	~~CU~~	~~CU~~	~~CU~~	~~N~~	~~CU~~	~~CU~~	~~CU~~	~~N~~	~~N~~	~~CU~~	~~CU~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	

P = Permitted AP = Administrative Approval S = Special Exception CU = Conditional Use Permit N = Prohibited

Use	R	SRA SRB	GRA GRB	GRC (A)	GA/ MH	MRO CD4-L1	CD4-L2	MRB	CD5 CD4	GB	G1	G2	B CD4-W	WB	OR	I	WI	Supplemental Regulations
~~1.22 **Detached accessory dwelling unit (DADU)**~~																		
~~1.221 Up to 600 sq. ft. **GLA** and entirely within an existing **accessory building** that conforms with the dimensional requirements of this Ordinance.~~	~~CU~~	~~CU~~	~~AP~~	~~AP~~	~~N~~	~~AP~~	~~AP~~	~~AP~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	
~~1.222 Up to 750 sq. ft. **GLA** and entirely within an existing **accessory building** that conforms with the dimensional requirements of this Ordinance.~~	~~CU~~	~~CU~~	~~CU~~	~~CU~~	~~N~~	~~CU~~	~~CU~~	~~CU~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	
~~1.223 Up to 600 sq. ft. **GLA** in an existing **accessory building** that does not conform with the dimensional requirements of this Ordinance or includes the expansion of the existing **accessory building**.~~	~~CU~~	~~CU~~	~~CU~~	~~CU~~	~~N~~	~~CU~~	~~CU~~	~~CU~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	
~~1.224 Up to 750 sq. ft. **GLA** on a lot and in a new **building** that complies with all **lot** and **building** dimensional standards of this Ordinance for a **single-family dwelling**~~	~~CU~~	~~CU~~	~~CU~~	~~CU~~	~~N~~	~~CU~~	~~CU~~	~~CU~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	

10.814 Accessory Dwelling Units

10.814.10 Purpose and Eligibility

10.814.11 The purpose of this section is to provide for additional **dwelling unit**s within single-family neighborhoods in order to: increase the supply of smaller, more affordable housing units with less need for more municipal infrastructure or further land development; contribute to local housing needs; and provide opportunities for adapted reuse of existing **accessory structure**s. The standards in this section are intended to integrate more housing options into the community with minimal impact on the surrounding neighborhood.

10.814.12 Only one **accessory dwelling unit (ADU)** (either an **attached accessory dwelling unit (AADU) or a detached accessory dwelling unit (DADU))** shall be allowed on any **lot** containing a **single-family dwelling**. An **accessory dwelling unit** shall not be allowed under this Section 10.814 on a **lot** that contains more than one **dwelling unit**, multi-family dwellings or on rented or leased land.

10.814.13 Except as provided elsewhere in this Section 10.814, in order for a **lot** to be eligible for an **accessory dwelling unit**, the **lot** and all proposed **structure**s and additions to existing **structure**s shall conform to all zoning regulations as follows:

10.814.131 Any municipal regulation applicable to **single-family dwelling**s shall also apply to the combination of a **principal dwelling unit** and an **accessory dwelling unit**. However, an **accessory dwelling unit** shall be allowed without additional requirements for **lot area**, **lot area** per dwelling unit, or frontage beyond those required for a **single-family dwelling** without an **ADU** in the same zoning district.

10.814.132 An **attached accessory dwelling unit** is permitted on existing **nonconforming lots** and within an existing **nonconforming building** provided no increased or new nonconformity is created.

10.814.133 Newly constructed **detached accessory dwelling unit**s shall be governed by the provisions of this Ordinance and the **side** and **rear yard** requirements for the applicable zoning or Character District.

10.814.14 Notwithstanding all of the above provisions, an **accessory building** existing on the effective date of this ordinance may be converted to a **detached accessory dwelling unit** as provided in this Ordinance.

10.814.20 Standards for All Accessory Dwelling Units

All **accessory dwelling unit**s shall comply with the following standards:

10.814.21 The **principal dwelling unit** and the **accessory dwelling unit** shall not be separated in ownership (including by condominium ownership).

10.814.22 Either the **principal dwelling unit** or the **accessory dwelling unit** shall be occupied by the owner's principal place of residence. The owner shall provide documentation demonstrating compliance with this provision to the satisfaction of the City.

10.814.221 When the property is owned by an entity, one of the **dwelling unit**s shall be the principal place of residence of one or more principals of that entity, such as a member or beneficiary.

10.814.23 **Accessory dwelling units** shall not have more than two bedrooms.

10.814.24 Neither the **principal dwelling unit** nor the **accessory dwelling unit** shall be used for any business, except that the property owner may have a **home occupation** use in the unit that he or she occupies as allowed or permitted elsewhere in this Ordinance.

10.814.25 Where municipal sewer service is not provided, the septic system shall meet NH Water Supply and Pollution Control Division requirements for the combined system demand for total occupancy of the premises.

10.814.26 1 **off-street parking** space shall be provided for an **ADU** in addition to the spaces that are required for the principal **single-family dwelling**.

10.814.27 **Accessory dwelling units** shall comply with the drainage requirements of this Ordinance.

10.814.28 **Accessory dwelling units** shall comply with the lighting requirements of this Ordinance.

10.814.29 **Accessory dwelling units** located in the Historic District are subject to review and approval by the Historic District Commission.

~~**10.814.30 Additional Standards for Attached Accessory Dwelling Units**~~

~~The following standards are intended to ensure proportionality and aesthetic continuity between the **AADU** and the principal **dwelling unit**.~~

~~An **attached accessory dwelling unit** (**AADU**) shall comply with the following additional standards:~~

10.814.30~~1~~ An **attached accessory dwelling unit** shall have either an independent means of ingress and egress or ingress and egress through a common

shared space with the principal dwelling. ~~interior door shall be provided between the **principal dwelling unit** and the **AADU**.~~

10.814.3~~1~~2 All **accessory dwelling units** ~~The **AADU**~~ shall not be larger than 750 sq. ft.in **gross living area (GLA)**. For the purpose of this provision, the **gross living area** of the **AADU** shall not include storage space, shared entries, or other spaces not exclusive to the **AADU**.

10.814.3~~2~~ A newly constructed **DADU** shall be separated no less than 5 feet from the **principal structure** or as required by the Building Code, whichever is greater. ~~The **AADU** shall be subordinate to the principal **dwelling unit** in scale, height and appearance, as follows:~~

~~10.814.331 If there are two or more doors in the front of the principal **dwelling unit**, one door shall be designed as the principal entrance and the other doors shall be designed to appear to be secondary.~~

~~10.814.332 An addition to or expansion of an existing **building** for the purpose of creating an **AADU** shall be recessed or projected at least 18 inches from the existing front wall of the principal **dwelling unit**. Where the addition includes the construction of an attached, street-facing garage, it shall be set back at least 10 feet from the front wall of the principal **dwelling unit**.~~

~~10.814.333 The **building height** of any addition or expansion that includes an increase in **building footprint** shall be no greater than 75% of the height of the existing **building**. In the case of a single-story **building**, an addition or expansion may include either an additional story to the existing **building** or a single-story addition at the same height as the existing **building**.~~

~~10.814.40 Additional Standards for Detached Accessory Dwelling Units~~

~~The following standards are intended to ensure proportionality and aesthetic continuity between the DADU and the principal dwelling unit.~~

~~A **detached accessory dwelling unit** (**DADU**) shall comply with the following additional standards:~~

~~10.814.41 The **DADU** shall not be larger than 750 sq. ft. in **gross living area.**~~

~~10.814.411 A **DADU** that is created from an existing **accessory building** that does not comply with its minimum **yard**~~

requirements shall not exceed 750 sq. ft. in **gross living area.**

10.814.42 A **DADU** that is created from an existing **accessory building** that does not comply with its minimum **yard** requirements shall comply with the following additional requirements:

10.814.421 The existing **accessory building** shall not be expanded either vertically or horizontally, other than through the addition of a front entry not to exceed 50 sq. ft., or a side or rear deck not to exceed 300 sq. ft.; except that the Planning Board may grant a conditional use permit to allow the **gross living area** of the **accessory building** to be expanded up to a total of 600 sq. ft. as provided in this Ordinance.

10.814.422 A **DADU** that is within a required **side yard** or **rear yard** setback for the zoning district shall not have any windows, balconies, or doors higher than eight feet above grade facing adjacent property.

10.814.43 The **DADU** shall be subordinate to the principal **single-family dwelling** in scale, height and appearance as follows:

10.814.431 The front wall of a **DADU** that is not created within an existing **accessory building** shall be **set back** at least 10 feet further from the **front lot line** than the existing front wall of the principal **dwelling unit**.

10.814.432 The **building height** of the **building** containing the **DADU** shall be no greater than 22 feet.

10.814.433 When the **building** containing the **DADU** is taller than the **principal building**, its required setback from all property lines shall be increased by the difference in **building height** between the **DADU** and the **principal building**.

10.814.434 The **building footprint** of the **building** containing the **DADU** shall be no greater than 750 sq. ft.

10.814.435 The **gross floor area** of the **building** containing the **DADU** shall be no greater than 1,600 sq. ft. **gross floor area** or 75 percent of the **gross floor area** of the principal **dwelling unit**, whichever is less.

10.814.436 The **DADU** may include roof dormers provided they are located outside the required setbacks from all property lines and occupy no greater than 33% of any individual roof plane.

10.814.437 The **DADU** shall comply with the drainage requirements of this Ordinance.

10.814.438 The **DADU** shall comply with the lighting requirements of this Ordinance.

10.814.44 A newly constructed **DADU** shall be separated no less than 5 feet from the **principal structure** or as required by the Building Code, whichever is greater.

10.814.50 Architectural Design Standards

Where the creation of an **accessory dwelling unit** involves the construction of a new **building** or an addition to or expansion of an existing **building**, the exterior design shall be architecturally consistent with or similar in appearance to the **principal building** using the following design standards:

10.814.51 The new **building**, addition or expansion shall be architecturally consistent with or similar in appearance to the existing **principal building** with respect to the following elements:

- Massing, including the shape and form of the **building footprint**, roof or any projecting elements;
- Architectural style, design, and overall character;
- Roof forms, slopes, and projections;
- Siding material, texture, and profile;
- Window spacing, shapes, proportions, style and general detailing;
- Door style, material and general detailing;
- Trim details, including window and door casings, cornices, soffits, eaves, dormers, shutters, railings and other similar design elements;
- Exposed foundation materials and profiles.

10.814.52 If provided, the following elements shall be architecturally consistent with or similar in appearance to the corresponding elements on the **principal building** in terms of proportions, materials, style and details:

- Projections such as dormers, porticos, bays, porches and door canopies;
- Chimneys, balconies, railings, gutters, shutters and other similar design elements.

10.814.53 If provided, all street-facing garage doors shall be limited to 9 feet in width.

10.814.60 Review and Approval Process

10.814.61 When Section 10.440 indicates that an **attached** or **detached ADU** is permitted by administrative approval ("AP"), the following shall apply:

10.814.611 For a period of at least 30 days following the date of application to the City, the applicant shall post a notice, in the form of a sign provided by the city, that describes the proposed **ADU** application subject to the following:

(1) Such sign(s) shall be located on the perimeter of the **lot** where it can easily be viewed and readable from all abutting public ways.

(2) The applicant shall also provide the sign notice information to the City. The City shall send notice by certified mail to all owners of any property located within 100 feet of the **lot**.

10.814.612 Any person may submit written comments on the **ADU** application. In order to be considered by the Planning Director, such comments shall be submitted to the Planning Director within the 30-day notice period, which begins on the date the certified mailing is sent by the City.

10.814.613 The determination as to whether the **ADU** complies with all requirements shall be made as an Administrative Approval by the Planning Director. The Planning Director may approve, deny, or request additional information from the applicant. The Planning Director may refer the application to the Planning Board for a conditional use permit, if appropriate.

10.814.614 The Planning Director shall not approve an application for an **ADU** until the conclusion of the 30-day notice period.

10.814.62 When Section 10.440 requires a conditional use permit for an **attached** or **detached ADU**, the Planning Board shall make the following findings before granting approval:

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.

10.814.622 The exterior design of the **ADU** is architecturally consistent with or similar in appearance to the existing **principal dwelling** on the **lot**.

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 Section 10.814.26.~~

~~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.~~

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

~~10.814.70 Post-Approval Requirements~~

~~10.814.71 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.~~

10.814.33 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.

10.814.34 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.

10.1112.30 Off-Street Parking Requirements

10.1112.31 Parking Requirements for Residential Uses

10.1112.311 The required minimum number of **off-street parking** spaces for **use**s 1.10 through 1.90, including **dwelling unit**s in mixed-use developments, shall be based on the gross floor area of each **dwelling unit**, as follows:

Dwelling Unit Floor Area	Required Parking Spaces
Less than 500 sq. ft.	0.5 spaces per unit
Over 500~~–750~~ sq. ft.	1.0 space per unit
~~Over 750 sq. ft.~~	~~1.3 spaces per unit~~

The Revised Law on Accessory Dwelling Units – 2025 Edition
Updated Version
August 12, 2025

This guidance document is an updated version of the original guidance NHMA issued on accessory dwelling units in July 2025.

Governor Ayotte signed House Bill 577 on July 15, 2025, relative to accessory dwelling units, substantially amending RSA 674:71 to :73. This document provides local officials with guidance on how to interpret and implement the new law.

The Revised Law

The New Basic Requirement. A municipality that adopts a zoning ordinance shall allow accessory dwelling units in all zoning districts that permit single-family dwellings. One accessory dwelling unit, **which may be either attached or detached**, shall be allowed as a matter of right, and **municipalities may no longer require either a conditional use permit or special exception for an ADU.**

Revised Definitions:
"Accessory dwelling unit" means a residential living unit that is located on a lot containing a single-family dwelling that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation, on the same parcel of land as the principal dwelling unit it accompanies. Accessory dwelling units may be constructed at the same time as the principal dwelling unit.

"Attached unit" means a unit that is within or physically connected to the principal dwelling unit or completely contained within a preexisting detached structure.

"Detached unit" means a unit that is neither within nor physically connected to the principal dwelling unit, nor completely contained within a preexisting detached structure.

Effective Date. The new law took effect on July 1, 2025. (The Governor did not sign the bill until July 15, 2025.)

Where to Begin?

Does your zoning ordinance already address ADUs?

- If your zoning ordinance expressly **allows ADUs, both attached and detached, without limitation**, then you may not need to do anything, because your ordinance may already comply with the new law. However, please keep reading, because your ordinance may contain a limitation that doesn't *seem* like a limitation.

- The municipality shall allow one accessory dwelling unit without additional requirements for lot size, setbacks, aesthetic requirements, design review requirements, frontage, space limitations, or other controls beyond what would be required for a single-family dwelling without an accessory dwelling unit. However, the municipality is not required to allow more than one accessory dwelling unit for any single-family dwelling.

- If your zoning ordinance contains no provisions pertaining to accessory dwelling units, then

one accessory dwelling unit shall be deemed a permitted accessory use, as a matter of right, to any single-family dwelling in the municipality, and no municipal permits or conditions shall be required other than building permits, if required by statute.

What *Can* You Do?

Here are some of the conditions a zoning ordinance may impose:

One ADU per dwelling. A municipality is not required to allow more than one attached or detached ADU per single-family dwelling. A one-ADU limit should be stated in the ordinance if a municipality wishes to implement a limit. Of course, the municipality may allow more than one ADU per principal dwelling unit, if it chooses.

ADU's may be prohibited for multi-family uses, or on rented or leased land. The municipality may prohibit accessory dwelling units associated with multiple single-family dwellings attached to each other, such as townhouses. The municipality may prohibit accessory dwelling units associated with rented or leased land.

Sale of an ADU through condominium conveyance is prohibited. Subsequent condominium conveyance of any accessory dwelling unit separate from the principal dwelling unit shall be prohibited, notwithstanding the provisions of RSA 356-B:5, unless allowed by the municipality.

Attached ADU's - manner of access. Attached accessory dwelling units shall have either an independent means of ingress and egress or ingress and egress through a common space shared

with the principal dwelling. However, the municipality shall not limit the choice of ingress and egress.

Owner occupancy. The ordinance may require owner occupancy of either the principal or the accessory dwelling unit, but it cannot specify which unit the owner must occupy. A municipality may require that the owner demonstrate that one of the units is his or her principal place of residence, and the municipality may establish reasonable regulations to enforce such a requirement.

Combined principal dwelling & ADU shall otherwise comply with municipal zoning regulations. Any municipal regulation applicable to single-family dwellings shall also apply to the combination of a principal dwelling unit and an accessory dwelling unit, including but not limited to lot coverage standards and standards for maximum occupancy per bedroom consistent with policy adopted by the United States Department of Housing and Urban Development, provided that such municipal regulations shall not be more restrictive for accessory dwelling units than for any single-family use in the same zoning district.

Aesthetic Standards. A municipality may apply aesthetic standards to accessory dwelling units only if it has also applied such standards to the principal dwelling unit.

Minimum and maximum sizes. The ordinance may establish size limits for ADUs, but it may not limit an ADU to less than 750 square feet. The total living space of the accessory dwelling unit shall not exceed 950 square feet unless otherwise authorized by the municipality.

What *Can't* You Do?

Here are some conditions that the ordinance may *not* impose:

Septic system/wastewater requirements/water supply. The municipality may not impose greater requirements for a septic system for a single-family home with an accessory dwelling unit than is required by the Department of Environmental Services. The applicant for a permit to construct an accessory dwelling unit shall make adequate provisions for water supply and sewage disposal for the accessory dwelling unit in accordance with RSA 485-A:38, but separate systems shall not be required for the principal and accessory dwelling units. Prior to constructing an accessory dwelling unit, an application for approval for a sewage disposal system shall be submitted in accordance with RSA 485-A as applicable. The approved sewage disposal system shall be installed if the existing system has not received construction approval and approval to operate under current rules or predecessor rules, or the system fails or otherwise needs to be repaired or replaced.

Parking. Only if existing municipal regulations impose off-street parking requirements for the principal dwelling unit can the municipality require up to one additional parking space for each accessory dwelling unit. Required parking spaces may be provided either on-site or at a legally dedicated off-site location, at the property owner's discretion.

Familial Relationships. A municipality "may not require a familial relationship between the occupants of an accessory dwelling unit and the occupants of a principal dwelling unit." Some municipalities have this restriction built into their existing ADU definition; that will need to change.

Bedroom limit. A municipality "may not limit an accessory dwelling unit to only one bedroom." This means, of course, that it may impose a *two*-bedroom limit.

Electric Service. A municipality shall not deny the establishment of a separate electrical panel and separate electrical service for the accessory dwelling unit.

What *Must* You Do?

The ordinance ***shall* permit the following:**

ADU in Nonconforming Structures. Under RSA 674:72, XI, a municipality shall allow accessory dwelling units to be converted from existing structures, including but not limited to detached garages, regardless of whether such structures violate current dimensional requirements for setbacks or lot coverage.

NHMA offers the following suggestions for interpreting and applying Paragraph XI of 674:72. This section of the statute is ambiguous, and so municipalities are encouraged to consult with their own legal counsel as to how to proceed on any building permit applications that fall under this section of the law.

1. In order for a structure to be an "existing structure" under this provision, it had to exist on or before July 1, 2025, the effective date of HB 577.

2. For any structure that was in existence prior to July 1, 2025, the municipality could determine eligibility for placement of an ADU within that existing structure where the existing structure does not comply with dimensional requirements for setbacks and lot coverage based on one of the following possible procedures, which should be reviewed and approved by the municipality's regular municipal legal counsel:

a. The existing structure could be required to demonstrate that it qualifies as a pre-existing, nonconforming structure exempt from the currently applicable dimensional requirements for setbacks and lot coverage according to RSA 674:19 or any local zoning regulation protecting non-conforming structures, or;

b. The existing structure received a prior zoning approval or determination it was exempt from the current dimensional requirements for setbacks and lot coverage, or;

c. Deem the provisions of Paragraph XI of amended 674:72 as essentially granting a blanket zoning exemption from dimensional requirements for setbacks and lot coverage for any existing structure that seeks a building permit to place an ADU in that existing structure.

Changes to Planning & Zoning Laws in 2025
A Guide for Municipalities

Revised August 13, 2025

This is an updated version of the Changes to Planning & Zoning Laws in 2025 Guide, published in July 2025.

Summary of Changes Pursuant to HB 577

HB 577 (see separate guidance document)

Summary of Changes Pursuant to HB 631

HB 631 creates two new zoning mandates. First, the new law requires municipalities to allow multi-family residential development on commercially zoned land, provided that adequate infrastructure is available to support that development. Municipalities may still restrict residential development in zones where industrial and manufacturing uses are permitted "which may result in impacts that are incompatible with residential use, such as air, noise, odor, or transportation impacts." Nevertheless, municipalities may require that the ground floor space in the commercially zone property may be required to be dedicated in whole or in part to retail or similar uses.

Second, where an existing building is being repurposed for adaptive reuse for residential purposes, municipalities are required to afford exemptions to setbacks, height or frontage of a building, provided the dimensional elements of the building do not change.

When implementing this new mandate locally, the definitions in the statute must be adhered to in determining whether the proposed use must be permitted; however, municipalities are not required to update their zoning ordinances with these definitions.

The statute does not prevent application of dimensional and other similar requirements to developments proposed under this statute. Furthermore, to

determine whether proposed development under these statutes must be allowed, municipalities will need to understand their infrastructure capacity and whether the infrastructure is adequate to sustain proposed development.

Although perhaps seemingly straightforward at first read, HB 631 contains many ambiguities and will require local officials to work with legal counsel to interpret and then implement the new requirements. Below are the major questions raised by this new law.

What is "commercially zoned land"?

The new law defines "commercially zoned land" as "land zoned for such commercial activities as retail and office space." Each municipality will need to determine which zones are "commercial," which should be based on the definition of a "commercial use" in the zoning ordinance. Municipalities are advised to carefully review their definition of "commercial use" to ensure the definition is clear and specific.

What is "infrastructure" under this new statute?

The new statute does not define "infrastructure," but RSA 674:21, V, which provides an exclusive list of allowable purposes for a impact fees, may be instructive:

> As used in this section "impact fee" means a fee or assessment imposed upon development, including subdivision, building construction, or other land use change, in order to help meet the needs occasioned by that development for the construction or improvement of capital facilities owned or operated by the municipality, **including and limited to water treatment and distribution facilities; wastewater treatment and disposal facilities; sanitary sewers; storm water, drainage and flood control facilities; municipal road systems and rights-of-way; municipal office facilities; public school facilities; public works facilities; the municipality's proportional share of capital facilities of a cooperative or regional school district of which the municipality is a member; public safety facilities; solid waste collection, transfer, recycling, processing, and disposal facilities; public library facilities; and public recreational facilities not including public open space.**

Who decides whether there is adequate infrastructure?
The new law does not say what local official or local body makes these infrastructure capacity determinations. Possibilities include:

1. The planning board could review and make infrastructure capacity determinations when exercising site plan review authority.
2. The select board could be responsible for assessing infrastructure capacities of water, sewer, roads, etc. The select board may also wish to undertake studies about capacity before any application is presented. For example, the select board could commission a study to determine the maximum additional load the public water sewer system can handle.
3. The code enforcement/building code officer could be responsible for the determination as part of the building permit review and issuance process.
4. A combination of more than one, depending on the circumstances. For example, since roads are within the purview of the select board, they may need to weigh in on whether a new development exceeds the capacity of the road impacted by the development.

What does "multi-family" mean?
The statute does not define this term. However, two existing statutes may be instructive: Site plan review for multi-family homes is triggered when the proposed project contains three or more units. RSA 674:43, I. On the other hand, the workforce development statute defines "multi-family housing" as five or more units. RSA 674:58, II.

How does the new requirement for allowing "adaptive reuse" factor in?
The adaptive reuse requirement is related, but ultimately separate, from the requirement to allow multi-family development in commercially zoned areas. This portion of the bill focuses on the conversion of existing *buildings* to residential uses. The law does not limit the mandate for allowing adaptive reuse to commercially zoned areas only; instead, it presumably requires a municipality to allow the conversion of an existing commercial building, wherever located, for adaptive reuse, exempting the conversion from "setbacks, height, or frontage" if the building is being "converted to multi-family or mixed-use through adaptive reuse," as long as the "building's floor area, height, and setbacks do not change." In other words, it appears that the conversion must be permitted as long as the footprint of the building is not changed.
Effective Date: July 1, 2026
Statutes Adopted: RSA 674:79; RSA 674:80

Summary of Changes Pursuant to SB 284

SB 284 prohibits municipal zoning ordinances from requiring more than one residential parking space per unit. This amendment to RSA 674:16 does not affect the power to regulate parking at land uses other than residential uses. This amendment should be presumed to mean that when determining how much parking will be required for a residential use of land under a municipal zoning ordinance, each unit of housing can only be required to have one parking space.

Effective Date: September 13, 2025

Statute Amended: RSA 674:16, VII

Summary of Changes Pursuant to HB 457

HB 457 prohibits municipal zoning ordinances from restricting the number of occupants of any dwelling unit to less than 2 occupants per bedroom. In addition, any existing zoning ordinance that restricts the number of occupants per bedroom to less than 2 occupants can no longer be enforced by the governing body. Furthermore, municipal zoning ordinances based on the familial or non-familial relationships or marital status, occupation, employment status, or educational status, including but not limited to scholastic enrollment, or academic achievement at any level among, the occupants shall not be enforced.

Effective Date: September 13, 2025

Statute Amended: RSA 674:16 by inserting new paragraph VIII

Summary of Changes Pursuant to SB 283

SB 283 enacts new statutes, RSA 674:77 and RSA 674:78 that will require municipalities to exclude from floor-area-ratio (FAR) calculations any part of a building that is entirely or partially below ground level, including basements, cellars and sublevels. Below-grade areas may be utilized for parking, storage, mechanical spaces and additional facilities without affecting FAR calculations.

Effective Date: 60 Days after passage

Statutes Adopted: RSA 674:77 and RSA 674:78

Summary of Changes Pursuant to SB 282

SB 282 will permit residential buildings up to four floors above grade to have only one stairway under conditions to be established by the state building code review board (BCRB). Conditions must be set by the BCRB because the current state building code requires more than one stairway.

Effective Date: September 13, 2025

Statute Amended: RSA 155-A:2, XII

Summary of Changes Pursuant to SB 281

SB 281 amends RSA 674:41, by permitting the issuance of building permits on Class VI roads without requiring approval from the governing body. Instead, in order to get a building permit for erection of a building a Class VI road the applicant will need only sign and record at the registry of deeds a liability waiver acknowledging: that the municipality will not maintain the road nor provide services to any lot accessible by the road; that the municipality will not be responsible for losses or damages caused by lack of services; and, that the responsibility for such services falls solely on the applicant. Prior to the issuance of the building permit, the applicant shall prove that the lot and any buildings thereon are insurable. We recommend that select boards prepare a standard liability waiver that is used for applicants under this statute. The municipality must verify that the waiver has been recorded.

The statute does not prohibit municipalities from establishing separate road frontage requirements for new construction. Therefore, a municipal zoning ordinance can require frontage (of a certain length) on a Class V or better road. However, the municipal ordinance must clearly state this requirement by defining the road as "Class V or better." If the zoning ordinance does require frontage of a Class V or better road, a variance from the ZBA would still be required to build on a Class VI road. Because the statute is not effective until July 1, 2026, municipalities have time to amend their zoning ordinances if desired.

Effective Date: July 1, 2026

Statute Amended: RSA 674:41, I (c)

Summary of Changes Pursuant to HB 296

HB 296 amends RSA 674:41, building and subdivision on Class VI and Private Roads, and RSA 676:5, appeals to the Zoning Board of Adjustment. Currently, a building permit for the erection of a building on a Private Road can only be authorized by the local governing body after review and comment by the planning board. This amendment to RSA 674:41, I (d)(1) will allow as an alternative to going to the planning board for review and comment the applicant can instead establish that the private road identifies and complies with a policy adopted by the governing body. Therefore, if the governing body adopts a policy for building on private roads, and the applicant complies with that policy, then planning board input is not required.

In addition, this bill modifies the statute governing the time for appealing to the Zoning Board of Adjustment. Currently, RSA 676:5, I, states that appeals to the

Zoning Board of Adjustment will be taken within a reasonable time as provided by the rules of the board. This amendment changes that appeal period to a standard 30-day period.
Effective Date: September 13, 2025
Statute Amended: RSA 674:41, I (d)(1)

Summary of Changes Pursuant to HB 92
HB 92 mandates that a Zoning Board of Adjustment member shall recuse himself or herself from voting on matters previously voted upon by the same member while serving as a member of the planning board in a quasi-judicial capacity.
Effective Date: July 23, 2025
Statute Amended: RSA 673:3 by inserting new paragraph V

Summary of Changes Pursuant to HB 413
HB 413 extends the vesting time periods that protect approved subdivision and site plans from changes in local planning and zoning regulations. Currently, approved plans are vested from subsequently enacted local zoning and planning amendments if active and substantial work commences within 24 months of approval, and the development project is substantially completed within 5 years of approval. HB 413 extends these time periods so that substantial work shall commence within 3 years of approval, and the project shall be substantially completed within 7 years of approval. The 7-year and 3-year exemption periods shall apply to any planning board approval granted on or after July 1, 2023. HB 413 also limits the authority of the Zoning Board of Adjustment or Select Board when acting as the building code board of appeals to only hearing appeals involving local amendments to the state building code or state fire code, with all other appeals shall be made to the state building code board of review. Furthermore, in matters involving a possible appeal to the Housing Appeals Board involving final decisions of a local building code board of appeals, the matter would first have to be appealed to the building code board of review and thereafter could then be appealed to the superior court or the Housing Appeals Board.
Effective Date: July 1, 2025
Statutes Amended: RSA 674:39; RSA 674:34, I; RSA 155-A:11-b; RSA 478:1-a; RSA 679:5, IV; RSA 673:3, IV.