

**SITE PLAN REVIEW TECHNICAL ADVISORY COMMITTEE
PORTSMOUTH, NEW HAMPSHIRE**

WORK SESSION

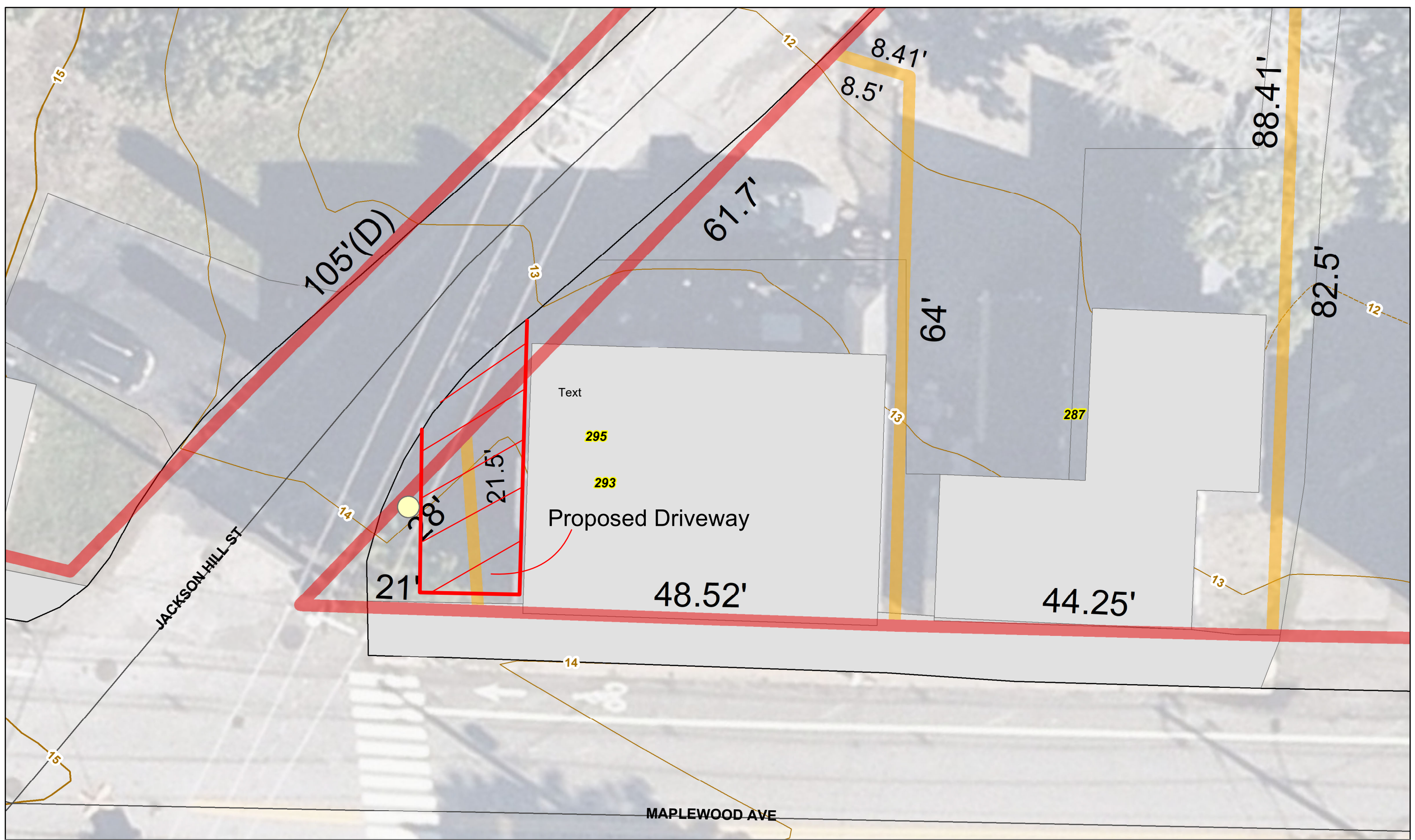
**Conference Room A
City Hall, Municipal Complex, 1 Junkins Avenue**

2:00 PM

April 8, 2025

AGENDA

2:00 PM	295 Maplewood Ave, Unit 1 35 Pines LLC Patrick Lavoie, Applicant (LUTW-25-4)	Site Plan Review
2:30 PM	909 Islington St 909 West End LLC, Owner Haley Ward, Engineer (LUTW-25-3)	Parking CUP
3:00 PM	100 Foundry Place City of Portsmouth, Owner Ambit Engineering, Engineer (LUTW-25-5)	Subdivision
3:30 PM	921 Islington Street Ampit Inc, Owner Ambit Engineering, Engineer (LUTW-25-6)	Site Plan Review
4:00 PM	86 Farm Lane Jeannette MacDonald, Owner Altus Engineering, Engineer (LUTW-25-7)	Subdivision



293-295 Maplewood Driveway Request

Map prepared by Portsmouth Department of Public Works

Printed: 1/10/2025

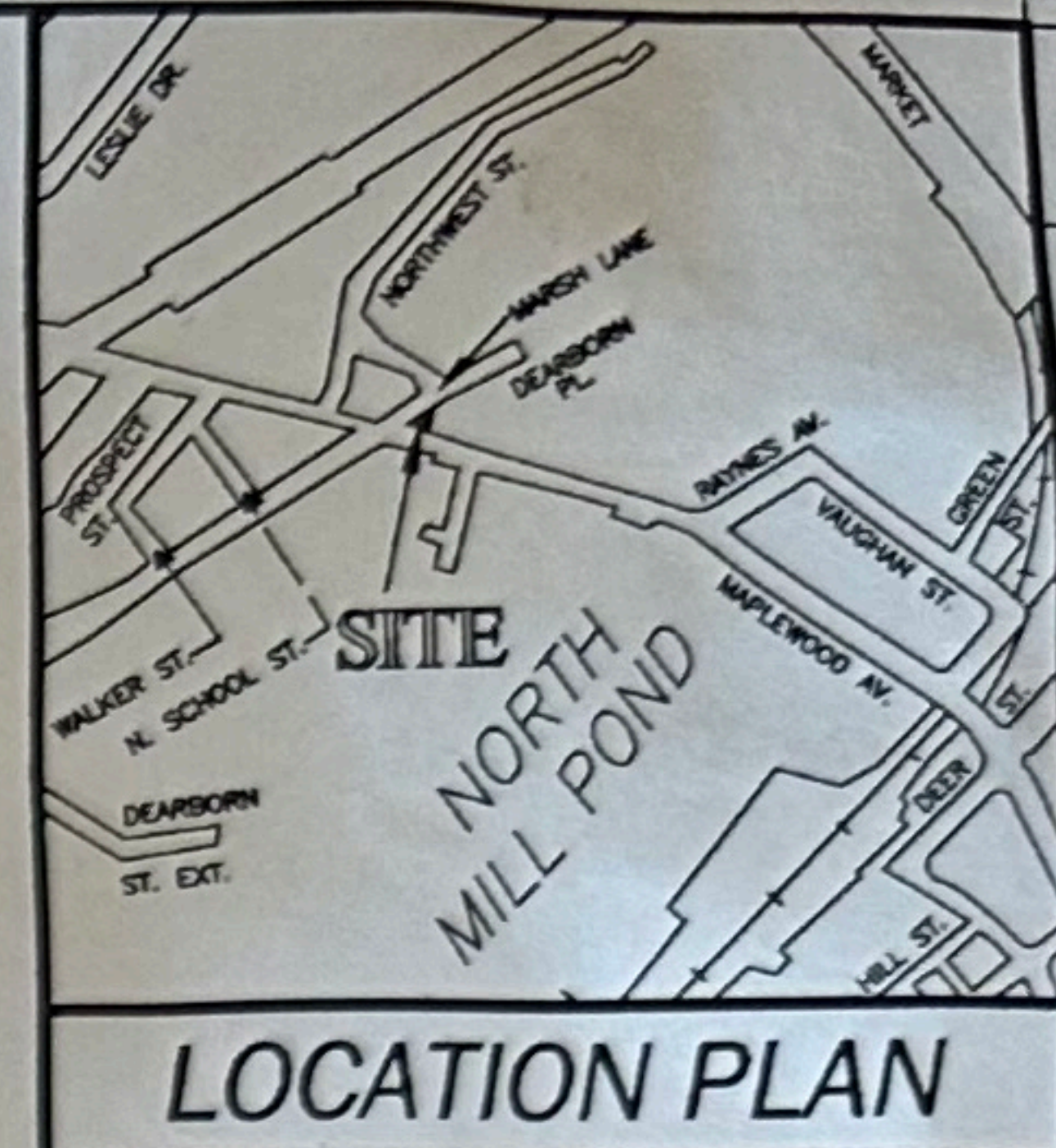
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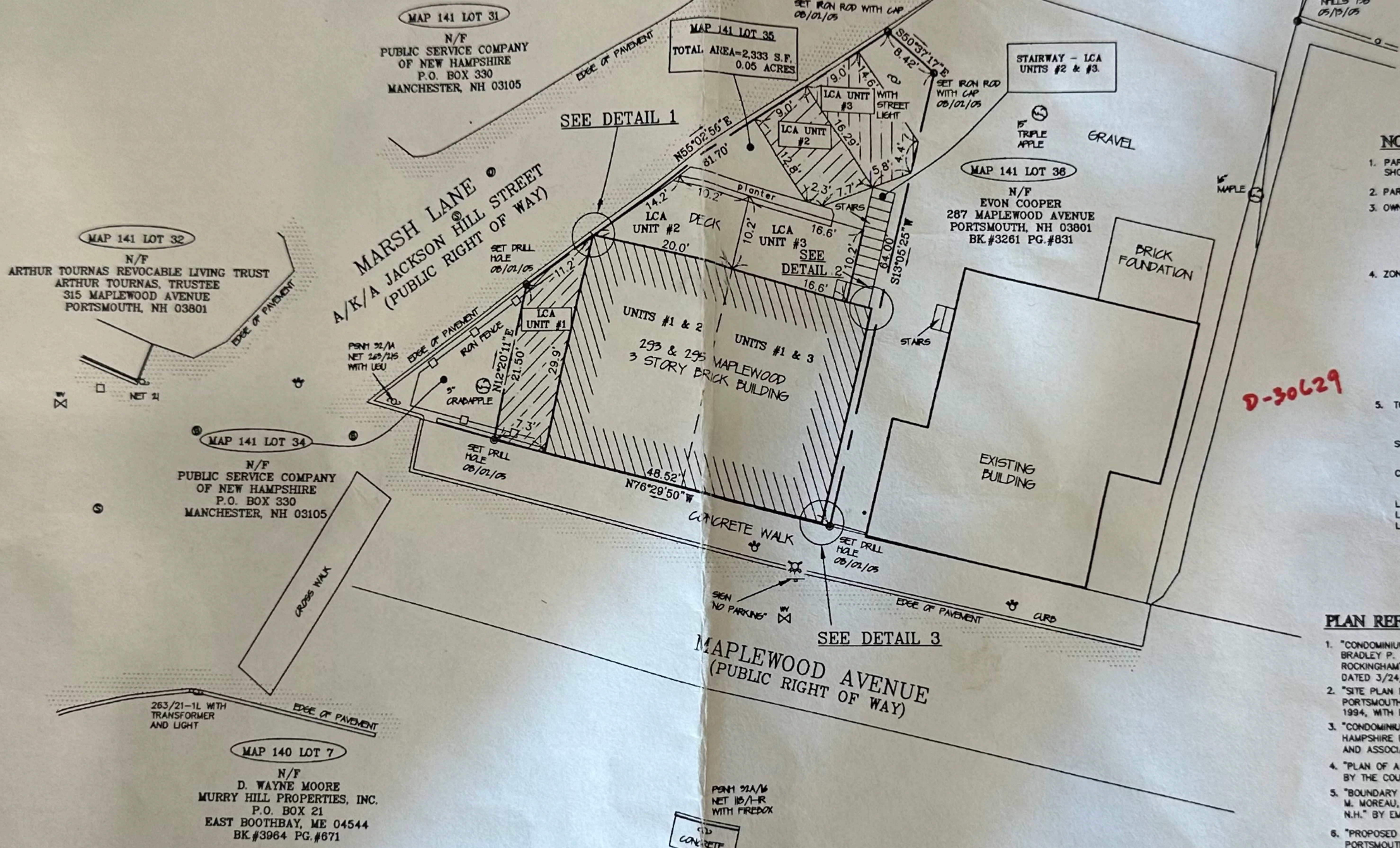
LEGEND

- BOOK NO./PAGE NO.
N/F NOW OR FORMERLY
RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F. SQUARE FEET
UGU UNDERGROUND UTILITIES
LCA LIMITED COMMON AREA
SEWER MANHOLE
WATER VALVE
TELEPHONE MANHOLE
DRAIN MANHOLE
ASSESSORS MAP & PARCEL NUMBER
PROPERTY LINE
UTILITY POLE
WATER SHUT OFF
HYDRANT
CATCH BASIN
ALSO KNOWN AS
NEW ENGLAND TELEPHONE
PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE
SINGLE POLE SIGN



MSC
CIVIL ENGINEERS &
LAND SURVEYORS, INC.
JOHN HARTMANSON
403 THE HILL
P.O. BOX 427
PORTSMOUTH, NH 03802-0427
PHONE 603-431-2222
FAX 603-431-2210
WWW.MSC-ENGINEERS.COM

Now TF Moran



NOTES:

1. PARCEL IS LOCATED IN THE MIXED RESIDENTIAL OFFICE (MRO) ZONE AND IS SHOWN ON CITY OF PORTSMOUTH ASSESSORS MAP 141 AS LOT 35.
2. PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE.
3. OWNER OF RECORD: DEBORAH J. CAMPBELL
295 MAPLEWOOD AVENUE
PORTSMOUTH, NH 03801
BK #3261 PG. #831
4. ZONING REQUIREMENTS:
LOT AREA 7,500 S.F.
FRONTAGE 100'
LOT DEPTH 90'
FRONT YARD 5'
SIDE YARD 10'
REAR YARD 15'
BUILDING HEIGHT 40'(MAX.)
BUILDING COVERAGE 40%(MAX.)
LOT COVERAGE(%) OPEN 25%
5. TOTAL PARCEL AREA: MAP 141 LOT 35
2,333 S.F.
0.05 ACRES
SUBMITTED AREA: 2,333 S.F.
0.05 ACRES
COMMON AREA: 2,333 S.F.
0.05 ACRES
LCA UNIT #1: 191 S.F. + 36 S.F. (UNDER DECK) = 227 S.F.
LCA UNIT #2: 341 S.F. + 21 S.F. (UNDER DECK) = 362 S.F.
LCA UNIT #3: 368 S.F. + 21 S.F. (UNDER DECK) = 389 S.F.

PLAN REFERENCES:

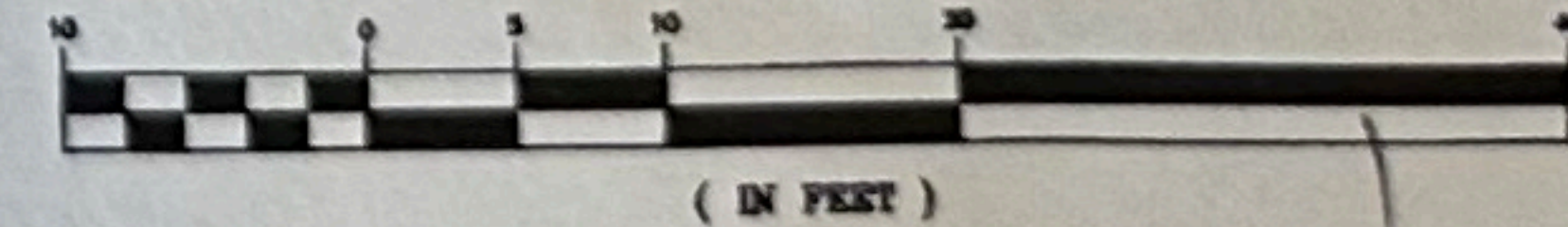
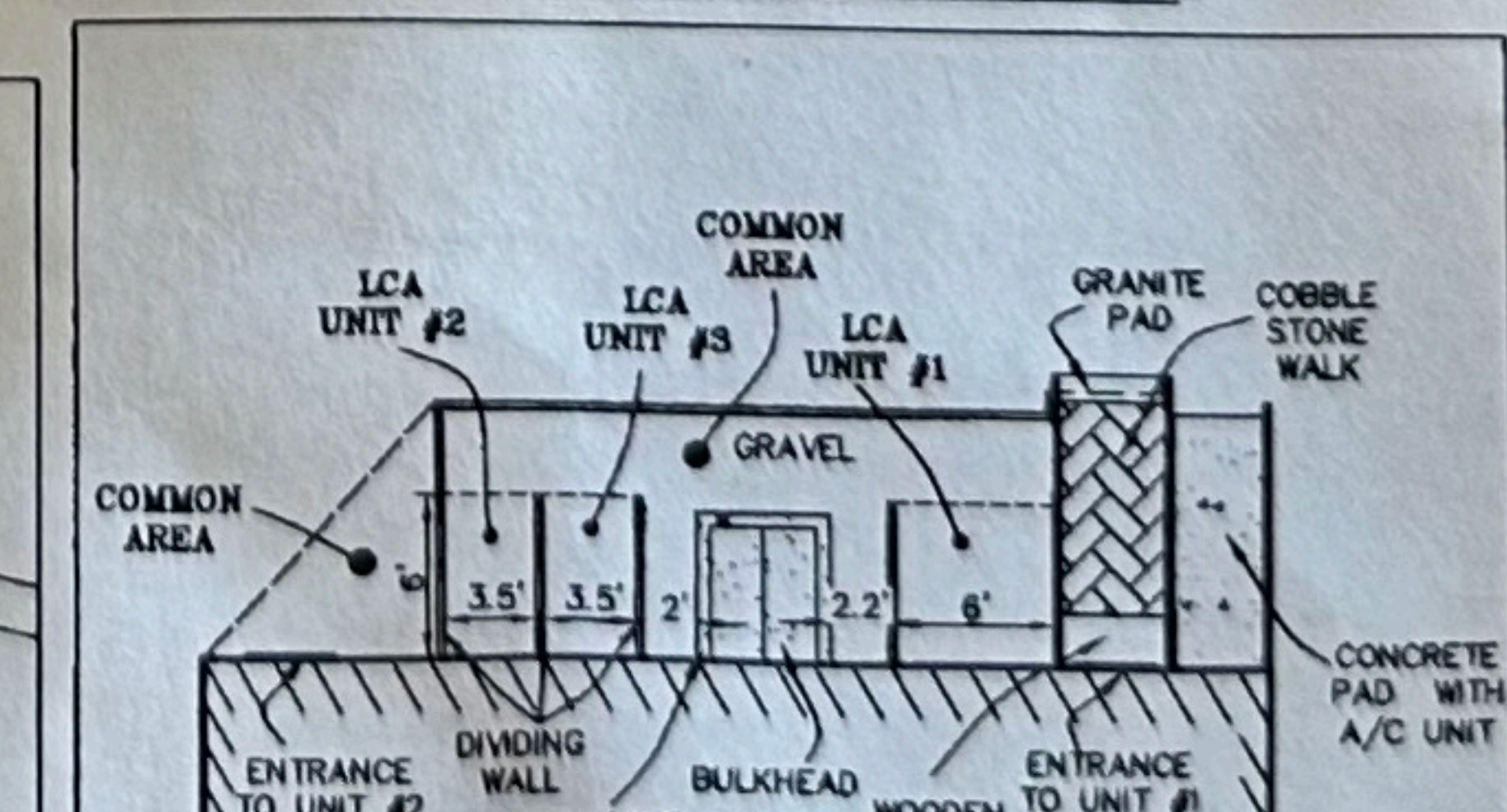
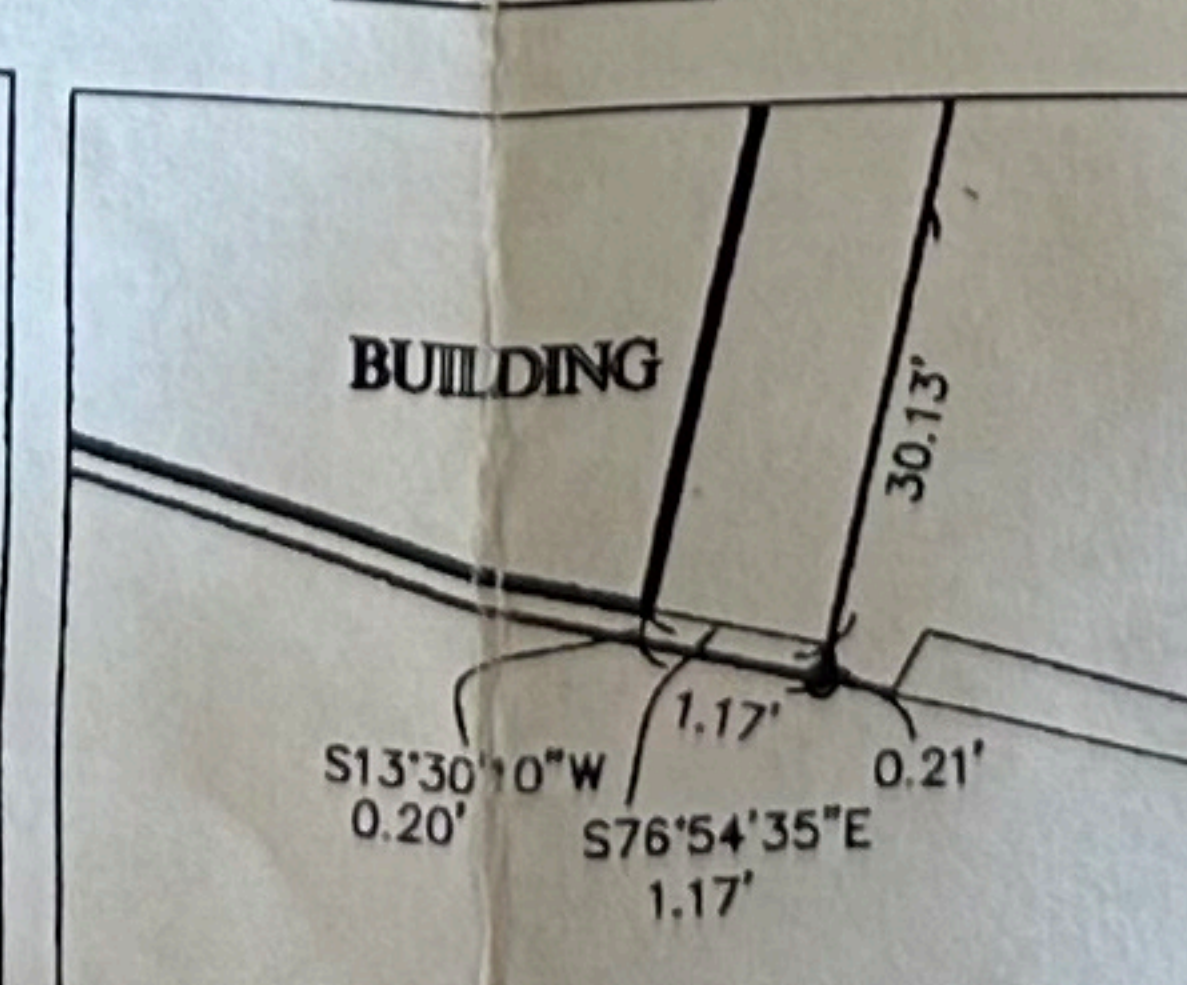
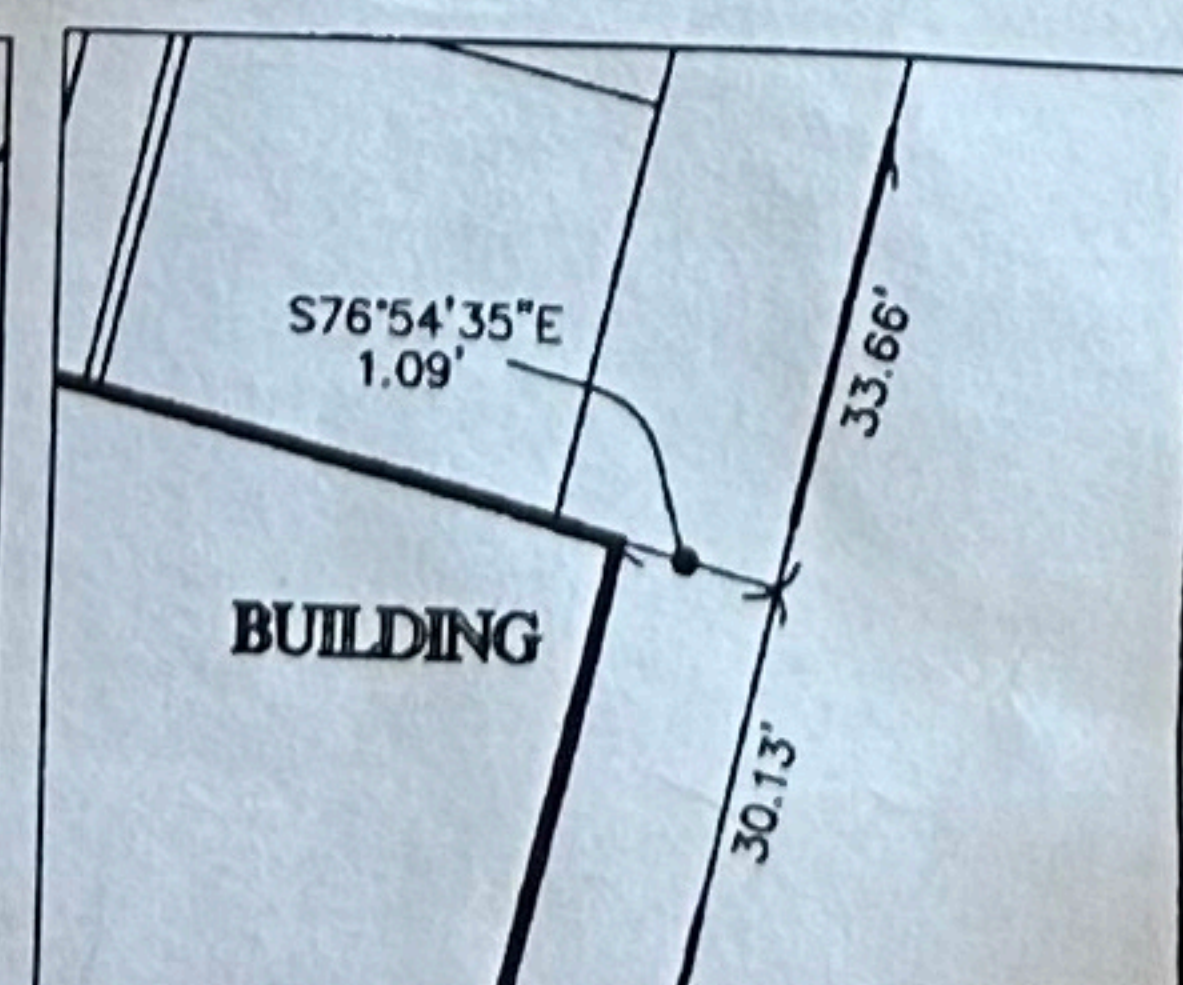
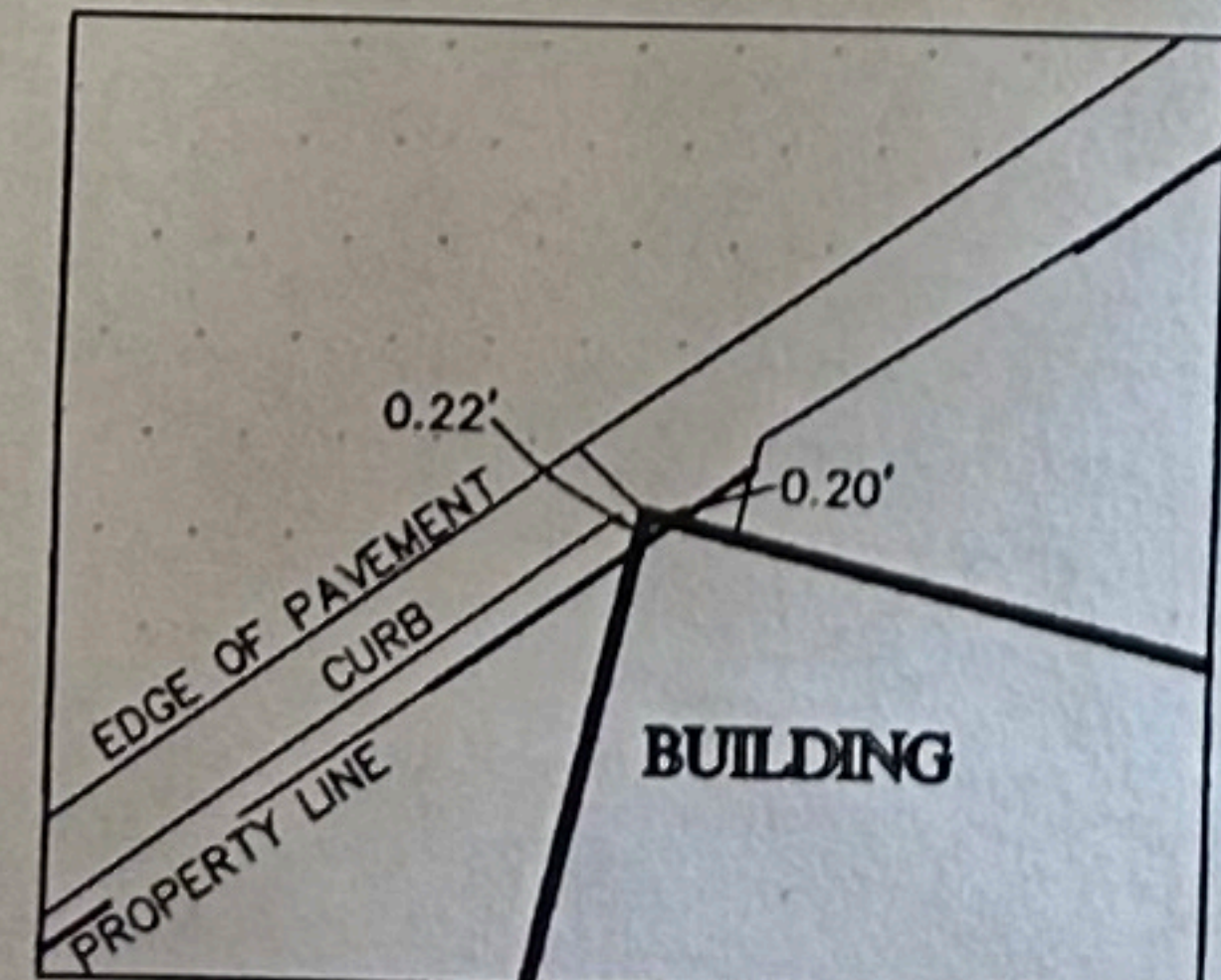
1. "CONDOMINIUM SITE PLAN MAP 141 - LOT 37, NORTH MILL POND CONDOMINIUM, FOR BRADLEY P. BOISVERT, 273 MAPLEWOOD AVENUE, PORTSMOUTH, N.H., COUNTY OF ROCKINGHAM" BY AMBIT ENGINEERING, INC. DATED MARCH 2003, WITH REVISION 1 DATED 3/24/03. RCRD PLAN #0-30623.
2. "SITE PLAN FOR DEARBORN PLACE TRUST, MAPLEWOOD AVENUE & DEARBORN PLACE, PORTSMOUTH, N.H., COUNTY OF ROCKINGHAM" BY AMBIT SURVEY, DATED OCTOBER 1994, WITH REVISION 2 DATED NOVEMBER 22, 1995. RCRD PLAN #0-24424.
3. "CONDOMINIUM SITE PLAN, 1 JACKSON HILL STREET, PORTSMOUTH, NEW HAMPSHIRE FOR ERIC D. WEINREB & CYNTHIA M. BOSTON" BY JAMES VERRA AND ASSOCIATES, INC. DATED 3/3/2001. RCRD PLAN #0-28822.
4. "PLAN OF A NEW STREET FROM NORTH TO JACKSON HILL STREET AS LAID OUT BY THE COUNTY COMMISSIONERS, DEC. 31st 1877" BY A.C. HOYT, SURVEYOR.
5. "BOUNDARY LINE PLAN PURSUANT TO R.S.A. 472, FOR THE HEIRS OF LENORA M. MOREAU, AND KATHERINE M. KLOPMAN, MAPLEWOOD AVE, PORTSMOUTH, N.H." BY EMERY ENGINEERING, DATED JULY 16, 1996. RCRD PLAN #0-24837.
6. "PROPOSED PLAN & PROFILE, DEARBORN PLACE, PORTSMOUTH, NH FOR CITY OF PORTSMOUTH" BY JOHN W. DURGIN, CIVIL ENGINEERS, DATED JULY 1965. NOT RECORDED.

DETAIL 1

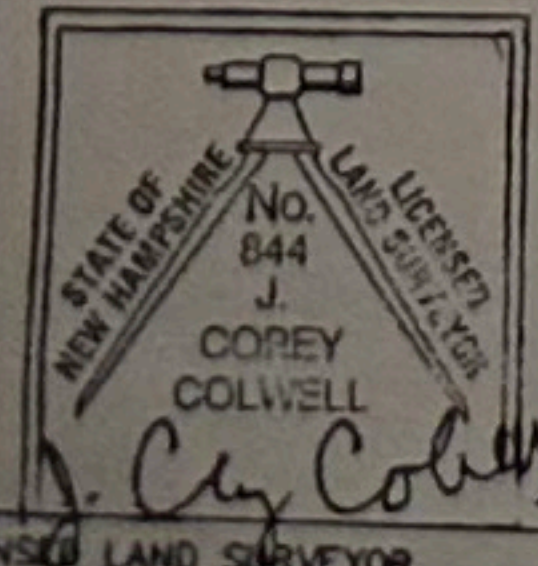
DETAIL 2

DETAIL 3

DETAIL UNDER DECK



I CERTIFY THAT THIS PLAN IS ACCURATE AND IS IN COMPLIANCE WITH THE PROVISIONS OF NEW HAMPSHIRE RSA 356-B:20(1) AND THAT ALL UNITS SHOWN ARE EXISTING.
PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18, III AND IV.
I CERTIFY THAT THIS SURVEY PLAN 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 PLAN HAS BEEN FILED WITH THE LOCAL PLANNING BOARD.



1/18/08
DATE

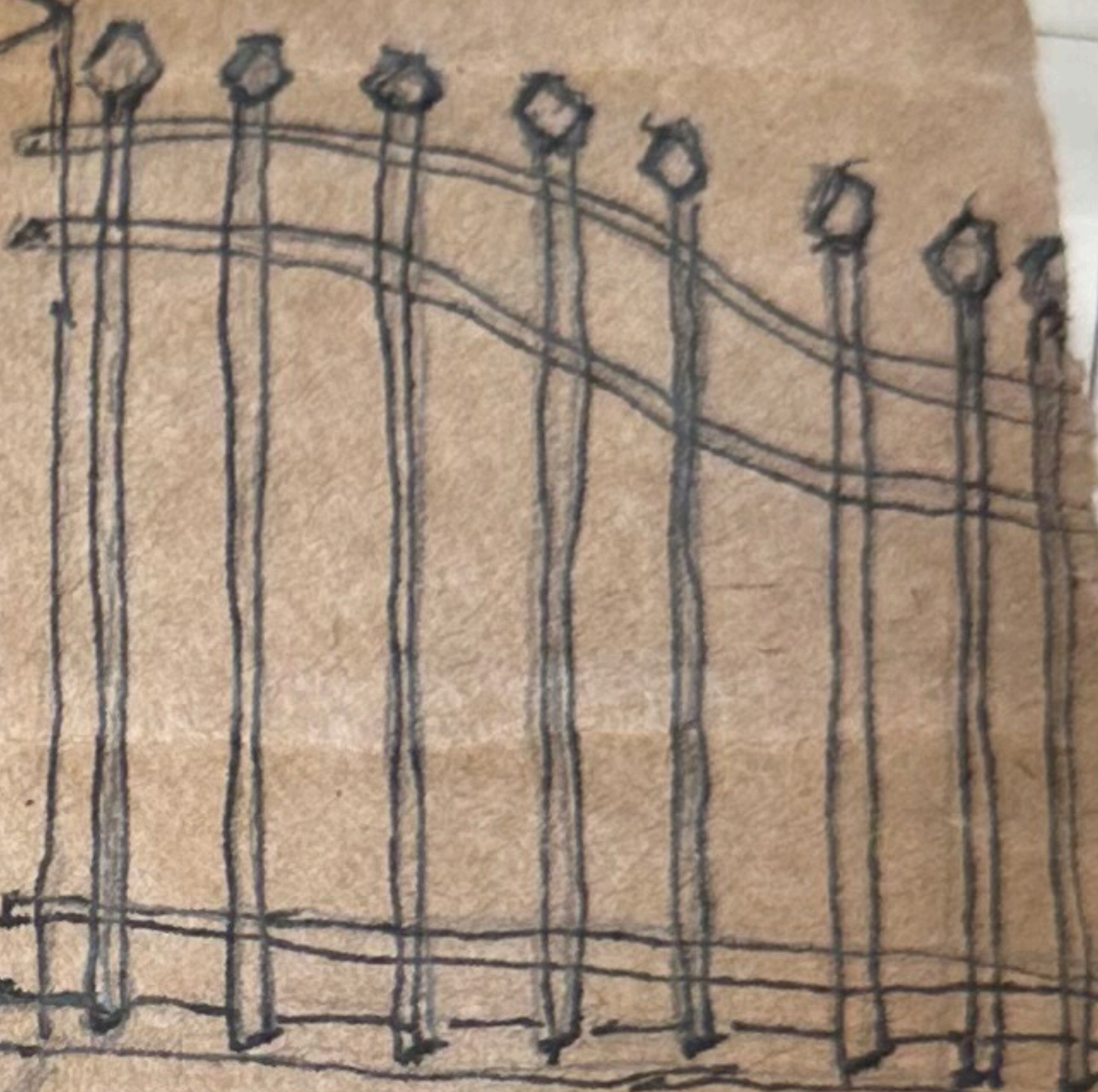
TAX MAP 141 LOT 35
PROPERTY OF
DEBORAH J. CAMPBELL
293 & 295 MAPLEWOOD AVENUE & MARSH LANE
COUNTY OF ROCKINGHAM
PORTSMOUTH
NEW HAMPSHIRE

DATE: JUNE 22, 2005
SHEET 1 OF 2
PROJECT NO. 05075
SCALE: 1" = 10'

D-35561 sheet 1 of 2

Barbershop

Maplewood Ave



35561

Sheet

Walkway



36

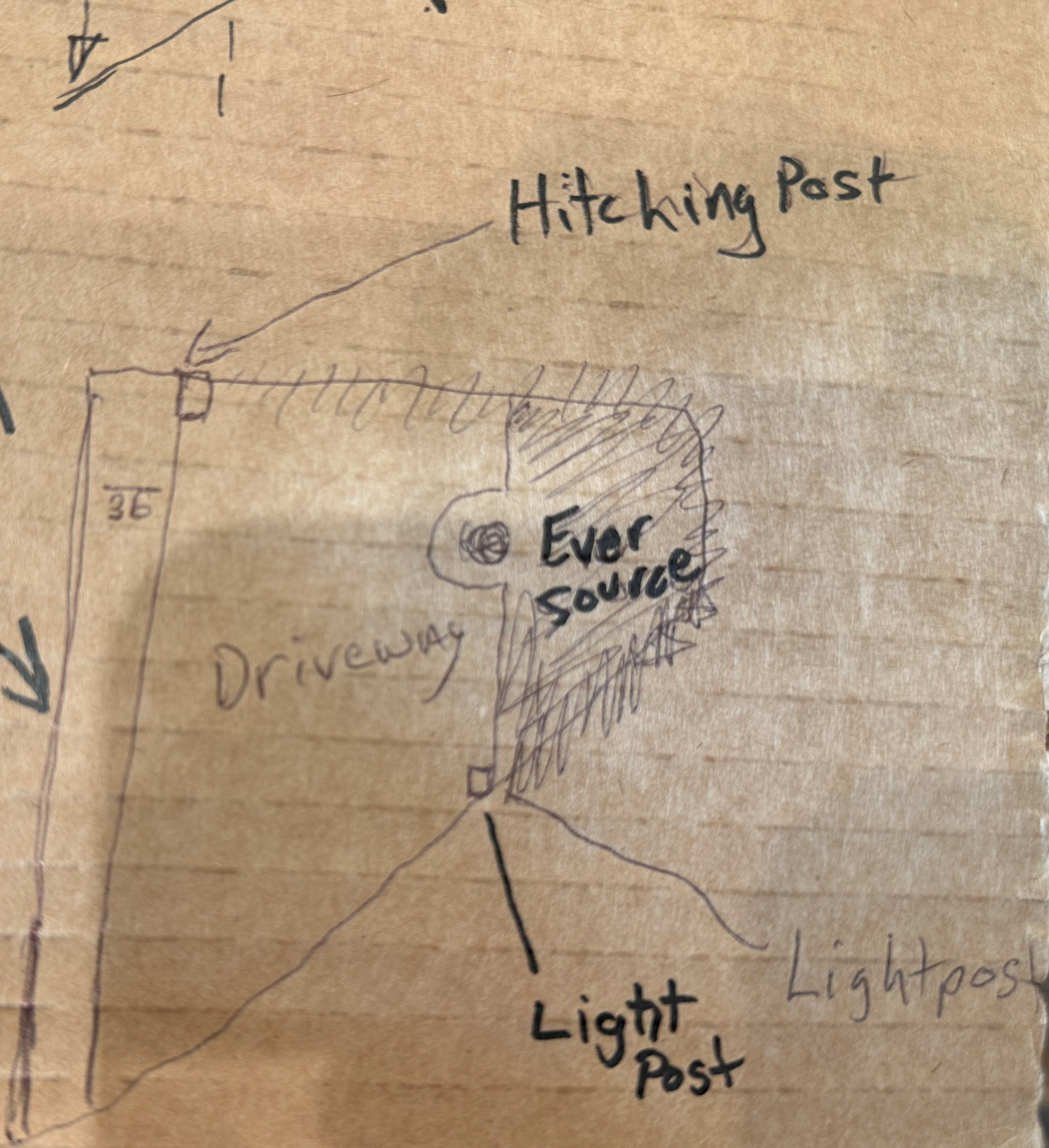
Driveway

Hitching Post

Ever
Source

Light
Post

Lightpost



PURCHASE AND SALE AGREEMENT

PURCHASE AND SALE AGREEMENT (this "Agreement") dated the ____ day of January, 2025, by and between **Public Service Company of New Hampshire, doing business as Eversource Energy**, a New Hampshire corporation, of 780 North Commercial Street, Manchester, New Hampshire 03101 ("Seller"), and **35 Pines LLC**, a New Hampshire corporation, of 295 Maplewood Avenue Unit 1, Portsmouth NH 03801 ("Purchaser").

WHEREAS the Seller is the owner of certain real estate hereinafter described located in the City of Portsmouth; and

WHEREAS the Seller desires to sell said real estate, and Purchaser desires to purchase said real estate, at the price and on the terms and conditions hereinafter set forth.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. **SALE AND PURCHASE.** Seller shall sell and the Purchaser shall purchase, upon the terms and conditions and subject to satisfaction of the contingencies hereinafter stated in this Agreement, a certain lot or parcel of vacant land, said parcel containing a total of 0.01 acres, more or less, known as Parcel 141-34, Jackson Hill Street, in the City of Portsmouth, in the County of Rockingham and State of New Hampshire, identified on City of Portsmouth Tax Map 141, Lot 34, which is currently vacant land, as depicted in Exhibit A attached, and being the same premises conveyed to PSNH, by deed dated June 8th, 1925, recorded at the Rockingham County Registry of Deeds in Book 799 Page 103 (hereinafter referred to as the "Property").

2. **PURCHASE PRICE.** The Purchaser shall pay the Seller a purchase price for the Property of Eleven Thousand Two Hundred Fifty and no/100 Dollars (\$11,250.00) (the "Purchase Price"), subject to any adjustments and credits as provided in this Agreement. The Purchase Price shall be paid by wire transfer, bank or certified check or other immediately available funds acceptable to Seller at time of closing.

3. **TITLE.** (a) The Purchaser shall be responsible for and bear all costs for title examinations, abstracts, title insurance, or other inspections of the title or matters affecting title to the Property that the Purchaser may desire or require.

(b) The Purchaser shall have a period of sixty (45) days from the date of this Agreement (the "Title Examination Period") to examine the title to the Property. In the event that the examination of title reveals any defects in title that Purchaser or Purchaser's title insurer claims render title to the Property unmarketable, Purchaser shall, prior to the end of the Title Examination Period, notify the Seller in writing of any such claimed defects. The Seller shall then have a period of five (5) days after receipt of the Purchaser's notice to elect, in Seller's sole discretion, to eliminate all or any of such claimed defects prior to closing, or not, and shall provide written notification of its election to Purchaser. If Seller so elects, Seller agrees to make a good faith effort to cure any such title defect which Seller has elected to cure within thirty (30) days after Seller's election. If the Seller either does not so elect or, despite its good faith efforts is unable to cure any such defect it has elected to cure with such 30 day period, the Purchaser

may either agree to close and accept delivery of the deed to the Property from Seller with the title defect, or terminate this Agreement, provided Purchaser notifies Seller of its decision to terminate within five (5) days after notification of Seller's election not to eliminate, or the expiration of the Seller's thirty (30) day cure period, whichever applies, and upon such termination, all obligations of the parties to each other under this Agreement shall be terminated. In the event that the Purchaser does not notify the Seller of any such claimed defect within the Title Examination Period, the right of the Purchaser to so object under this paragraph shall be waived, except as to any defect arising subsequent to Purchaser's waiver but before closing. Notwithstanding the foregoing, a partial release of the Property from the mortgage lien of Seller's First Mortgage Indenture, as more particularly described in subparagraph (c) below, shall be provided by Seller at time of closing, and the existence of said First Mortgage Indenture shall not be considered either a defect in title which the Seller has an election not to cure, or a defect in title entitling Purchaser to terminate this Agreement.

(c) Seller's obligation to convey the Property is contingent upon Seller obtaining, for delivery at closing and recording contemporaneously with the deed from Seller to Purchaser of the Property, a partial release of the Property from Seller's First Mortgage Indenture (formerly the General and Refunding Mortgage Indenture) dated as of August 15, 1978, recorded in the Rockingham County Registry of Deeds, Book 5217, Page 1379, between Seller and U.S. Bank Trust Company National Association, as Trustee, as supplemented and amended.

4. DEED. Seller shall transfer title to the Property to Purchaser by deed with quitclaim covenants, subject to the following:

(a) Any lien for real estate taxes for the then current year as are not yet due and payable as of the date of closing.

(b) Any and all easements of record, and any reserved easements, if any, encumbering the Property.

(c) Such encumbrances as may be accepted by Purchaser in accordance with Section 3 hereof, including, but not limited to encroachments by the easterly abutter addressed in further detail under Section 8 hereof.

5. CLOSING ADJUSTMENTS. Real estate taxes and municipal property assessments, if any, will be equitably prorated between the parties as of the closing date based on the then most recent available real estate tax bill. Purchaser and Seller are each responsible for the payment of one-half of the New Hampshire transfer tax. Recording fees for recording the deed shall be paid by Purchaser. Seller shall pay the fees for recording all documents necessary to permit Seller to convey title to the Property as required under Section 4.

6. CLOSING DATE. Subject to the other terms of this Agreement, the closing shall be by escrow closing, with the parties depositing, exchanging and receiving all necessary and required funding and closing documents through the offices of an escrow agent to be mutually agreed upon by Seller and Purchaser, on or before the date which is not more than ten (10) days after the date in which all contingencies to the Purchaser's obligations under this Agreement have been

satisfied or expressly waived in writing by Purchaser, time being of the essence as to such closing.

7. CONDITION OF PROPERTY. Seller is selling the Property, and Purchaser is accepting the Property at time of closing, in "AS IS" condition, pertaining to conditions both known or unknown, and without any warranties, guarantees or representations by Seller of any type, express or implied, concerning the Property's condition, including, without limitation, acreage or dimensions, building, structural or materials conditions, soil conditions, water, mineral and timber resources, wetland characteristics, groundwater or other environmental conditions, compliance of the Property with any public health law or regulation, encroachments, building code or environmental law or regulation, or the suitability or legal status of the Property under any Federal, State or local zoning, building, land use, environmental or other law, regulation, code or ordinance, suitability of the Property for any use or development intended or contemplated by Purchaser, and Seller hereby disclaims any and all such warranties, guarantees or representations except as otherwise specifically set forth herein. Purchaser shall not be entitled to perform any environmental or other inspections of the Property prior to closing.

8. POSSESSION AT CLOSING. (a) Seller shall be obligated to deliver possession of the Property to Purchaser free and clear of all of Seller's property, equipment and facilities at the time of closing, however Seller accepts the property AS-IS and with knowledge and acceptance of the existence of an encroachment of personal property and access upon the Property by the abutter to the east d/b/a Dirt Doctors.

9. CLOSING DOCUMENTS - SELLER. Seller agrees that Seller will, at closing, deliver to Purchaser the following documents properly executed and in form and content satisfactory to Purchaser and Purchaser's title insurer:

(a) The quitclaim deed conveying the Property to Purchaser, in accordance with Section 3 of this Agreement.

(b) A Declaration of Consideration and Transfer Tax Form in accordance with New Hampshire Department of Revenue requirements.

(c) A partial release, in recordable form, of the Mortgage Indenture referenced in Paragraph 3(c) hereof.

(d) Other affidavits and documents as may be reasonably required by Purchaser and Purchaser's title insurer, including but not limited to a mechanic's lien and parties in possession affidavit.

10. CLOSING DOCUMENTS – PURCHASER. Purchaser agrees that Purchaser will, at closing, deliver to Seller the following documents properly executed and in form and content satisfactory to Seller:

(a) A Declaration of Consideration and Transfer Tax Form in accordance with New Hampshire Department of Revenue requirements.

(b) An Affidavit of Non-Foreign Person Status in compliance with Internal Revenue Code Section 1445, if required.

(c) A release in form substantially the same as the following: Purchaser for itself and its respective attorneys, agents, servants, employees, employers, trustees, officers, directors, insurers, predecessors, successors, heirs, executors, administrators and all other related persons, firms, corporations, associations, parents, subsidiaries, divisions, suppliers, subcontractors or partners (the "Related Parties"), does hereby agree to release, acquit and forever discharge Public Service Company of New Hampshire d/b/a Eversource Energy and its Related Parties from any and all claims, actions, causes of actions, demands, rights, damages, costs, expenses, claims for indemnity and compensation whatsoever, foreseen and unforeseen, which the undersigned now have or which may hereafter accrue (collectively, "Claims"), on account of or in any way resulting or arising from the encroachment of personal property and access by an abutter doing business as Dirt Doctors on, over or through the Property.

(d) Other affidavits and documents as may be reasonably required by Seller.

11. BROKERS. Each party warrants and represents to the other that no brokers or real estate agents have been involved in this sale. Each party shall indemnify and hold harmless the other from and against any claim for a brokerage commission arising out of this transaction, to the extent such claim is made by a person asserting a brokerage relationship with the indemnifying party.

12. NOTICES. Notices permitted or required under this Agreement shall be deemed received upon personal delivery, or upon one (1) business day following pick up by overnight courier or overnight mail delivery service, or three (3) business days following mailing by certified mail, postage prepaid, return receipt requested to:

SELLER: Public Service Company of New Hampshire
d/b/a Eversource Energy
780 North Commercial Street
P.O. Box 330
Manchester, NH 03105-0330
Attention: Nathaniel Morneault
Email: nathaniel.morneault@eversource.com

PURCHASER: 35 Pines LLC
295 Maplewood Ave. #1
Portsmouth NH 03801
Attn: Patrick Lavoie Jr.
Email: patrickplavoie@gmail.com

Either party may by written notice to the other designate a different address for purposes of this provision.

13. DEFAULT. (a) In the event Purchaser shall default in its obligations under this Agreement and provided Purchaser has not cured such default within ten (10) days after written notice of default from Seller, Seller shall have the right to terminate this Agreement and all obligations of the parties to each other under this Agreement shall be terminated.

(b) In the event Seller shall fail to convey the Property in accordance with the terms of this Agreement, and provided Seller has not cured such default within ten (10) days after written notice of default from Purchaser, Purchaser shall have the right to terminate this Agreement by giving written notice to Seller of such termination, in which event all rights and obligations of the parties hereunder shall be terminated.

14. RISK OF LOSS. Risk of loss or damage to the Property by fire or other casualty and receipt of any insurance proceeds is assumed by and shall remain with Seller, until the time of the delivery of the deed by Seller to Purchaser as provided in this Agreement.

15. CONDEMNATION. (a) Seller shall promptly notify Purchaser in the event that all or any portion of the Property is or is threatened to be taken by any public or private authority under the power of eminent domain or condemnation.

(b) In the event of a taking as referred to in paragraph (a), Purchaser may either (i) elect to rescind this Agreement, whereupon all obligations of the parties to each other shall terminate, or (ii) accept a conveyance of the Property pursuant to the provisions of this Agreement, subject, however, to the condemnation claim, in which event the Purchaser shall pay the full Purchase Price and Seller shall assign Seller's rights in such condemnation claim to Purchaser. Seller shall not enter into any agreement with the condemning authority fixing the final award for such condemnation without the prior written consent of Purchaser.

16. COUNTERPARTS. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute but one in the same agreement.

17. APPLICABLE LAW. This Agreement shall be construed and enforced in accordance with the laws of the State of New Hampshire.

18. BINDING EFFECT AND ASSIGNMENT. Subject to the restrictions on any transfer or assignment as set forth below, the terms and provisions of this Agreement shall be binding on and shall inure to the benefit of the parties' respective successors and assigns. Neither party may sell, assign, option or otherwise transfer, in whole or in part, conditionally or unconditionally, any of its rights under this Agreement without the prior written consent of the other, which consent will not be unreasonably withheld or delayed; provided, however, that the consent of the Seller shall not be required for any assignment by Purchaser to a wholly owned subsidiary of Purchaser, or to an affiliate company of Purchaser.

19. ENTIRE AGREEMENT. This Agreement constitutes the entire understanding between the parties with respect to the Property. All representations, statements and agreements heretofore made by the parties are merged into this Agreement, which is the full expression of the parties' rights and obligations concerning the Property. No statements, representations,

promises or understanding not set forth in this Agreement shall bind the parties unless reduced to writing and signed by both parties. This Agreement may not be changed, modified or amended except by a writing signed by both parties.

20. CONFIDENTIALITY. Until the closing and recording of the deed of the Property to Purchaser, this Agreement and all of the terms and conditions hereof shall be treated by the parties as confidential, and shall not be disclosed to any third person or entity, except their respective attorneys, engineers, surveyors, title insurance companies, property insurer(s), broker(s), consultants and mortgagees as may be necessary to carry out their respective rights and obligations under this Agreement, or as the parties may otherwise mutually agree; provided, however, that redaction of the financial terms of this Agreement may be required in connection with any such disclosure.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

SELLER:

PUBLIC SERVICE COMPANY OF
NEW HAMPSHIRE D/B/A
EVERSOURCE ENERGY

By: _____
Timothy P. Powers
Real Estate Supervisor
Duly Authorized

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

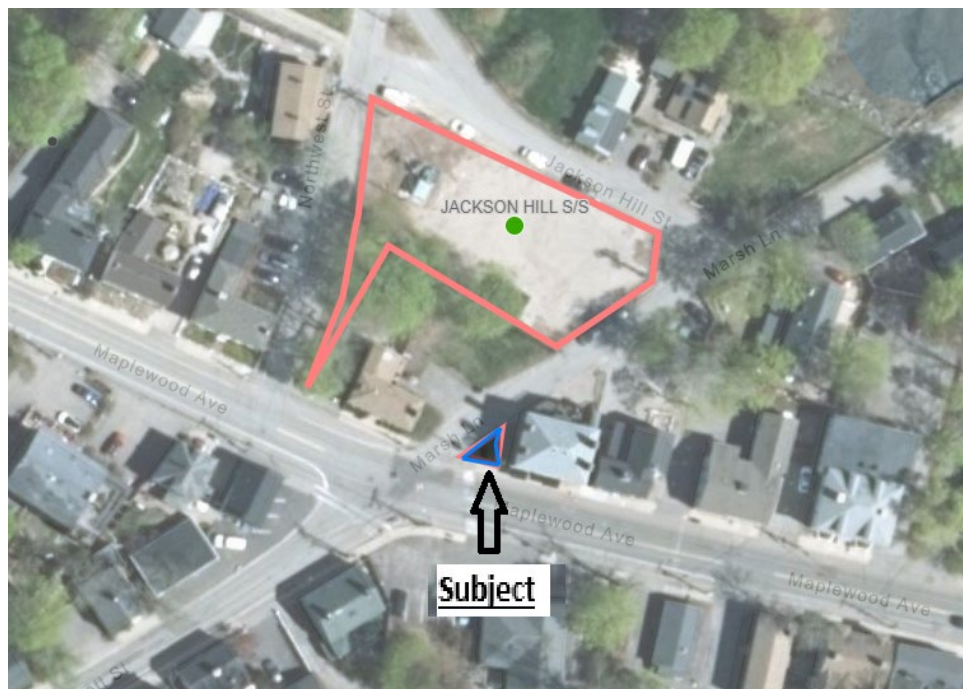
PURCHASER:

35 PINES LLC

By: _____
Name: Patrick P. Lavoie
Title: Member
Duly Authorized

Exhibit A

A certain tract or parcel of land known as Parcel 141-34, Jackson Hill Street, in the City of Portsmouth, in the County of Rockingham and State of New Hampshire, currently identified on City of Portsmouth Tax Map 141, Lot 34, containing .01 acres of vacant land. Said parcel being of the same premises conveyed to Portsmouth Power Company by deed of Melina M. Lamb dated June 8th, 1925, recorded at the Rockingham County Registry of Deeds in Book 799 Page 103.



City of Portsmouth Planning Department
City Hall
1 Junkins Ave
Portsmouth, NH 03801

Subject: Authorization for General Contractor to Submit Special Exception Permit

909 West End, LLC, the legal owner of property located at 909 Islington St. Portsmouth, NH grants permission to Chinburg Builders, Inc. to act on their behalf in matters related to Special Exception Permit application, including providing necessary documentation, engaging in communications, and addressing any requirements set forth by the City Planning Department.

Best regards,

Eric Chinburg,

909 West End, LLC





HALEY WARD

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

26 March 2025

Peter Stith, TAC Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for TAC Review at 909 Islington Street, Tax Map 172, Lot 7

Dear Mr. Stith and TAC Members:

On behalf of Chinburg Builders and Louis Restaurant (the Applicants), we are pleased to submit the attached plans and supporting documents for **TAC Review** for the above-mentioned project and request that we be placed on the agenda for your **April 8, 2025, TAC Workshop Meeting**. The project is the proposed fit-up to accommodate a Proposed 3,170 square-foot restaurant located in Suite 15 within the existing building at 909 Islington Street with the associated and required site improvements. We are requesting the Technical Advisory Committee (TAC) review the project as a part of the approval process, specifically regarding on-site parking and the requirement for a Conditional Use Permit at the site, and report to the Portsmouth Planning Board.

The proposed restaurant conversion is an allowable use under the current zoning ordinance, subject to a special exception with the Portsmouth Zoning Board, which has been granted. The fit-up adheres to all applicable design, safety, and operational standards outlined in the ordinance, including building code compliance, and compatibility with surrounding commercial uses. The restaurant will complement the surrounding commercial and mixed-use environment. Its design will blend seamlessly with the existing architecture, and no significant alterations to the building's exterior are proposed. The applicant wished to combine the available parking on this lot with Tax Map 172, Lot 6, and submits herewith a proposed Parking Lot License agreement for review and comment. We believe that the combined location has sufficient parking capacity to accommodate the expected number of patrons and staff, given the alternating peak hours of demand. The parking demand spreadsheet, which is a part of this application, shows that the parking demand is only exceeded by one parking space, under the Portsmouth parking requirements as adjusted to time of day requirements, in the daytime time frame. The ITE calculation, as adjusted for time of day, show sufficient parking availability at all times. This calculation was adjusted from our initial TAC Workshop submission with the completion of a study of the ADA Entrances and associated parking spaces on both sites. The adjustments to accommodate ADA loading zones resulted in the loss of some existing spaces. We did find a suitable new ADA space, which has been added to the plan, which serves the Loaded Question Brewery entrance. Delivery and service vehicles will utilize designated loading areas to avoid disrupting traffic flow. The site's proximity to pedestrian-friendly infrastructure further reduces the likelihood of traffic-related issues.

Since the required parking is not being provided on site in this request, the application will require a Conditional Use Permit from the Planning Board. We hereby request that the Technical Advisory Committee recommend approval based on the minimal nature of the request and the stated conditions expressed herein. We submit that the application conforms to the Portsmouth Ordinance Sections, repeated below with comments in **bold** text, as follows:

Section 10.1112.141: An application for a conditional use permit under this section shall include a parking demand analysis demonstrating that the proposed number of off-street parking spaces is sufficient for the proposed use. **The Parking Demand Analysis is attached, and it shows the minor deficiency of one space under the Portsmouth calculations, with sufficient spaces to meet ITE standards.**

Section 10.1112.142: An application for a conditional use permit under this section shall identify permanent evidence-based measures to reduce parking demand, including but not limited to provision of rideshare/micro transit services or bike share station(s) servicing the property, proximity to public transit, car/van-pool incentives, alternative transit subsidies, provisions for teleworking, and shared parking on a separate lot subject to the requirements of 10.1112.62. **The location of the site in close proximity to residential properties within walking distance, the Coast bus stop at Plaza 800, as well as the parking which is available to the restaurant use in the evening when the commercial tenants parking demand is low, reduce the actual parking demand to an acceptable level based on the available supply.**

Section 10.1112.143: The Planning Board may grant a conditional use permit only if it finds that the number of off-street parking spaces required or allowed by the permit will be adequate and appropriate for the proposed use of the property. In making this determination, the Board may accept, modify or reject the findings of the applicant's parking demand analysis. **Since the parking demand is so close to the supply, we submit that the available parking is adequate.**

Section 10.1112.144: At its discretion, the Planning Board may require more off-street parking spaces than the minimum number requested by the applicant or may allow fewer spaces than the maximum number requested by the applicant. **We will leave it to the Planning Board to determine if the parking supply is adequate, but we submit that this proposed additional use at this site will not create a problem.**

We look forward to an in-person presentation and TAC review of this submission.

Sincerely,



John Chagnon, PE
Senior Project Manager

P:\NH\5010185-Sea_Level_LLC\2625-Wentworth Rd., Portsmouth-JRC\03-WIP_Files\Applications\Portsmouth Site Plan\TAC Workshop Submission Letter 2-28-25.doc

PARKING LOT LICENSE AGREEMENT

959 Islington Street, Portsmouth, Rockingham County, NH

March 26, 2025

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

PARKING LOT LICENSE AGREEMENT

1. **Licensor.** PWED 2, LLC ("Licensor")
2. **Licensee.** 909 West End, LLC (collectively the "Licensee")
3. **Property.** The Licensor's real property thereon located at 959 Islington Street, Portsmouth New Hampshire, and more particularly described in a deed recorded in the Rockingham County Registry of Deeds at Book _____ Page _____, which shall be referred to hereinafter as the "Property".
4. **Purpose and Terms.** To permit the Licensee and Licensee's guests and invitees (collectively "Licensee Permittees") to use Licensor's parking lot located on the Property. The intent of this license is to enable the Licensee Permittees to park vehicles at the Property while guests at 909 Islington Street.
5. **Grant.** Licensor grants Licensee Permittees a non-revocable, royalty free license to the right to use of the Licensor's parking lot located on the Property, for the stated Purpose, subject further to such other terms and conditions as are set forth in this License:
 - a. The Licensor shall not be responsible for any loss, injury, or damage to persons or property in or about the Property relating directly or indirectly to this License, except to the extent caused by Licensor's negligence or willful misconduct. The Licensee, on its behalf and on behalf of all those claiming by, through or under Licensee, hereby remises, discharges, and releases forever the Licensor, its successors and assigns, and agents from any and all actions, causes of actions, demands, damages, costs, debts, and other claims, in law or in equity, which the Licensee and said parties hereafter can, shall or may have against the Licensor, its assigns, and agents on account of or in any way arising out of, directly or indirectly, loss of life, personal injuries, and/or damage to real or personal property and equipment or any other loss, on account of or in any way arising from any act or omission of or by the Licensee in or upon the Property, or in any way connected to this License, except to the extent caused by the negligence or willful misconduct of Licensor or any of the other parties released hereby.
 - b. Licensee hereby covenants to indemnify and hold harmless the Licensor, its assigns, agents, or representatives of and from any and all actions, causes of action, claims, demands, damages, costs, debts, fees and expenses, including reasonable attorney's fees, that the Licensor may have to pay in connection with the loss of life, personal injury, and/or damage to real or personal property or equipment arising, directly or indirectly, from any negligent act or omission by the Licensee and/or all those claiming by, through or under Licensee while in or upon the Property pursuant to this License, however, the Licensee's obligations to indemnify shall not exceed the amount of insurance coverage carried by the Licensee.
 - c. The Licensee shall use the Property only in full accordance and compliance with all applicable laws, regulations and ordinances, and to otherwise use the Property in a safe and reasonable manner at all times.

Land Use: 180 Specialty Trade Contractor

Description

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

Time-of-Day Distribution for Parking Demand

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

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

Additional Data

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

The sites were surveyed in the 2010s in Texas.

Source Numbers

570, 571

Specialty Trade Contractor (180)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

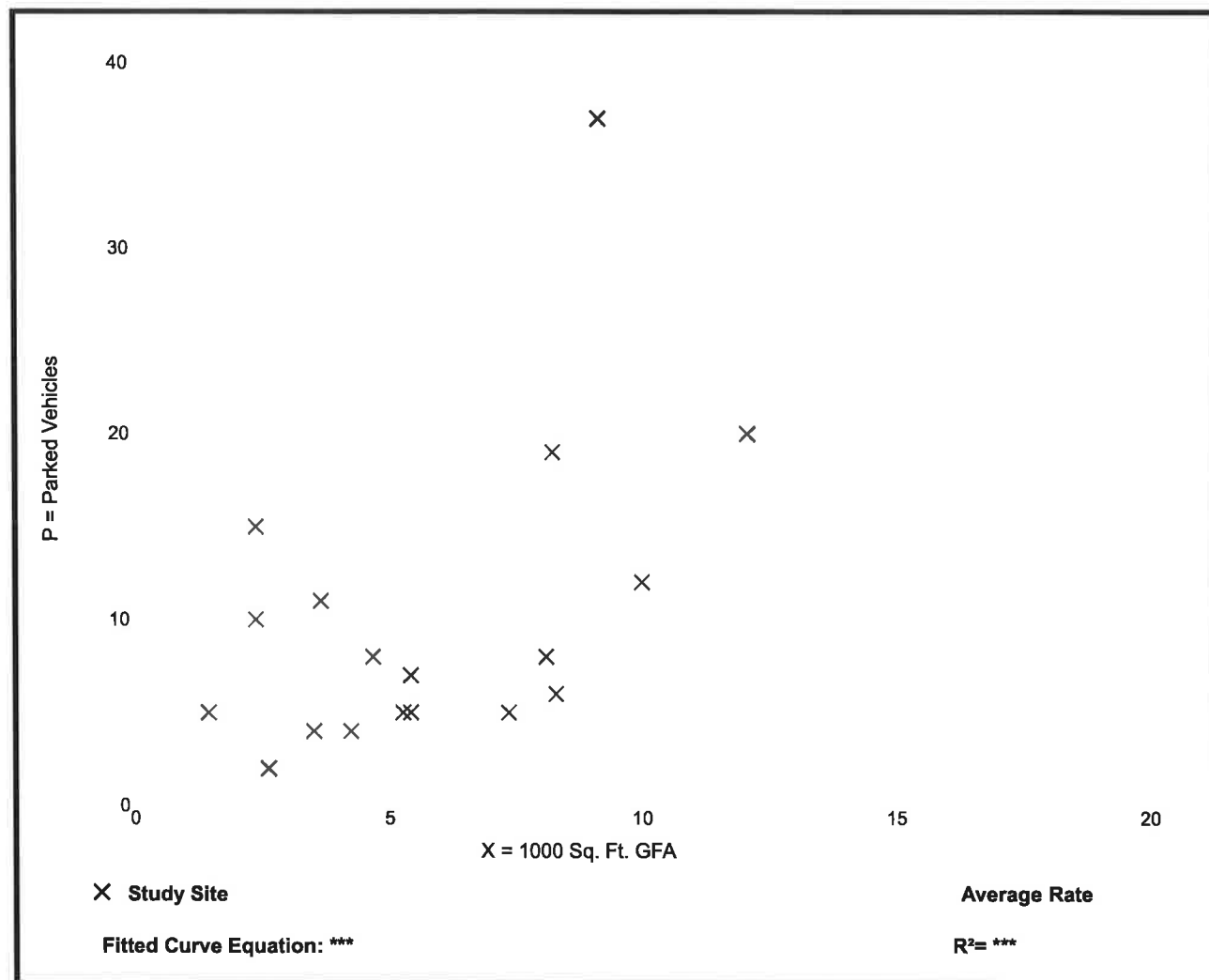
Number of Studies: 18

Avg. 1000 Sq. Ft. GFA: 5.7

Peak Period Parking Demand per 1000 Sq. Ft. GFA

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

Data Plot and Equation



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

Land Use: 441 Live Theater

Description

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

Time-of-Day Distribution for Parking Demand

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

Hour Beginning	Percent of Peak Parking Demand
	Weekday
12:00–4:00 a.m.	—
5:00 a.m.	—
6:00 a.m.	—
7:00 a.m.	2
8:00 a.m.	6
9:00 a.m.	8
10:00 a.m.	9
11:00 a.m.	12
12:00 p.m.	17
1:00 p.m.	22
2:00 p.m.	25
3:00 p.m.	50
4:00 p.m.	55
5:00 p.m.	75
6:00 p.m.	51
7:00 p.m.	70
8:00 p.m.	99
9:00 p.m.	100
10:00 p.m.	55
11:00 p.m.	—

Additional Data

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

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

The sites were surveyed in the 1990s in Tennessee.

Source Number

245

Live Theater (441)

Peak Period Parking Demand vs: Seats

On a: Weekday (Monday - Friday)

Setting/Location: Rural

Number of Studies: 4

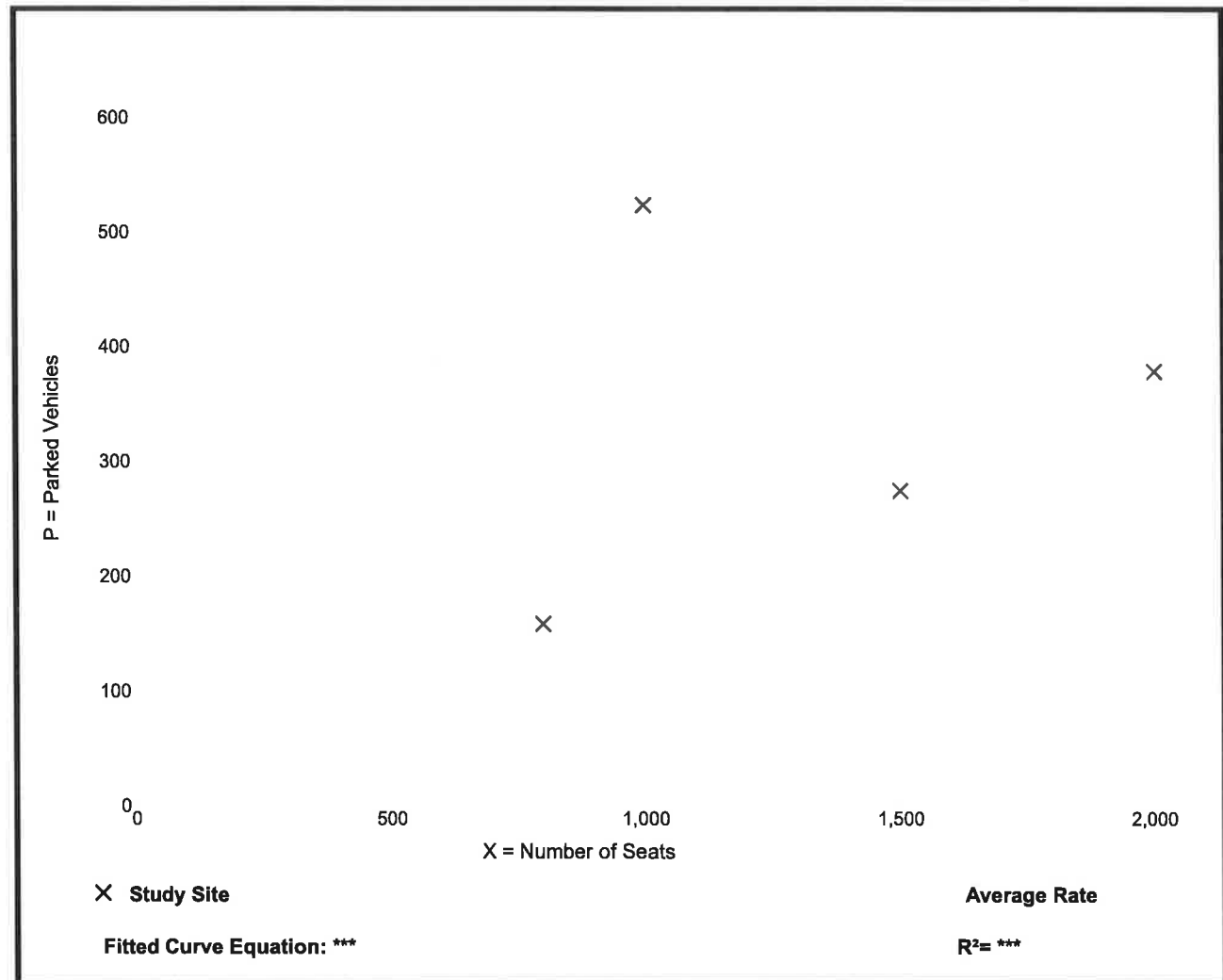
Avg. Num. of Seats: 1325

Peak Period Parking Demand per Seat

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

Data Plot and Equation

Caution – Small Sample Size



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Land Use: 712 Small Office Building

Description

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

Time-of-Day Distribution for Parking Demand

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

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

Additional Data

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

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

Source Numbers

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

Small Office Building (712)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

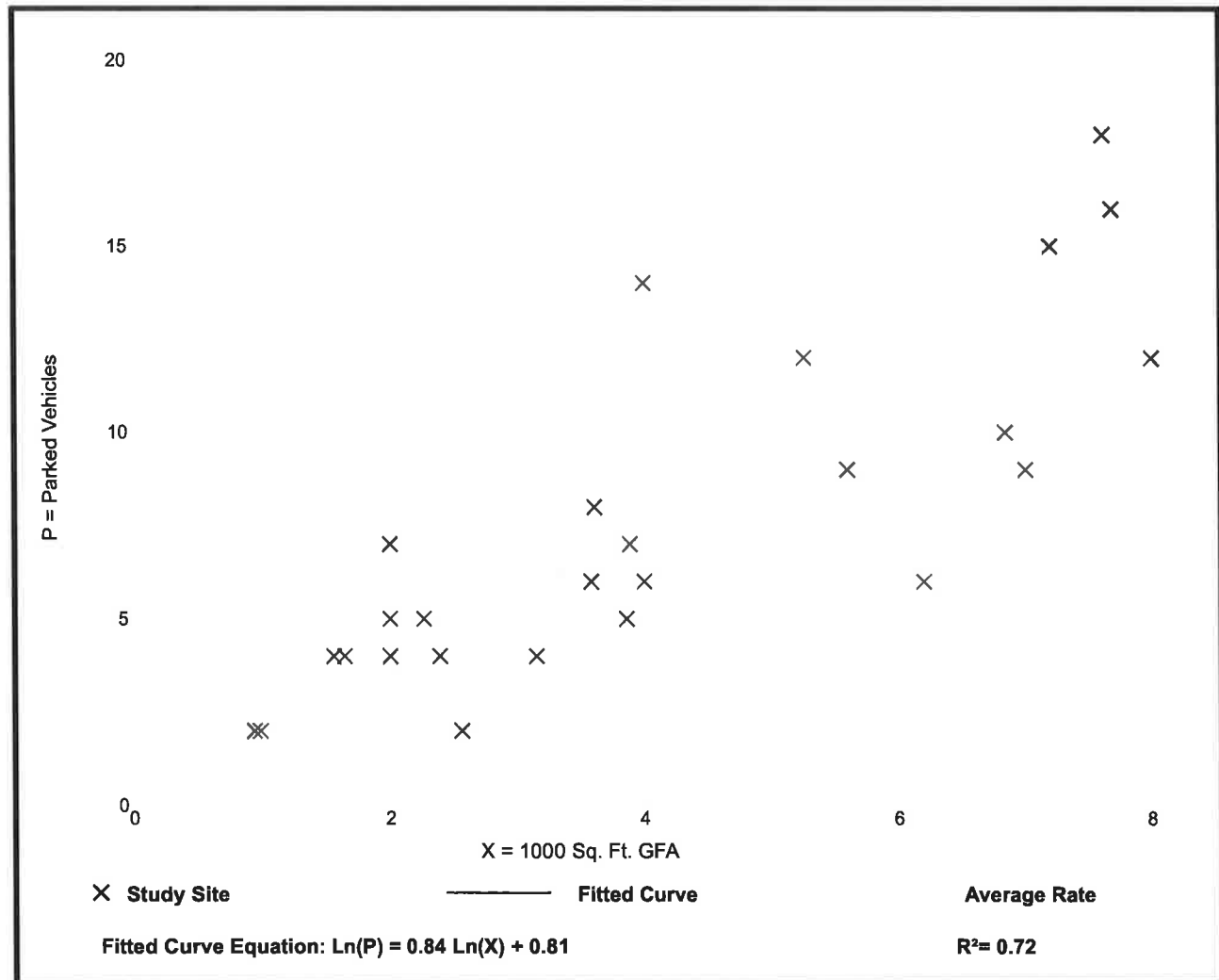
Number of Studies: 26

Avg. 1000 Sq. Ft. GFA: 4.0

Peak Period Parking Demand per 1000 Sq. Ft. GFA

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

Data Plot and Equation



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

Description

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

Time-of-Day Distribution for Parking Demand

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

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

Additional Data

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

The site was surveyed in the 2000s in Texas.

Source Number

408

Copy, Print, and Express Ship Store (920)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Number of Studies: 1

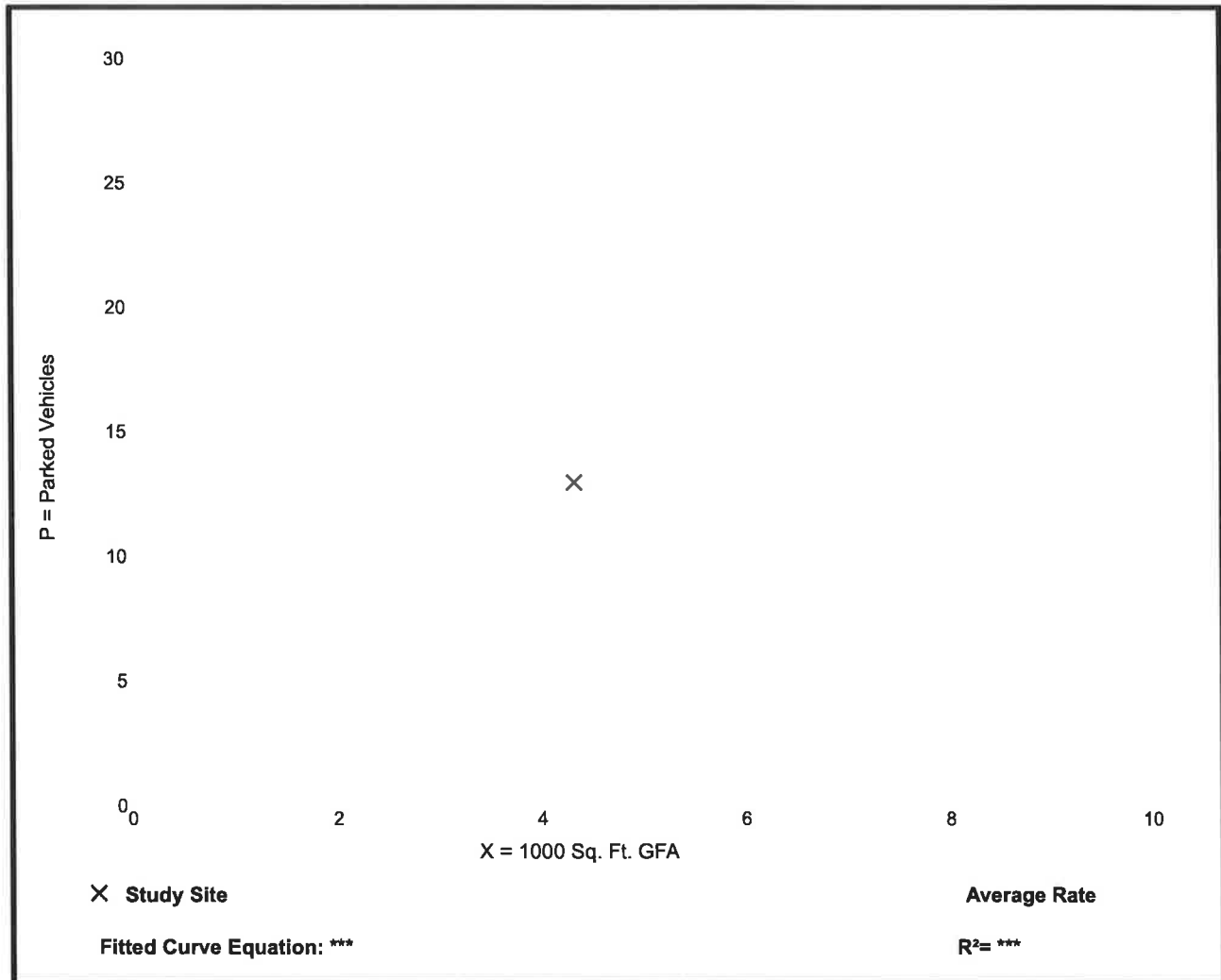
Avg. 1000 Sq. Ft. GFA: 4.3

Peak Period Parking Demand per 1000 Sq. Ft. GFA

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

Data Plot and Equation

Caution – Small Sample Size



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Land Use: 931 Fine Dining Restaurant

Description

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

Time-of-Day Distribution for Parking Demand

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

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

Additional Data

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

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

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

Source Numbers

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

Fine Dining Restaurant (931)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Thursday)

Setting/Location: General Urban/Suburban

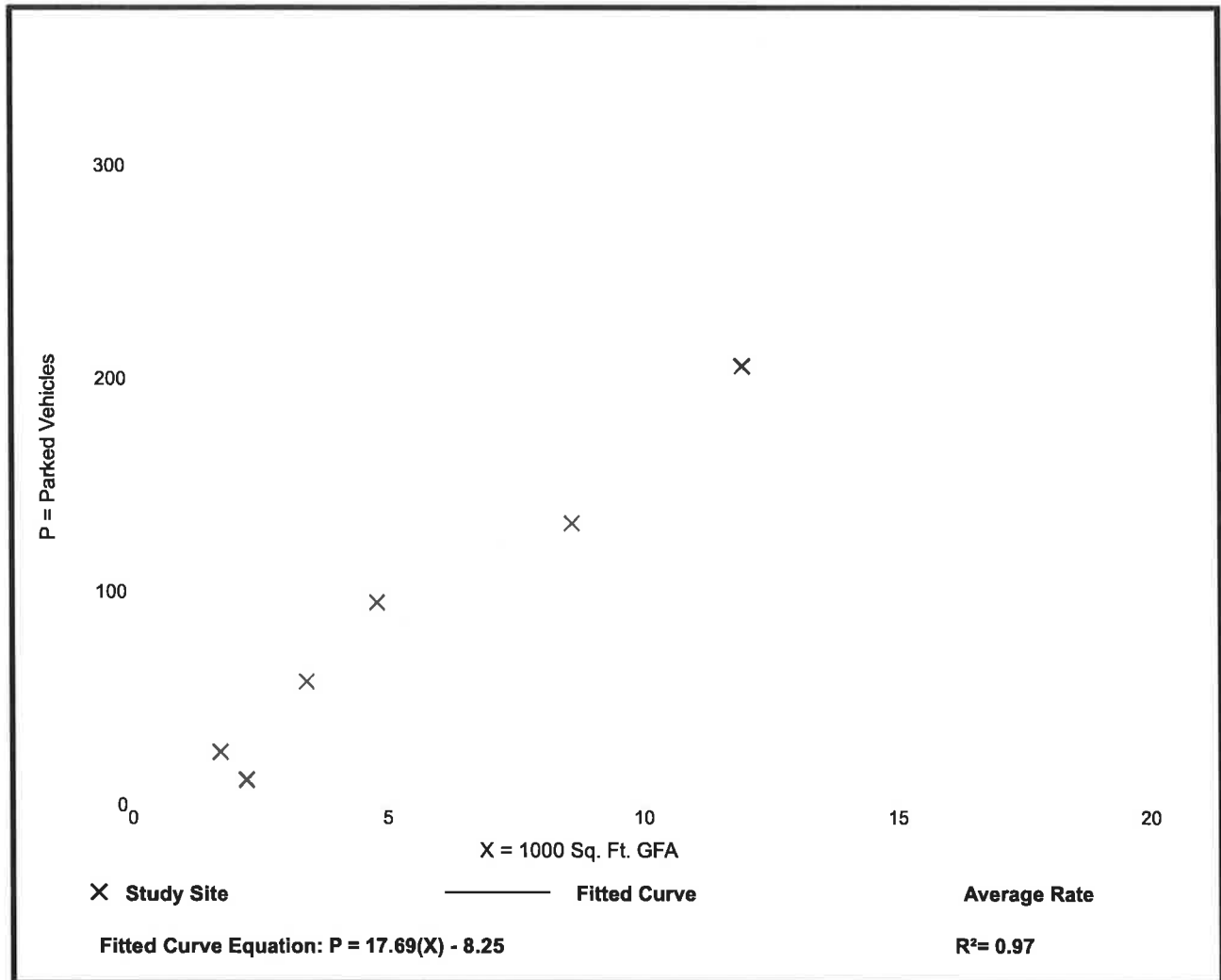
Number of Studies: 6

Avg. 1000 Sq. Ft. GFA: 5.4

Peak Period Parking Demand per 1000 Sq. Ft. GFA

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

Data Plot and Equation



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

Description

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

Land Use Subcategory

Data are separated into two subcategories for this land use:

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

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

Time-of-Day Distribution for Parking Demand

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

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

Additional Data

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

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

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

Source Numbers

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

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

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Thursday)

Setting/Location: General Urban/Suburban

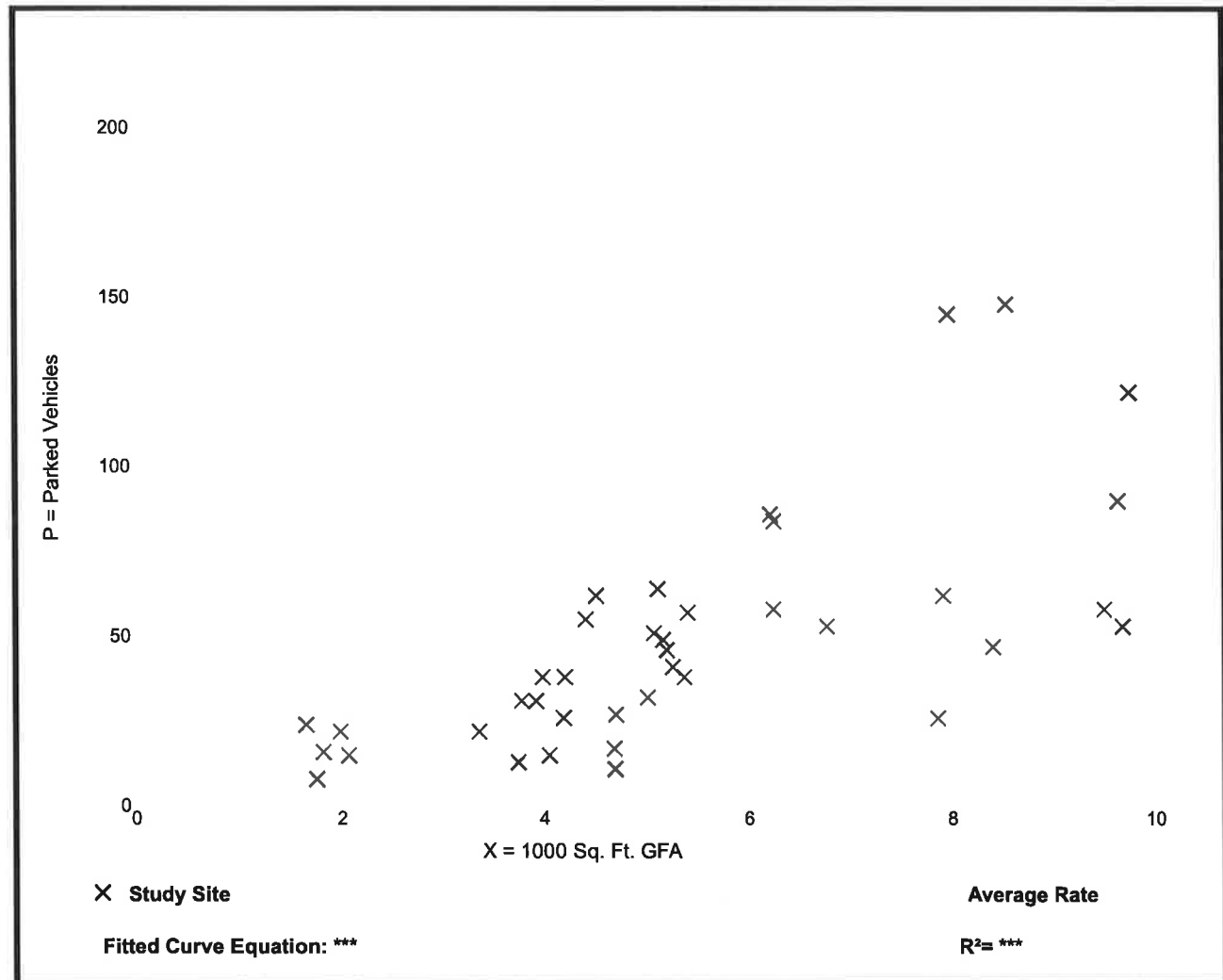
Number of Studies: 39

Avg. 1000 Sq. Ft. GFA: 5.3

Peak Period Parking Demand per 1000 Sq. Ft. GFA

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

Data Plot and Equation



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Land Use: 943 Automobile Parts and Service Center

Description

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

Time-of-Day Distribution for Parking Demand

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

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

Additional Data

The sites were surveyed in the 2010s in Texas.

Source Numbers

568, 569, 570

Automobile Parts and Service Center (943)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

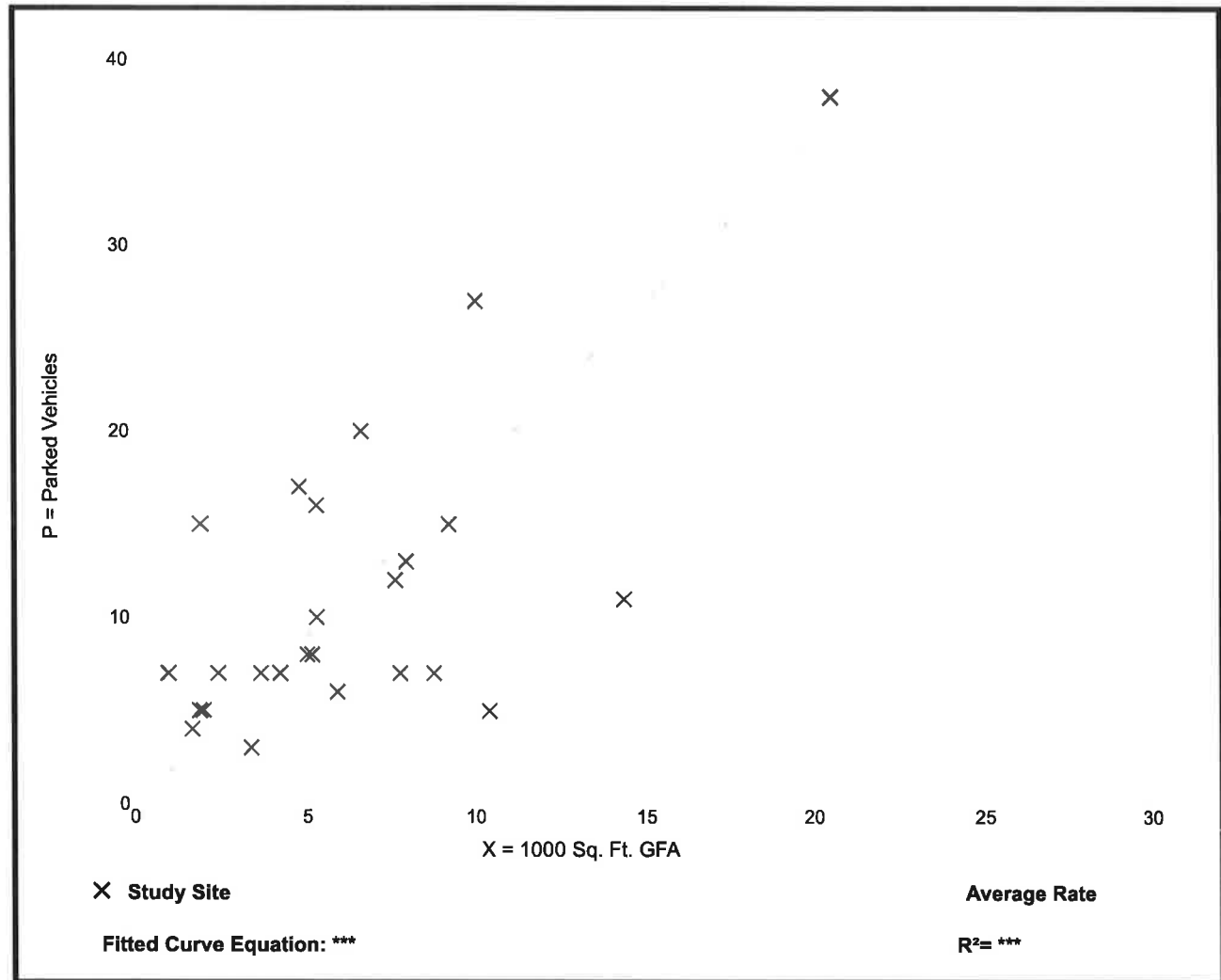
Number of Studies: 25

Avg. 1000 Sq. Ft. GFA: 6.2

Peak Period Parking Demand per 1000 Sq. Ft. GFA

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

Data Plot and Equation



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

		Portsmouth Parking Demand			ITE Parking Demand			Occupancy Rates Portsmouth		Occupancy Rates ITE	
Existing Use	S.F.	Code	Parking (per GFA)	Spaces	Code	Parking (per GFA)	Spaces	Daytime	Evening	Daytime	Evening
909 Islington Street											
Suite #1 – WSCA Radio Station	2,130	5.50	1000	2.1	Portsmouth	-	2.0	2	2	2	2
Suite #2 – Future Business / Vacant	2,127	5.10-5.30	350	6.1	712	1.85	3.9	6	1	4	1
Suite #3 – Future Business / Vacant	2,116	5.10-5.30	350	6.0	712	1.85	3.9	6	1	4	1
Suite #5 – Minutemen Painters, LLC	1,893	7.20-7.40	400	4.7	180	1.76	3.3	5	0	3	0
Suite #6 – Ross Engineering	1,245	5.10-5.30	350	3.6	712	1.85	2.3	4	1	2	0
Suite #8 – E Clips Salon	2,208	7.20-7.40	400	5.5	Portsmouth	-	5.5	5	2	5	2
Suite #10 – Future Business / Vacant	4,049	5.10-5.30	350	11.6	712	1.85	7.5	12	2	7	1
Suite #12 – Loaded Question Brewery	2,329	9.10-9.50	100	23.3	932	8.97	20.9	16	23	21	19
Suite #13 – Future Business / Vacant	2,860	5.10-5.30	350	8.2	712	1.85	5.3	8	2	5	1
Suite #14 – Dow’s Automotive Repair	4,452	11.20	2 + 1 per 400	13.0	943	1.79	8.0	13	0	8	2
Suite #15 – Louie's Restaurant	3,074	9.10-9.50	100	30.7	931	16.18	49.7	22	31	25	50
959 Islington Street											
Unit #1 – West End Theatre *47 Seats	2,675	3.50	0.4/seat	19.0	441	0.25/seat	11.8	8	19	9	12
Unit #2 – Photography Studio	2,859	5.50	1000	2.9	920	3.01	8.6	3	1	8	9
Unit #3 – Architect Office	1,966	5.10-5.30	350	5.6	712	1.85	3.6	6	1	4	1
Total				142			136	115	86	107	99

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

Portsmouth Shared Parking Occupancy Rates

(A) Land Use	Weekday	
	(B) Daytime (8:00 AM–5:00 PM)	(C) Evening (6:00 PM–Midnight)
Residential	60%	100%
Office/ Industrial	100%	20%
Retail/Service	60%	90%
Hotel/Motel	70%	100%
Restaurant	70%	100%
Entertainment	40%	100%
Conference/ Convention	100%	100%
Place of Worship*	10%	5%
Other Institutional	100%	20%

Tenant will be occupying Suite 15

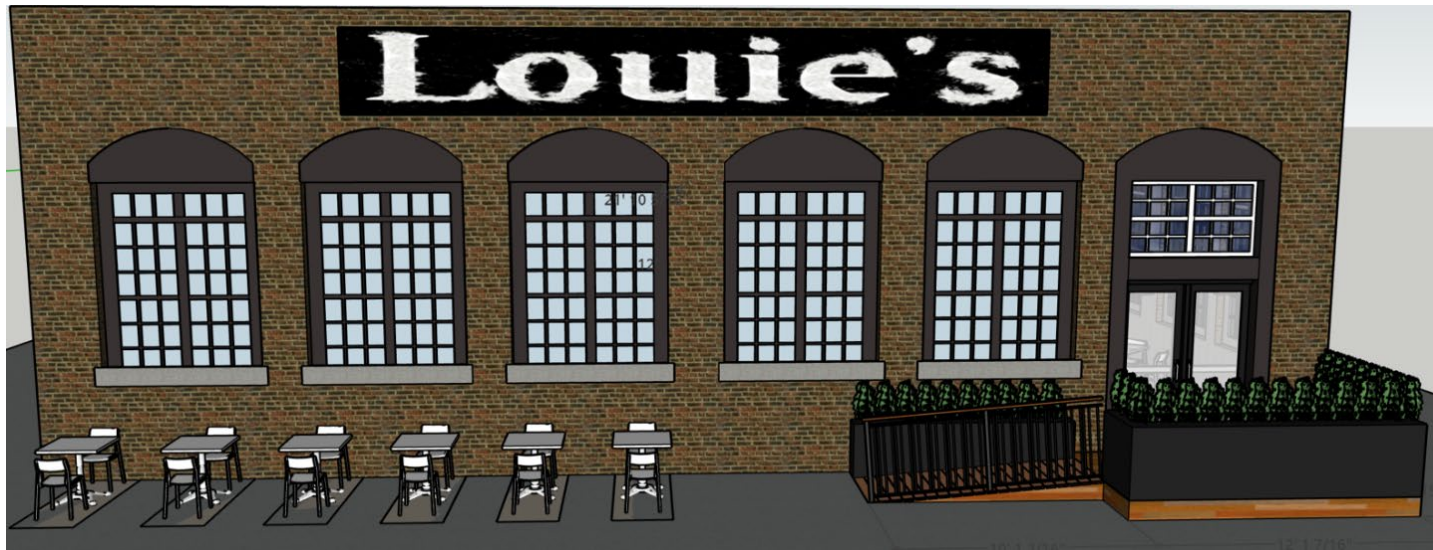
Existing Exterior Elevations





Proposed Exterior Elevation





Existing Interior of Suite 15





Proposed Interior Floor Plan / Renderings



LOUIE'S RESTAURANT

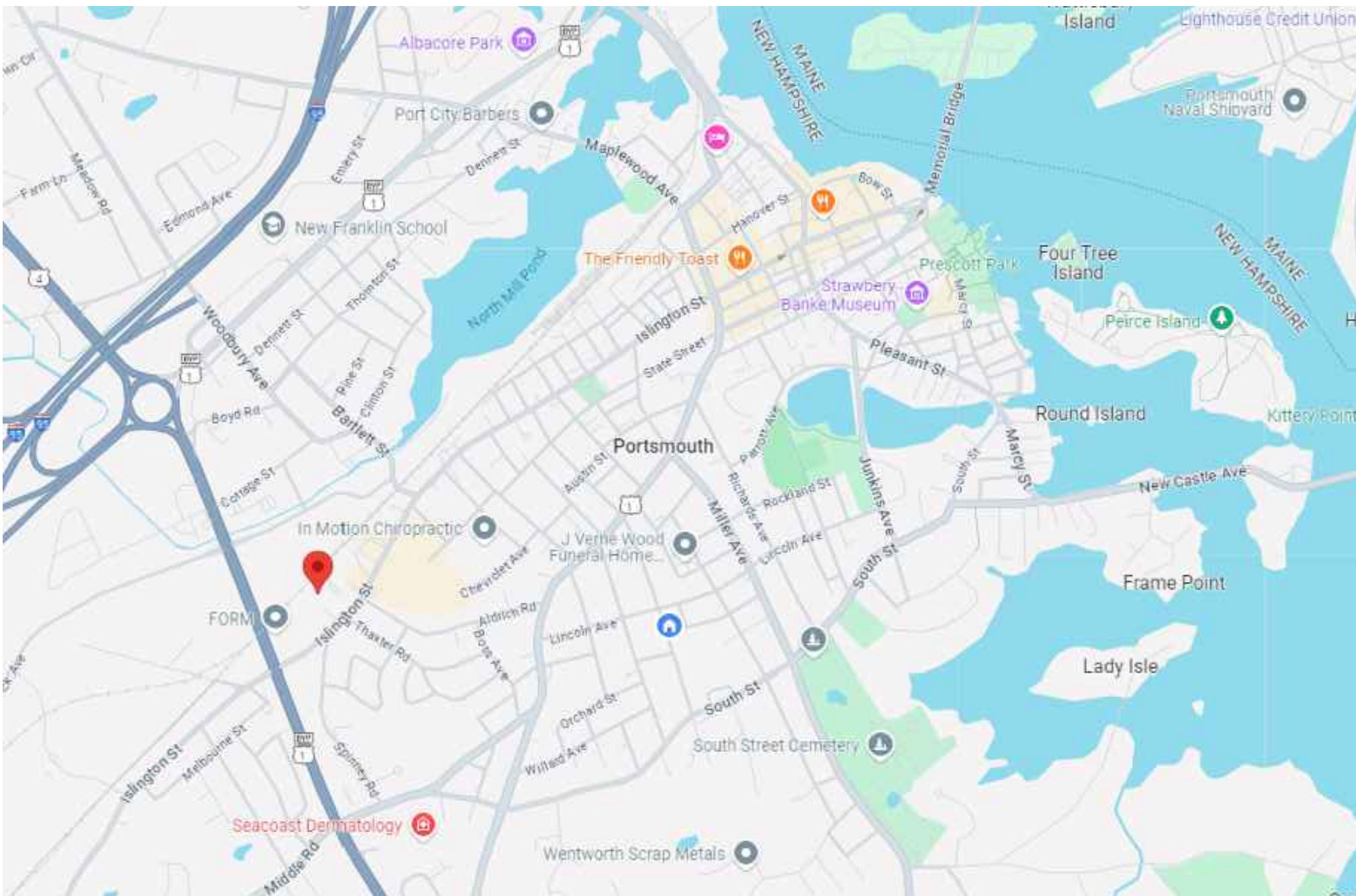
INTERIOR TENANT FIT-OUT

909 ISLINGTON STREET - SUITE #13
PORTSMOUTH, NH 03801

ABBREVIATIONS

#	NUMBER	J	JAMB
&	AND	JAN	JANITOR
@	AT	LAM	LAMINATE
+/-	PLUS OR MINUS	LAV	LAVATORY
AB	ANCHOR BOLT	LOC	LOCATION
ACT	ACOUSTIC TILE	LP	LOW POINT
AFF	ABOVE FINISH FLOOR	MACH	MACHINE
ALUM	ALUMINUM	MAS	MASONRY
APPROX	APPROXIMATE	MAX	MAXIMUM
BD	BOARD	MECH	MECHANICAL
BLDG	BUILDING	MET	METAL
BLKG	BLOCKING	MISC	MISCELLANEOUS
CH	CEILING HEIGHT	MFR	MANUFACTURER
CJ	CONTROL JOINT	MIN	MINIMUM
CLG	CEILING	MTG	MOUNTING
CMU	CONCRETE MASONRY UNIT	NO	NUMBER
CONC	CONCRETE	NPS	NOMINAL PIPE SIZE
CONST	CONSTRUCTION	NIC	NOT IN CONTRACT
CONT	CONTINUOUS	OC	ON CENTER
DBL	DOUBLE	OPP	OPPOSITE
DIA	DIAMETER	OH	OVERHEAD DOOR
DIM	DIMENSION	PLAS	PLASTIC
DN	DOWN	PT	PRESSURE TREATED
DWGS	DRAWINGS	RO	ROUGH OPENING
EA	EACH	REQD	REQUIRED
ELEV(S)	ELEVATION(S)	RM	ROOM
EL	ELEVATOR	S	SILL
ELECT	ELECTRICAL	SCH	SCHEDULE
EQ	EQUAL	SIM	SIMILAR
ETC	ETCETERA	SP	SPACE
EXIST	EXISTING	SQ	SQUARE
EXPAN	EXPANSION	SS	STAINLESS STEEL
EXT	EXTERIOR	SPEC	SPECIFICATIONS
FTE	FINISH FLOOR ELEVATION	STL	STEEL
FIBGL	FIBERGLASS	TO	TOP OF
FIN	FINISH	TOM	TOP OF MASONRY
FND	FOUNDATION	TOS	TOP OF STEEL
FT	FOOT/FEET	TYP	TYPICAL
GALV	GALVANIZED	UL	UNDERWRITERS LABORATORY
GWB	GYPSPUM WALLBOARD	UH	UNIT HEATER
H	HIGH	UTL	UTILITY
HD	HAND	VS	VAPOR BARRIER
H.D.	HOT DIPPED	VF	VERIFY IN FIELD
HDRM	HEADROOM	W	WITH
HM	HOLLOW METAL	WH	WINDOW HEAD
HORIZ	HORIZONTAL	WJ	WINDOW JAMB
HP	HIGH POINT	WP	WORK POINT
HT	HEIGHT	WS	WINDOW SILL
HVAC	HEATING VENTILATING AND AIR CONDITIONING	WWF	WELED WIRE FABRIC
IA	INTAKE AIR		
INSUL	INSULATION		

LOCATION MAP



LOUIE'S RESTAURANT
909 ISLINGTON STREET - SUITE #13
PORTSMOUTH, NH 03801

GENERAL NOTES

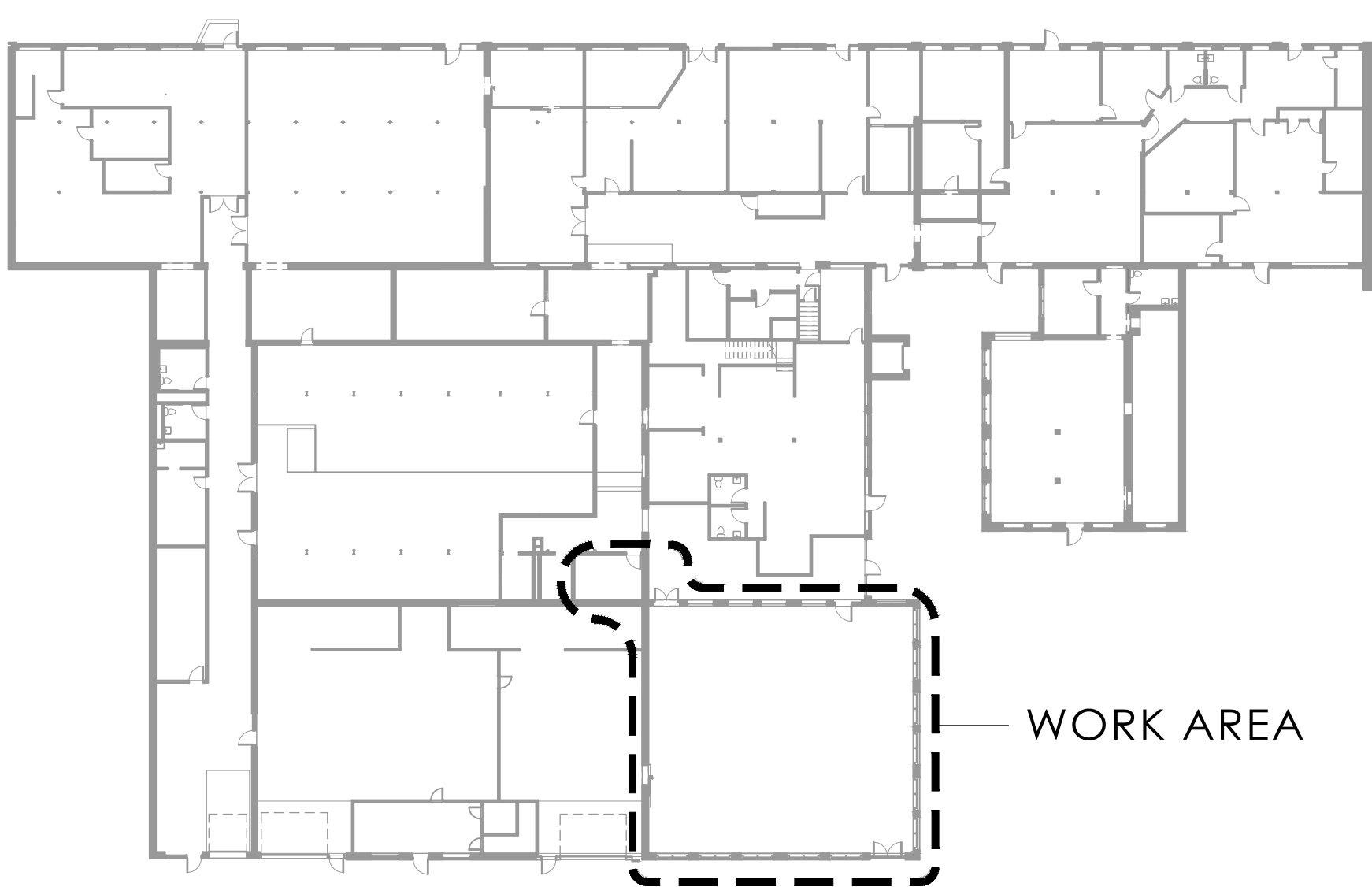
- IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO CAREFULLY EXAMINE ALL DRAWINGS, SPECIFICATIONS AND JOB CONDITIONS IN ORDER TO COORDINATE THEIR WORK WITH THAT OF THE OTHER TRADES, THROUGH THE GENERAL CONTRACTOR'S SUPERINTENDENT ON THE JOB, SO AS TO AVOID CONFLICT IN THE PLACING OF MATERIALS AND EQUIPMENT BY THE TRADES IN THE SPACES SHOWN.
- PATCH AND MATCH ALL EXISTING MATERIALS THAT ARE DAMAGED, DISTURBED, OR LEFT UNFINISHED CAUSED BY ANY PROCESS OF THE THE CONSTRUCTION UNDER THIS CONTRACT.
- CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK UNDER THIS CONTRACT.
- PROVIDE SEALANT AT ALL JOINTS OF DISSIMILAR MATERIALS.
- ALL EXISTING ITEMS THAT ARE REMOVED AND WHICH ARE SALVAGEABLE ARE THE PROPERTY OF THE OWNER AND ARE TO BE TURNED OVER TO THE OWNER. ANY ITEMS NOT WANTED BY THE OWNER ARE TO BE REMOVED FROM THE SITE BY THE GENERAL CONTRACTOR.
- FURNISH AND INSTALL ALL TEMPORARY FENCES AS REQUIRED TO PROTECT THE PUBLIC, EXISTING BUILDING AND NEW WORK.
- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL, AND NATIONAL CODES, AND OSHA REQUIREMENTS.
- WHEREVER WALL ARE TO BE PAINTED IT SHALL INCLUDE ALL DOORS AND FRAMES, TRIM, PIPING, ETC. THAT ARE PART OF, OR ATTACHED TO THE WALLS. IN AREAS OF PATCHED WALLS, WALLS SHALL BE PAINTED FROM FLOOR TO CEILING AND TO THE NEAREST CORNER, THERE SHALL BE NO "PATCH PAINTING".
- COMPLIANCE WITH MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION CODE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

SYMBOLS

WINDOW TYPE	
DOOR NUMBER	
ROOM/SPACE NUMBER	
REVISION	
REVISION CLOUD	
EXTERIOR ELEVATION	
INTERIOR ELEVATION	
FLOOR ELEVATIONS /CENTER LINES	
BREAK LINE	
COLUMN GRIDS	
BUILDING SECTION	
PARTITION TYPE	
ENLARGED REFERENCE	
NOT INCLUDED IN SCOPE OF WORK	

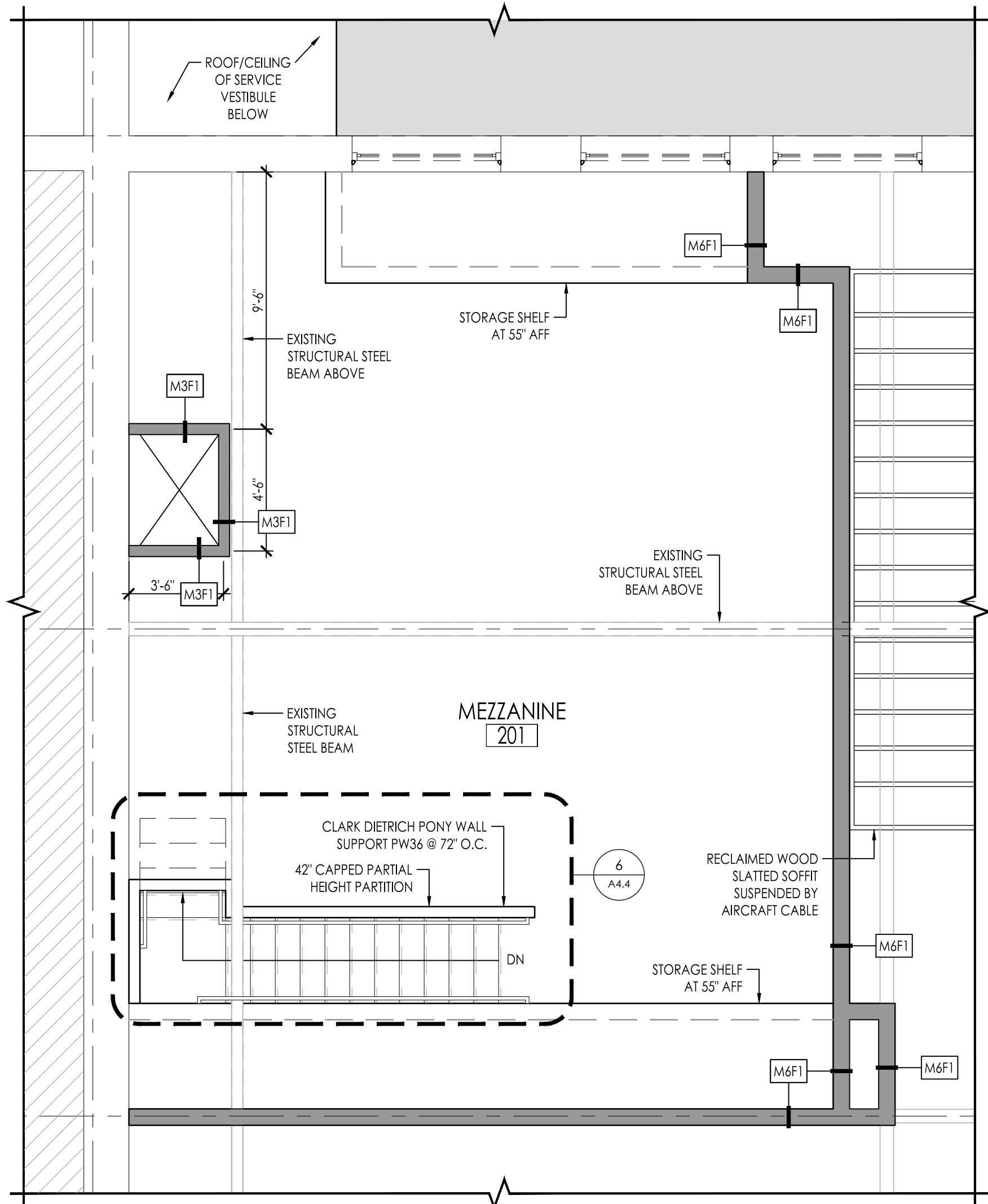
DRAWING LIST

COVER	
A0.1	PROJECT INFORMATION
LS1.1	LIFE SAFETY PLAN & CODE INFORMATION
AC1.1	ACCESSIBILITY DETAILS
ARCHITECTURAL	
D1.1	UNIT DEMOLITION FLOOR PLAN
A1.1	OVERALL UNIT FLOOR PLAN & MEZZANINE PLAN
A1.1A	OVERALL UNIT & MEZZANINE REFLECTED CEILING PLAN
A3.1	UNIT SECTIONS
A4.1	ENLARGED BAR/KITCHEN EQUIPMENT PLAN & SCHEDULE
A4.2	ENLARGED BAR/KITCHEN POWER LOCATIONS
A4.3	ENLARGED WINE ROOM & INTERIOR ELEVATIONS
A4.4	ENLARGED PLANS & ELEVATIONS OF STAIRS & RAMPS
A5.1	DETAILS, ENLARGED PLANS & ELEVATIONS OF STAIRS & RAMPS
A6.1	DOOR & INTERIOR FINISH SCHEDULE & WALL TYPES
F1.1	OVERALL UNIT FINISH PLAN

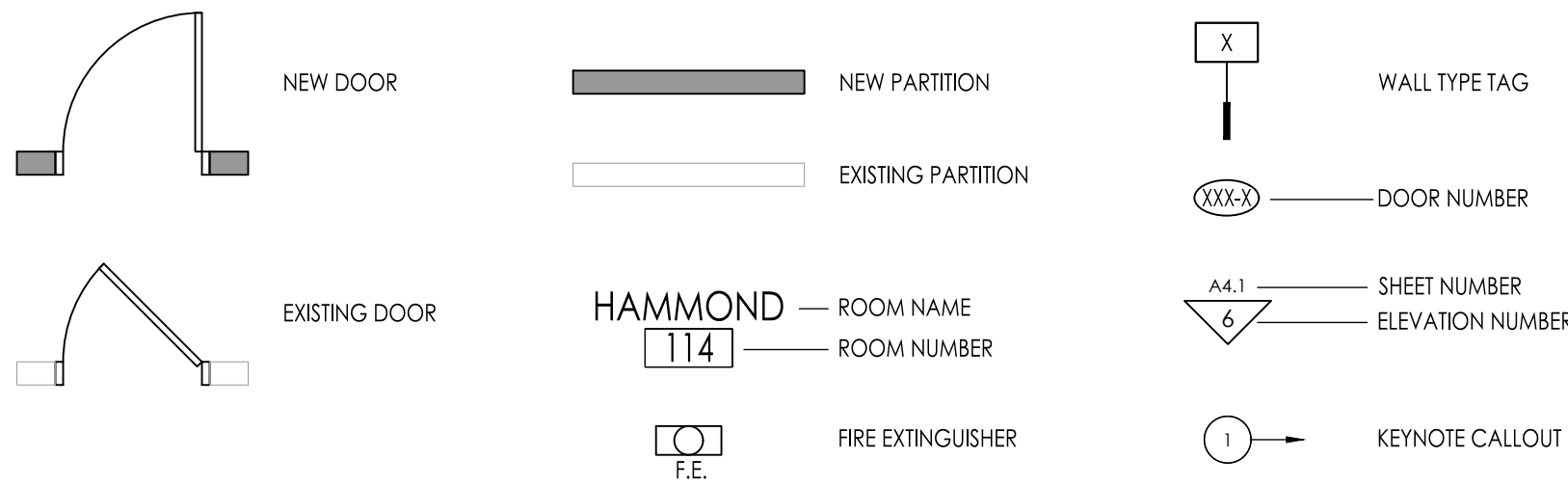


1 OVERALL BUILDING KEY PLAN
SCALE: 1/32" = 1'-0"

Owner		
Louie's Restaurant, LLC. 909 Islington Street - Suite #13 Portsmouth, NH 03801		
Architectural PORT ONE ARCHITECTS 959 Islington Street Portsmouth, NH 03801 603.436.8891 info@portonearchitects.com COPYRIGHT © 2024 BY PORT ONE ARCHITECTS, INC. NO RE-USE WITHOUT PERMISSION		
Interior Design Quill DESIGN Yarmouth, ME		
Contractor CHINBURG PROPERTIES DEVELOP • BUILD • MANAGE 3 Penstock Way Newmarket, NH 03857		
Seal LICENSED ARCHITECT EVAN TN MULLEN No. 05431 STATE OF NEW HAMPSHIRE		
REVISION HISTORY		
Rev. No.	Description	Date

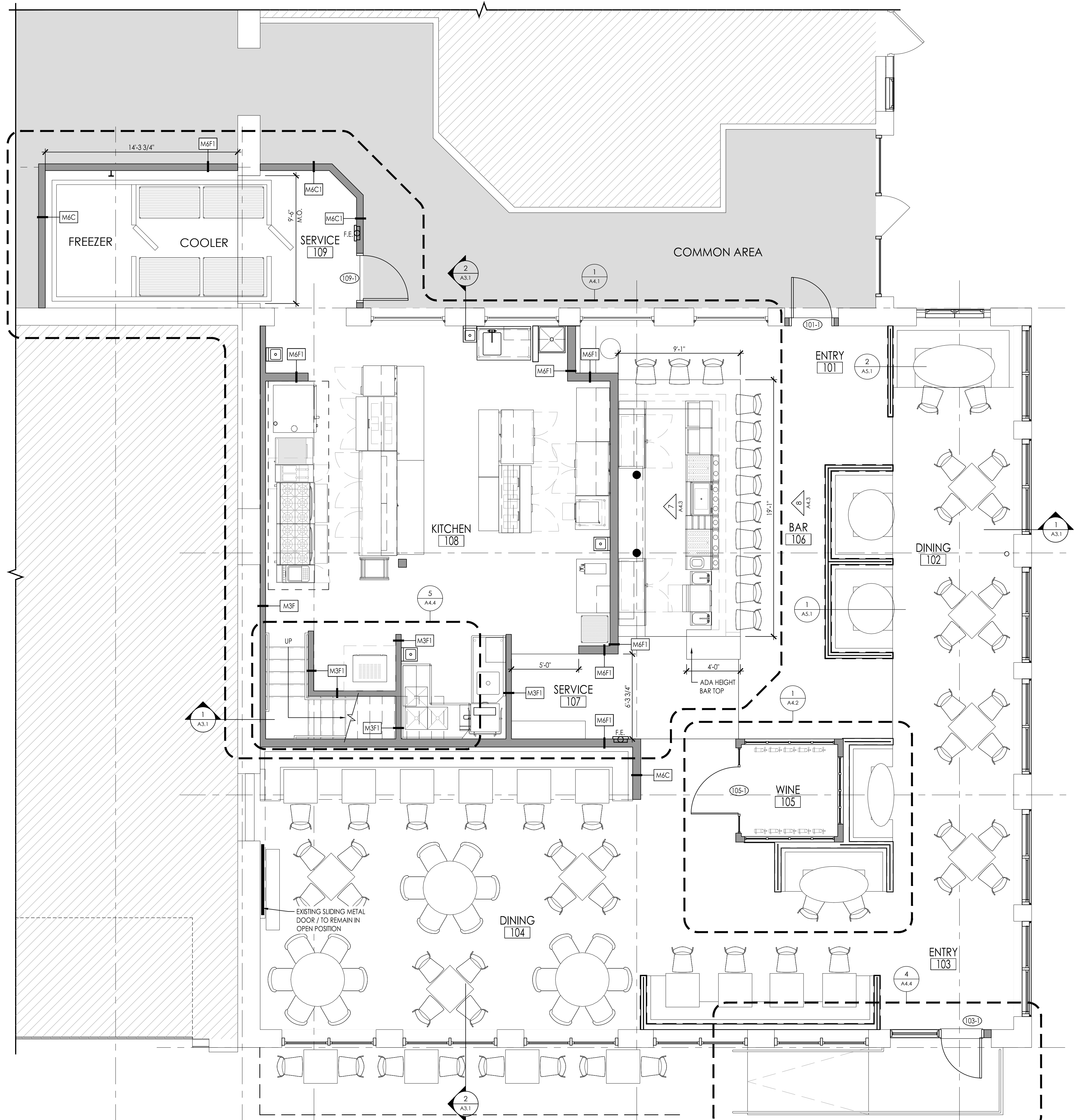


LEGEND:



GENERAL CONSTRUCTION NOTES:

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



1 OVERALL UNIT FLOOR PLAN
SCALE: 1/4" = 1'-0"

Owner

Louie's Restaurant, LLC.
909 Islington Street - Suite #13
Portsmouth, NH 03801

Architectural

PORT ONE ARCHITECTS
959 Islington Street
Portsmouth, NH 03801
603.436.8891
info@portonearchitects.com
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Interior Design

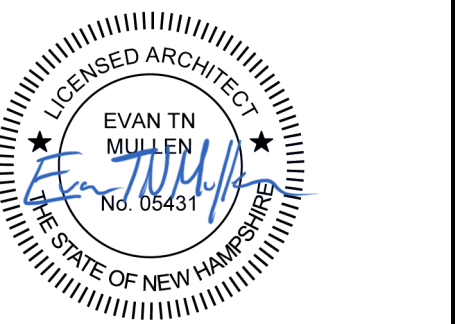
Quill DESIGN
Yarmouth, ME

Contractor

CHINBURG PROPERTIES
DEVELOP • BUILD • MANAGE

3 Penstock Way
Newmarket, NH 03857

Seal



REVISION HISTORY

Rev. No.	Description	Date

LOUIE'S
PORTSMOUTH, NH
INTERIOR ALTERATIONS
TENANT FIT-OUT
PERMIT DOCUMENTS

Project
Phase

Project No. 24-065
Date NOV 22, 2024

Scale As Noted
Drawn By: BG
Reviewed By: EM

Sheet Contents

OVERALL UNIT
FLOOR PLAN &
MEZZANINE PLAN

Sheet No.

A1.1



- NOTES:**
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 172 AS LOT 7.
 - 2) OWNERS OF RECORD:
MEADOWLEDGEPAYDAY, LLC
12 APACHE AVENUE
ANDOVER, MA 01810

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

THE WAVELET GROUP, LLC
431 MAIN STREET
SACO, ME 04072
 - 3) THE PURPOSE OF PLAN IS TO SHOW EXISTING PARKING LAYOUTS FOR FUTURE DEVELOPMENT.

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

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

SCALE 1"=30' JANUARY 2025

OVERALL AERIAL PLAN

C1



HALEY WARD

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

NOTES:

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

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

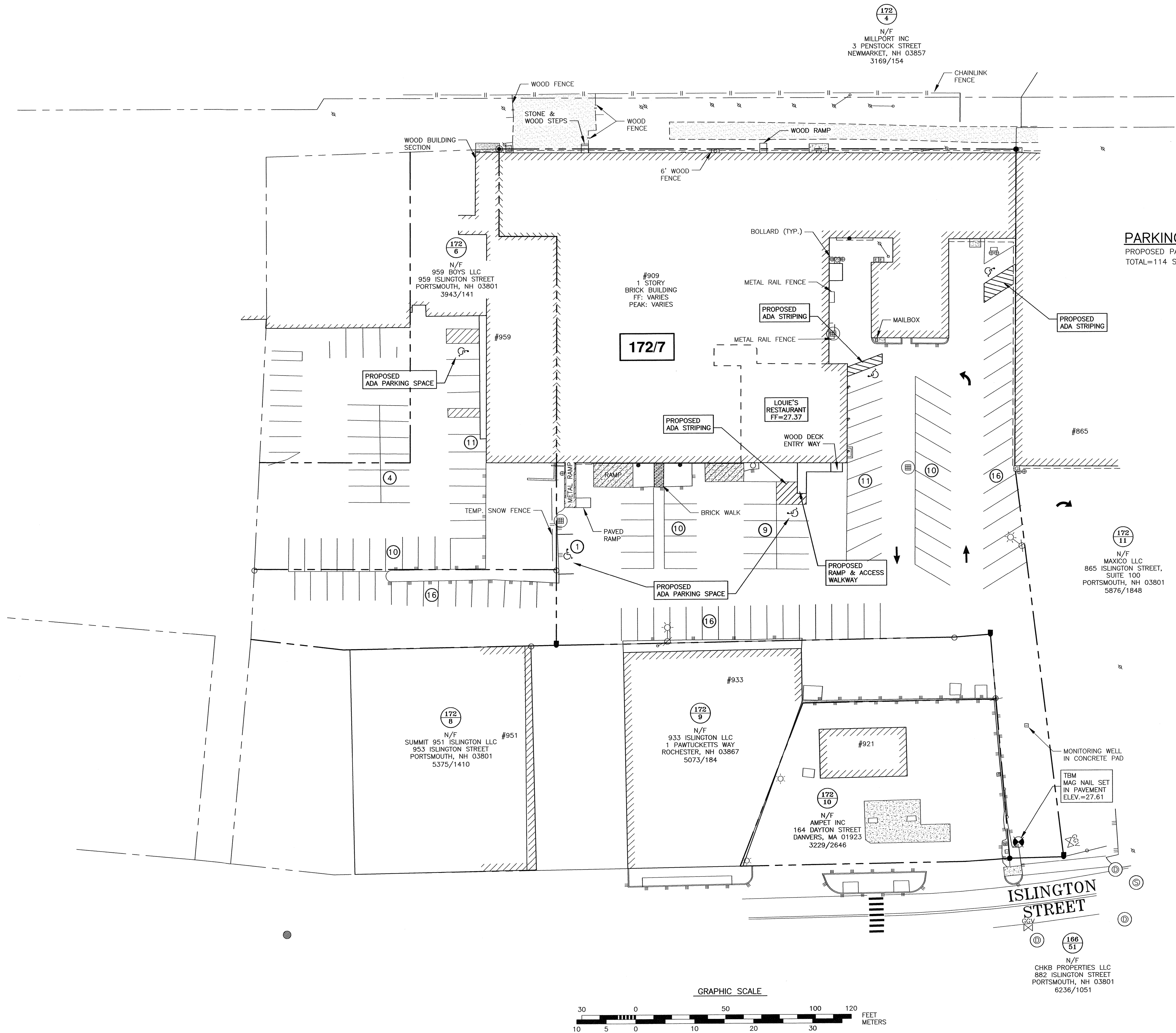
GOOSEFARE CROSSING, LLC
198 SACO AVENUE
OLD ORCHARD BEACH, ME 04064

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

3) THE PURPOSE OF PLAN IS TO SHOW PROPOSED PARKING LAYOUTS THAT INCLUDE ADA CONFORMING PARKING.

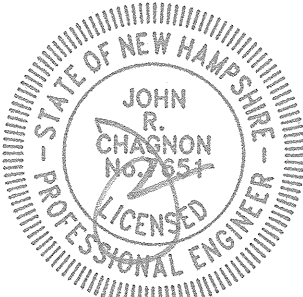
PARKING NOTES:

PROPOSED PARKING SPACES LOTS 172/6 & 172/7
TOTAL=114 SPACES



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

NO.	DESCRIPTION	DATE
1	ADD ADA SPACES	3/25/25
0	ISSUED FOR COMMENT	1/8/25



SCALE 1"=30' JANUARY 2025

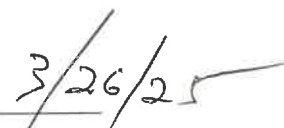
PARKING PLAN

C2



OWNER AUTHORIZATION
Foundry Place Subdivision
Foundry Place, Portsmouth, New Hampshire

I, Peter H. Rice, Director of Public Works, City of Portsmouth, hereby authorize representatives of Haley Ward, Inc. to represent the City interests before land use boards of the City of Portsmouth and any other State and / or federal agency necessary to obtain permits for the above referenced property subdivision, and to submit any and all applications and related application materials thereto on behalf of the City.



Peter H. Rice, Director of Public Works

Date



HALEY WARD

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

31 March 2025

Peter Stith, TAC Committee Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for TAC Workshop Review, Foundry Place, Proposed Subdivision

Dear Mr. Stith and Technical Advisory Committee (TAC) Members:

On behalf of the City of Portsmouth Department of Public Works, we are pleased to submit the attached plan set for **TAC Workshop Review** for the above-mentioned project and request that we be placed on the agenda for your **April 11, 2025**, Meeting. The project is the subdivision of an existing parcel into five new parcels, with the existing structures to remain as currently existing, and no new construction proposed at this time.

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

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

The property is located within the Municipal Zoning District, with a portion in the Downtown Overlay District. In the Municipal Zoning District all lots and buildings are exempt from all dimensional and intensity regulations. This subdivision proposal will follow the City of Portsmouth Regulatory Process. The process requires that we file with the Technical Advisory Committee for the creation of a new lot under City of Portsmouth Subdivision Regulations Section III B. 1. We hope to return to the TAC in May for final approval.

The following plans are included in our submission:

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

Also included in the submission are the following documents:

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

We look forward to an in-person presentation and the TAC Committee review of this submission.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Chagnon', with a stylized flourish extending to the right.

John Chagnon, PE, LLS
Senior Project Manager

P:\NH\5010198-City_of_Portsmouth\007-Foundry Place, Portsmouth-JRC\03-WIP_Files\City of Portsmouth TAC Work Session\TAC Work Session Submission Letter 3-31-25.doc

National Flood Hazard Layer FIRMMette



70°46'8"W 43°4'49"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
OTHER FEATURES		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

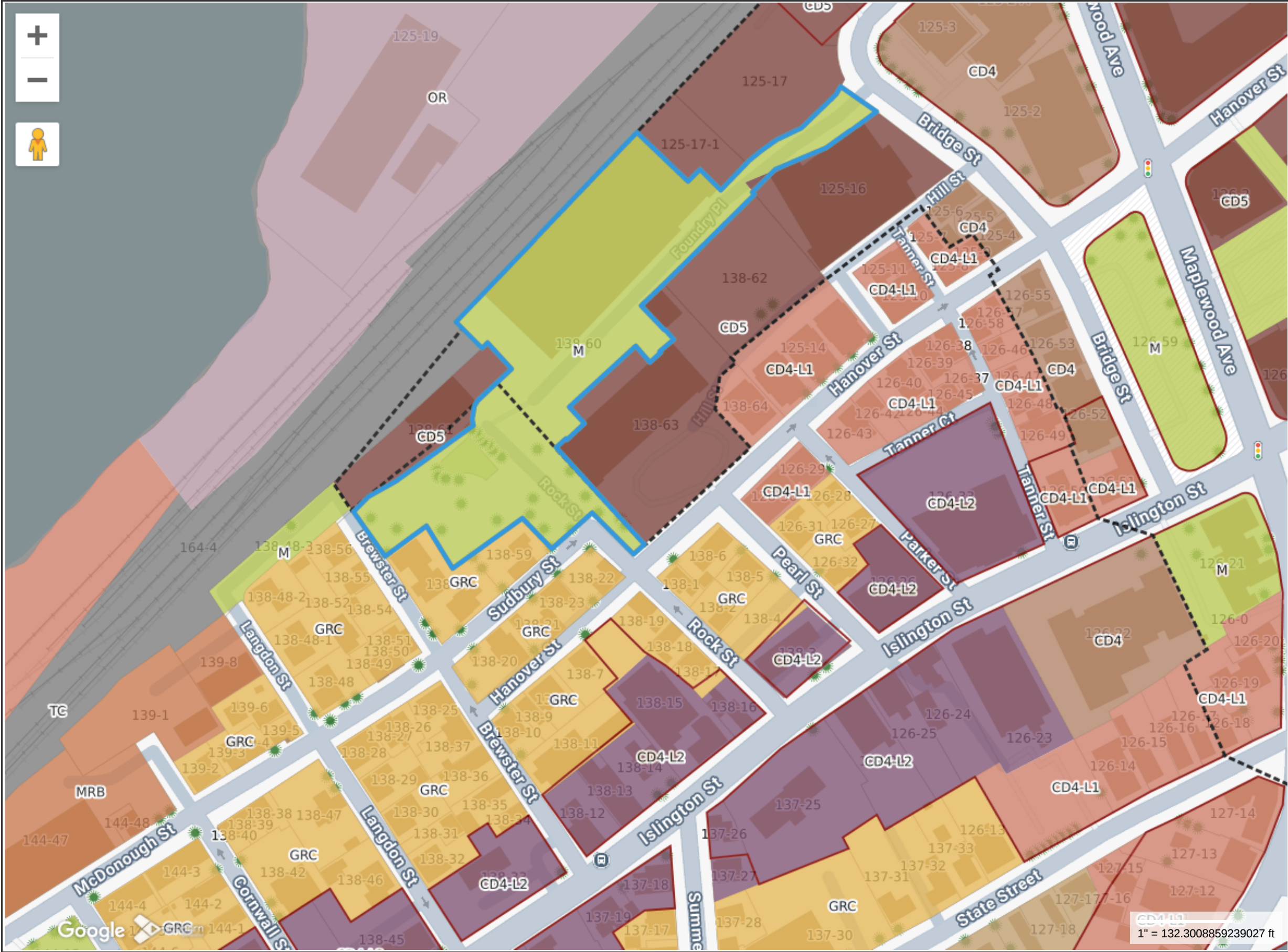


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/7/2025 at 7:13 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Property Information	
Property ID	0138-0060-0000
Location	100 FOUNDRY PL
Owner	CITY OF PORTSMOUTH



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.

C/H
L-CHIP
ROA338649

ABUTTERS LIST

125 1 N/F HANOVER APARTMENTS, LLC c/o CATHARTES PRIVATE INVESTMENTS 11 BEACON STREET, SUITE 1120 BOSTON, MA 02108 5387/2814	125 18 N/F JOHN W. GRAY REVOCABLE TRUST BRADFORD A. GRAY REVOCABLE TRUST 7 PATRIOTS WAY RYE, N.H. 03870 3895/643	138 61 N/F PETER HAPPNY 66 ROCK STREET PORTSMOUTH, N.H. 03801 2302/1079 D-31107
125 2 N/F THIRTY MAPLEWOOD, LLC 117 BOW STREET PORTSMOUTH, N.H. 03801 5099/2424	125 21 N/F NORTH END MASTER DEVELOPMENT L.P. 501 DANFORTH STREET PORTLAND, ME 04102 5569/2553	138 62 N/F DEER STREET ASSOCIATES P.O. BOX 100 YORK HARBOR, ME. 03911 5518/2744
125 3 N/F EMERSON HOVEY POST 168 VW 238 DEER STREET PORTSMOUTH, N.H. 03801	125 29 N/F GOWEN G. EDWARD, JR. REVOCABLE LIVING TRUST GOWEN G. EDWARD, JR., TRUSTEE 355 GREAT BAY ROAD GREENLAND, N.H. 03840 4327/2531	138 63 N/F KEARSARGE MILL CONDOMINIUM ASSOCIATION 191 HILL STREET PORTSMOUTH, N.H. 03801 2596/1585 D-14855
125 11 N/F 136 HILL STREET CONDOMINIUM ASSOCIATION 136 HILL STREET PORTSMOUTH, N.H. 03801 4823/873 C-34853	138 60 N/F CITY OF PORTSMOUTH P.O. BOX 628 PORTSMOUTH, N.H. 03802	138 64 N/F HANOVER PLACE CONDOMINIUM ASSOCIATION 349 HANOVER STREET PORTSMOUTH, N.H. 03801 4807/18 D-33379
125 14 N/F HILL HANOVER GROUP, LLC c/o JPK PROPERTIES, LLC 1 NEW HAMPSHIRE AVENUE, #125 PORTSMOUTH, N.H. 03801 4356/10		

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	486.00'	104.20'	104.00'	S35°55'41"E	12°17'05"
C2	37.00'	48.72'	45.28'	S07°56'11"W	75°26'43"
C3	155.00'	56.30'	55.99'	N53°24'20"E	20°48'45"
C4	86.00'	71.12'	69.11'	S04°30'52"E	47°22'49"
C5	86.00'	45.63'	45.10'	S13°00'13"E	30°24'08"
C6	86.00'	25.48'	25.39'	S10°41'12"W	16°58'41"

LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N31°17'20"E	39.07'
L2	N31°26'32"E	17.92'
L3	N43°07'25"E	47.08'
L4	S46°46'25"E	7.69'
L5	S40°13'28"E	24.63'
L6	S47°00'33"W	38.74'
L7	N42°48'33"W	54.65'
L8	N43°03'00"W	46.10'
L9	S46°48'04"W	10.00'
L10	N46°09'30"W	48.26'
L11	N43°06'02"E	61.50'
L12	N30°51'54"E	56.64'
L13	N43°06'02"E	22.52'
L14	S46°53'58"E	38.87'
L15	N43°06'02"E	49.82'
L16	N63°48'43"E	28.42'
L17	N45°20'34"E	64.73'
L18	N28°12'12"E	10.82'
L19	N28°12'12"E	10.70'
L20	N55°38'43"W	57.54'
L21	N45°47'00"E	31.08'
L22	S87°48'09"E	20.15'
L23	N45°47'00"E	34.67'
L24	S40°13'28"E	20.31'
L25	S40°13'28"E	4.32'
L26	N39°12'52"E	42.20'
L27	S43°06'02"W	48.48'

PLAN REFERENCES:

1. PLAN OF LAND FOR NETTY AND GERALD TAUBE, AUGUST 2004 BY MILLETTE, SPRAGUE & COLWELL. RCRD D-32051.
2. CONDOMINIUM SITE PLAN FOR HANOVER PLACE CONDOMINIUM, 349 HANOVER STREET, PORTSMOUTH, NH. BY MILLETTE, SPRAGUE AND COLWELL, INC. DATED 12/20/05. RCRD D-33379.
3. KEARSARGE MILL CONDOMINIUMS, HANOVER STREET, PORTSMOUTH, NH. BY KIMBALL CHASE DATED 2/16/17. RCRD D-34716.
4. BOUNDARY LINE AGREEMENT PLAN, KEARSARGE MILL CONDOMINIUMS, PORTSMOUTH, NH. BY JONES & BEACH ENGINEERS, INC. DATED 4/10/97. RCRD D-25421.
5. KEARSARGE MILLS CONDOMINIUM PLANS FOR MAYFAIR REALTY TRUST, CAMBRIDGE PORT TRUST, PORTSMOUTH, NH. BY KIMBALL CHASE. RCRD D-14855.
6. EASEMENT PLAN, TAX MAP 164 - LOT 4, BOSTON & MAINE CORPORATION TO THE CITY OF PORTSMOUTH OFF BREWSTER STREET, PORTSMOUTH, NH. BY AMBIT ENGINEERING, INC. DATED 4/19/03. RCRD D-37720.
7. SUBDIVISION OF LAND OF PORTSMOUTH MFG. AND POWER CO., PORTSMOUTH, NH BY JOHN W. DURGIN DATED NOV. 1925. RCRD #0368.
8. LAND IN PORTSMOUTH, NH PORTS. MFG. & POWER CO. TO HAROLD S. WOODS. BY JOHN W. DURGIN DATED NOV. 1926. RCRD #00389.
9. TAX MAP 125 LOT 14 & MAP 138 LOT 62. PROPERTY OF HILL HANOVER GROUP, LLC, HILL, HANOVER & AUTUMN STREETS, PORTSMOUTH, NH. BY MSC, INC. DATED 10/10/2008. NOT RECORDED.
10. PLAN OF LAND IN PORTSMOUTH, NH, PORTSMOUTH MFG. & POWER CO. TO FRANK E. BROOKS BY JOHN W. DURGIN DATED FEB. 1918. RCRD #078.
11. CONDOMINIUM SITE PLAN, 136 HILL STREET CONDOMINIUM, PORTSMOUTH, NH, TAX MAP 125 LOT 11. BY ANDOVER CONSULTANTS, INC. DATED JULY 12, 2007. RCRD C-34853.
12. LAND IN PORTSMOUTH, NH, BOSTON & MAINE RAILROAD TO ROGER E. MOULTON AND CHESTER GOODWIN, DATED MARCH 1950. RCRD 01684.
13. PROPOSED PROPERTY TRANSFER, TAX MAP 125 - LOT 17, BOSTON & MAINE TO DEER STREET LIMITED PARTNERSHIP, 165 DEER STREET, PORTSMOUTH, NH BY AMBIT ENGINEERING, INC. DATED 6/13/13. RCRD D-37797.
14. PLAN OF LAND FOR DEER STREET ASSOCIATES, DEER & BRIDGE STREETS AND MAPLEWOOD AVENUE, PORTSMOUTH AVENUE BY AMBIT SURVEY DATED SEPTEMBER 1993. RCRD D-22543.
15. PROPOSED ROADWAY ALIGNMENT AND LAND TRANSFER PLAN, CITY OF PORTSMOUTH TO DEER STREET ASSOCIATES (TO BE RECORDED).



AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAPS AS MAP 125, LOT 17 & MAP 138, LOT 62.
- 2) OWNERS OF RECORD:
MAP 125, LOT 17
DEER STREET ASSOCIATES
P.O. BOX 100
YORK HARBOR, ME 03911
3395/2669, 5534/2077, 5453/138
MAP 138, LOT 62
DEER STREET ASSOCIATES
P.O. BOX 100
YORK HARBOR, ME 03911
5518/2744

- 3) PARCELS ARE NOT IN A FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0259E. MAY 17, 2005.
- 4) EXISTING LOT AREA:
LOT 17 109,987 S.F. 2.5250 ACRES
LOT 62 42,604 S.F. 0.9781 AC

PROPOSED LOT AREAS:

LOT 1	LOT 2	LOT 3
54,017 S.F. 1.2401 AC.	8,519 S.F. 0.1956 AC.	26,503 S.F. 0.6084 AC.
LOT 4	LOT 5	LOT 6
18,347 S.F. 0.4212 AC.	22,667 S.F. 0.5204 AC.	22,538 S.F. 0.5174 AC.

- 5) ZONING DISTRICTS:
CENTRAL BUSINESS B (CBB), HISTORIC OVERLAY DISTRICT (PARTIAL), & OFFICE RESEARCH (OR)
- 6) THE PURPOSE OF THIS PLAN IS TO SHOW THE CONSOLIDATION OF TAX MAP 125 LOT 17 AND TAX MAP 138 LOT 62 AND THE SUBDIVISION OF THAT LOT INTO 6 LOTS.
- 7) LOT 2 TO BE A NON-BUILDABLE LOT UNTIL SUCH TIME AS FRONTAGE IS CREATED OR LOT 2 IS MERGED WITH AN ADJACENT PARCEL.
- 8) THE EXISTING SITE IMPROVEMENTS SHALL BE ALLOWED TO REMAIN. AT SUCH TIME AS THE LOTS ARE NOT UNDER COMMON OWNERSHIP, EASEMENTS SHALL BE CREATED TO ALLOW THE BUILDINGS ACROSS BOUNDARY LINES TO REMAIN OR THE BUILDINGS SHALL BE REMOVED. ANY EASEMENTS CREATED SHALL BE REVIEWED AND APPROVED BY THE CITY OF PORTSMOUTH.
- 9) FOR SITE EASEMENT RESTRICTIONS AND LOCATIONS SEE "PROPERTY EASEMENTS" PLAN DATED 12/15/14 BY AMBIT ENGINEERING.

NO.	DESCRIPTION	DATE
4	TAX MAP/LOT NUMBERS	5/18/16
3	ISSUED FOR RECORDING; MONUMENTS	3/24/16
2	REVISED LOTS 1, 2, AND 3	8/6/15
1	ISSUED FOR APPROVAL	7/31/15
0	ISSUED FOR COMMENT	7/28/15

CONSOLIDATION & SUBDIVISION PLAN TAX MAP 125, LOT 17 & TAX MAP 138, LOT 62

DEER STREET ASSOCIATES

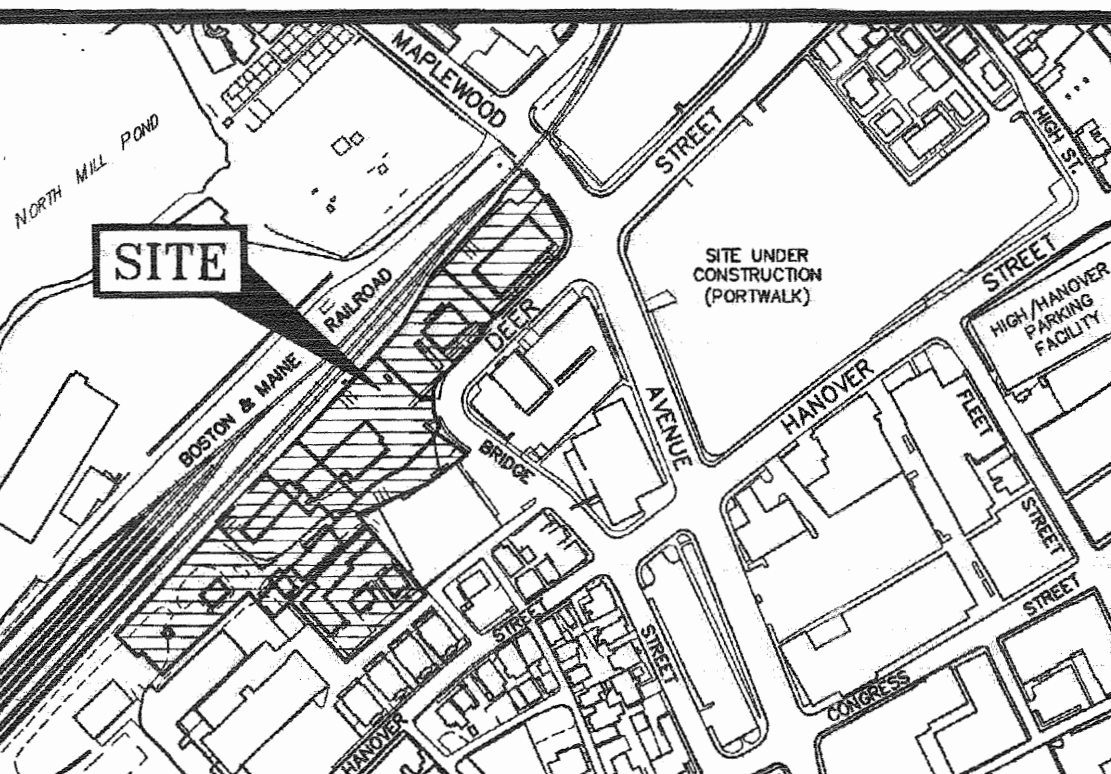
BRIDGE, DEER, & HILL STREETS
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

SCALE: 1" = 50'

JULY 2015

FB 302, PG 1

2271.01



LOCATION MAP

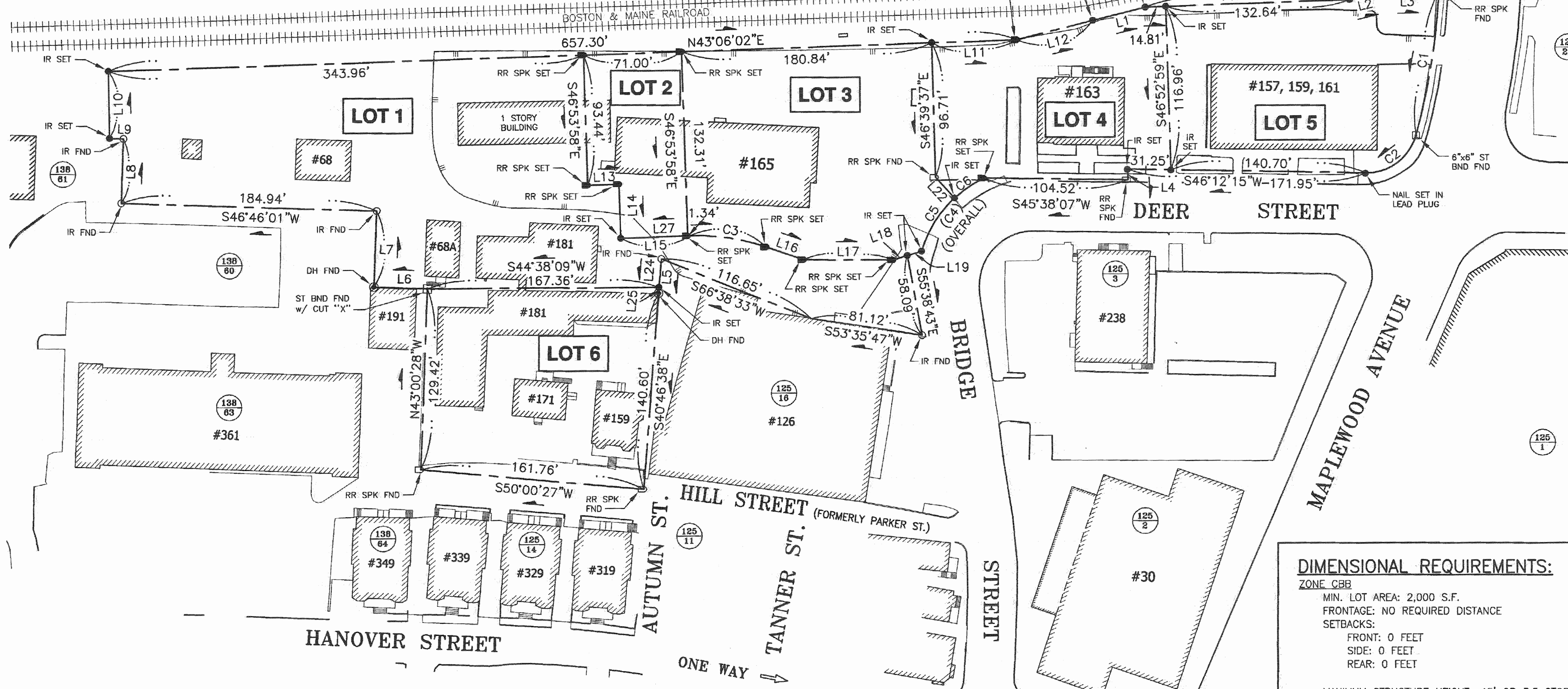
SCALE: 1" = 300'

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
■ NHFB	NHDOT BOUND FOUND
■ BND W/DH	BOUND WITH DRILL HOLE
■ ST BND W/DH	STONE BOUND WITH DRILL HOLE
■ RRR SPK	RAILROAD SPIKE

138-62-1 ASSESSOR'S MAP
138 LOT 62-1ASSESSOR'S MAP/LOT
NUMBER ASSIGNMENT

LOT 1	138-62-1
LOT 2	125-17-1
LOT 3	125-17
LOT 4	125-17-2
LOT 5	125-17-3
LOT 6	138-62



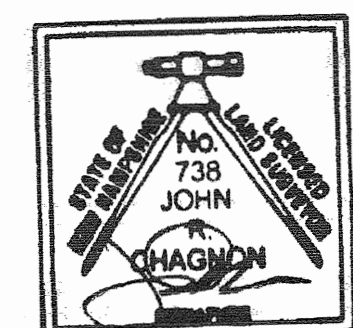
DIMENSIONAL REQUIREMENTS:

ZONE CBB
MIN. LOT AREA: 2,000 S.F.
FRONTAGE: NO REQUIRED DISTANCE
SETBACKS:
FRONT: 0 FEET
SIDE: 0 FEET
REAR: 0 FEET

MAXIMUM STRUCTURE HEIGHT: 45' OR 3.5 STORIES,
WHICHEVER IS LESS
MAXIMUM BUILDING COVERAGE: 95%
MINIMUM OPEN SPACE: 0%

ZONE OR

DUE TO THE PROXIMITY TO NORTH MILL POND,
ZONE REQUIREMENTS ARE A MIX OF OFFICE
RESEARCH & INDUSTRIAL ZONES. REFER TO
ZONING ORDINANCE FOR DIMENSIONS.

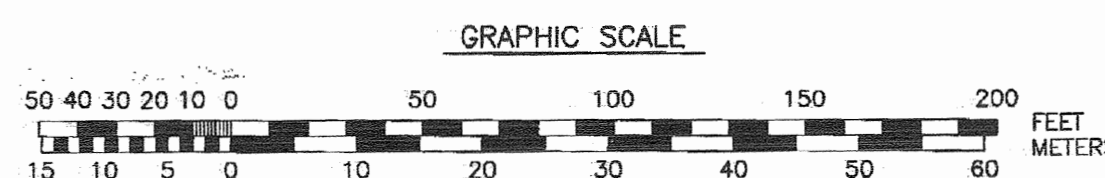


APPROVED BY THE PORTSMOUTH PLANNING BOARD

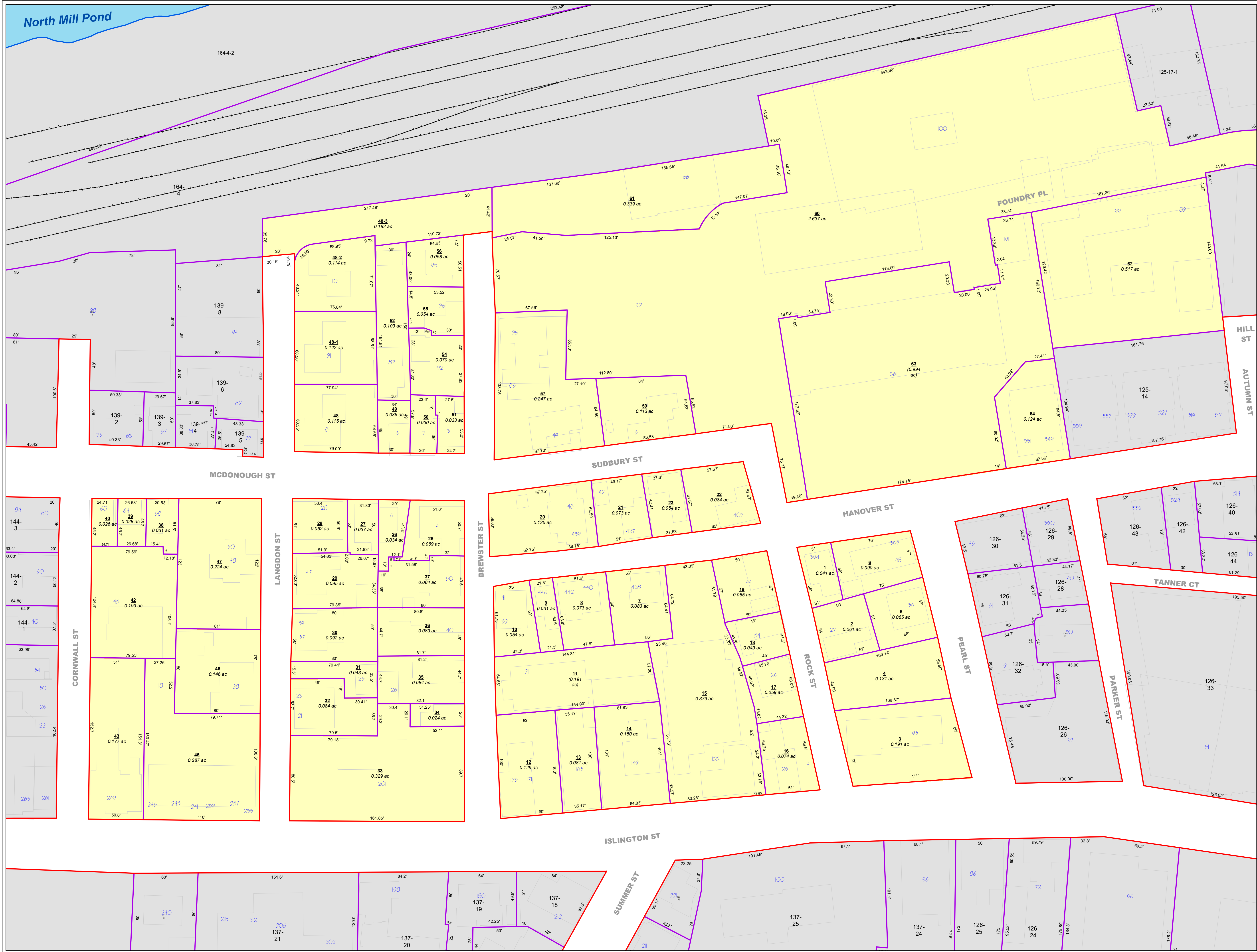
CHAIRMAN

9/7/16

DATE



D-39699



Partial Legend

See the cover sheet for the complete legend.

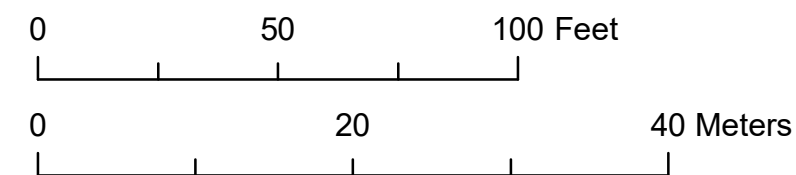
- 7-5A** Lot or lot-unit number
- 2.56 ac** Parcel area in acres (ac) or square feet (sf)
- 100** Address number
- 233-137** Parcel number from a neighboring map
- 68'** Parcel line dimension
- Street name**

SIMS AVE

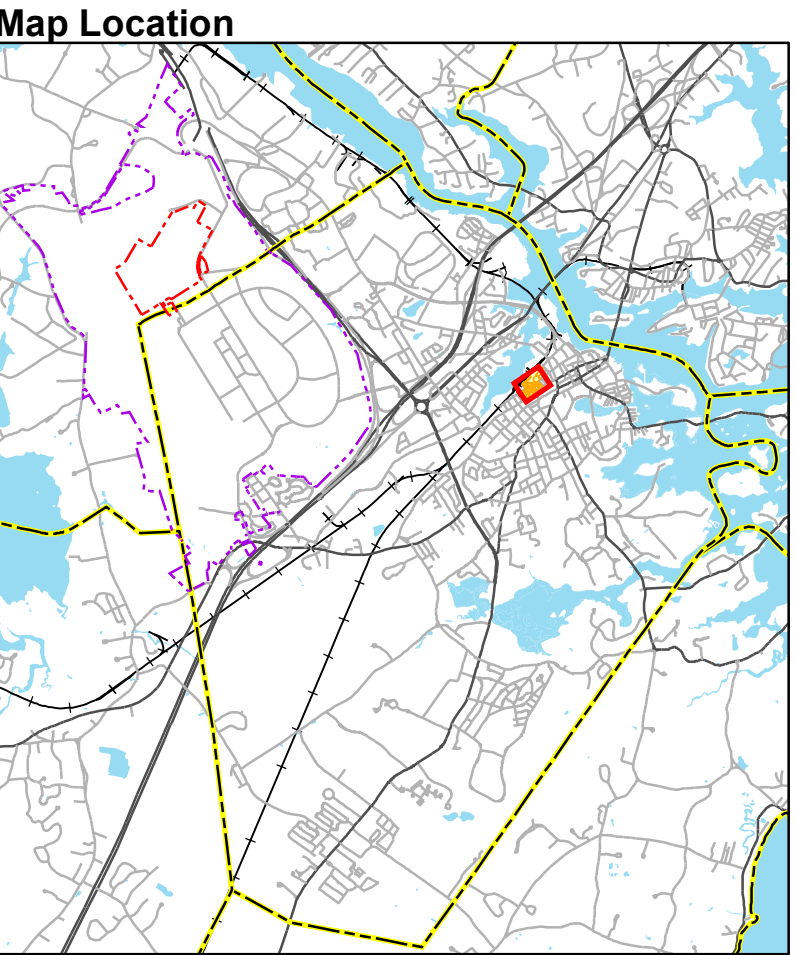
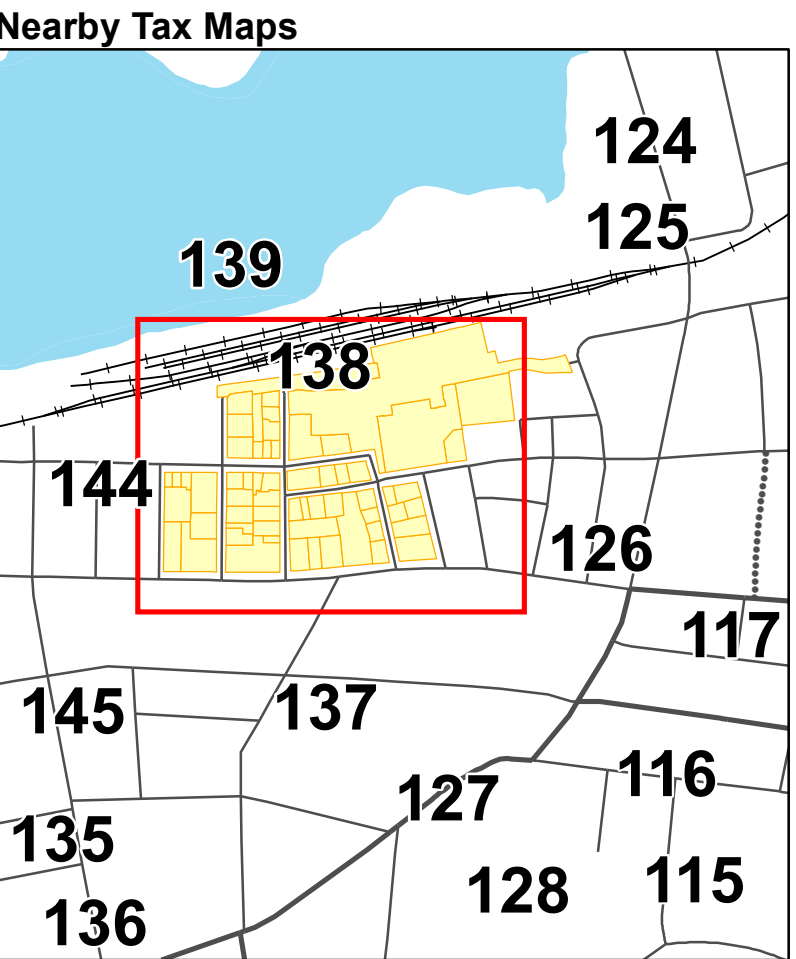
- Parcel/Parcel boundary
- Parcel/ROW boundary
- Water boundary
- Structure (1994 data)

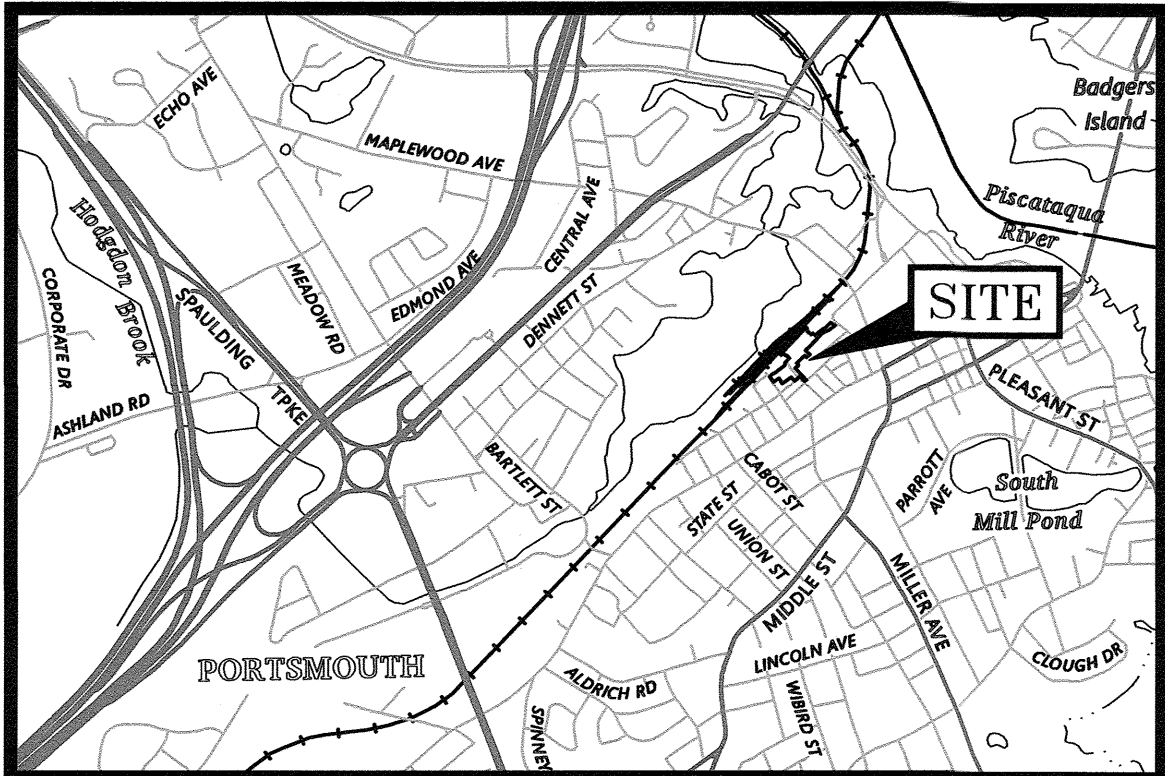
Parcel covered by this map

Parcel from a neighboring map (see other map for current status)



This map is for assessment purposes only. It is not intended for legal description or conveyance. Parcels are mapped as of April 1. Building footprints are 2006 data and may not represent current structures. Streets appearing on this map may be paper (unbuilt) streets. Lot numbers take precedence over address numbers. Address numbers shown on this map may not represent posted or legal addresses.





LOCATION MAP SCALE: 1" = 2000'

LEGEND:

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

PLAN REFERENCE:

1) CONSOLIDATION AND SUBDIVISION PLAN TAX MAP 125, LOT 17 & TAX MAP 138, LOT 62, DEER STREET ASSOCIATES, BRIDGE, DEER & HILL STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, SCALE: 1" = 50', DATED: JULY 2015, PREPARED BY AMBIT ENGINEERING, INC., RCRD D-39699

PROPOSED LOT AREAS:

LOT 1 25,271 ±S.F. 0.5801 ±ACRES	LOT 2 23,294 ±S.F. 0.5348 ±ACRES
LOT 3 43,942 ±S.F. 1.0088 ±ACRES	LOT 4 16,291 ±S.F. 0.3740 ±ACRES
LOT 5 6,088 ±S.F. 0.1398 ±ACRES	

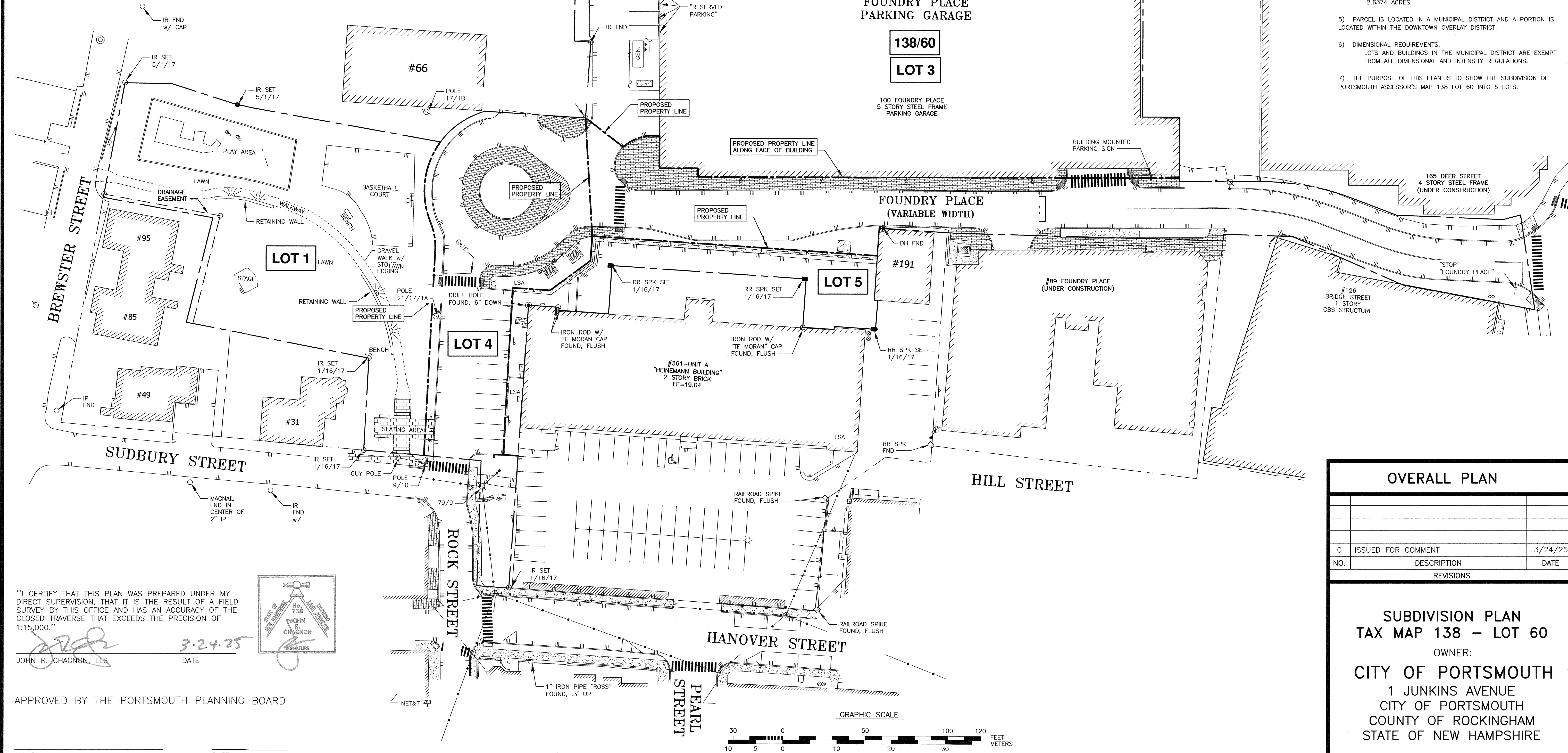


HALEY WARD

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

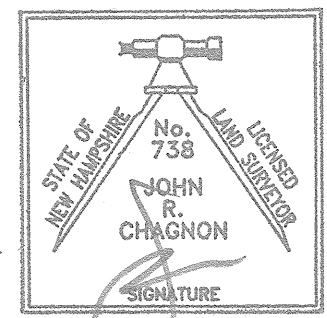
NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 AS LOT 60.
- 2) OWNERS OF RECORD:
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
5751/1473, 4316/8
2267/1105
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE 1/29/21.
- 4) EXISTING LOT AREA:
114,886 S.F.
2.6374 ACRES
- 5) PARCEL IS LOCATED IN A MUNICIPAL DISTRICT AND A PORTION IS LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
LOTS AND BUILDINGS IN THE MUNICIPAL DISTRICT ARE EXEMPT FROM ALL DIMENSIONAL AND INTENSITY REGULATIONS.
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF PORTSMOUTH ASSESSOR'S MAP 138 LOT 60 INTO 5 LOTS.



"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, L.L.S. DATE 3-24-25



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN DATE

OVERALL PLAN

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/24/25
REVISIONS		

SUBDIVISION PLAN
TAX MAP 138 - LOT 60

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

SCALE: 1" = 30' SHEET 1 OF 6 MARCH 2025

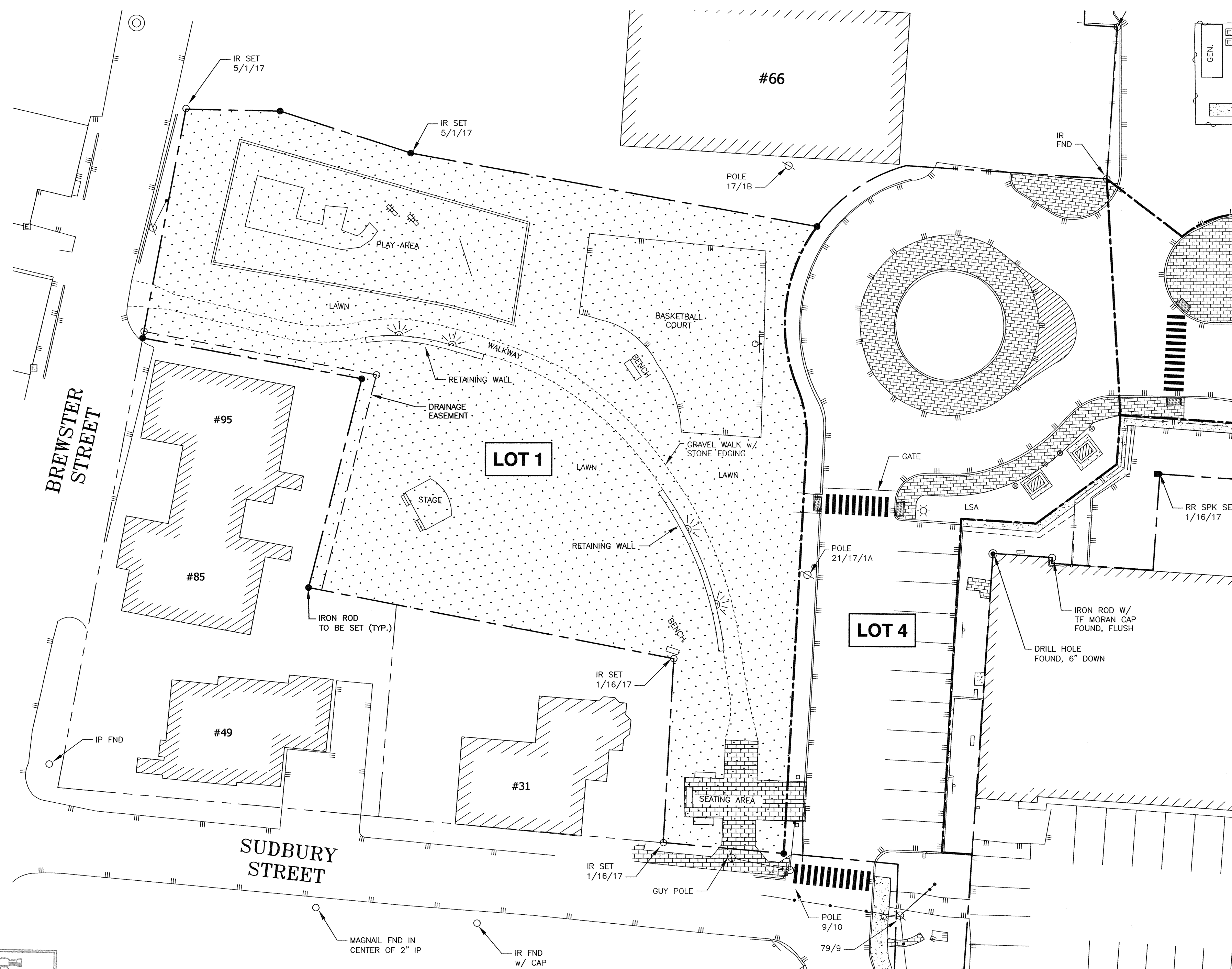
FB & PG

5010198.007



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

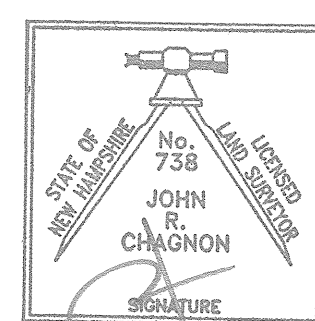
- 2) OWNERS OF RECORD:
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
5751/1473, 4316/8, 2267/1105
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE 1/29/21.
- 4) EXISTING LOT AREA:
114,886 S.F.
2.6374 ACRES
- 5) PARCEL IS LOCATED IN A MUNICIPAL DISTRICT AND A PORTION IS LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:
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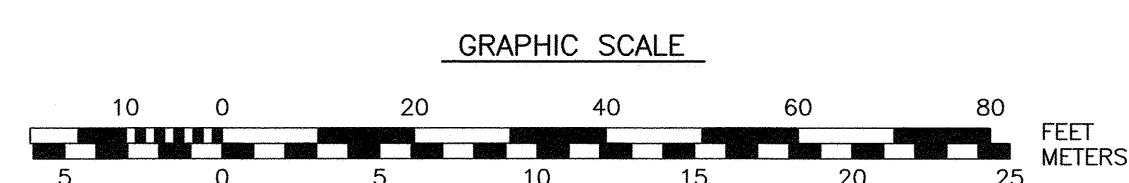
1:15,000.”

 3.31.25

JOHN R. CHAGNON, LLS DATE



CHAIRMAN _____ DATE _____



0	ISSUED FOR COMMENT	3/31/25
NO.	DESCRIPTION	DATE

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

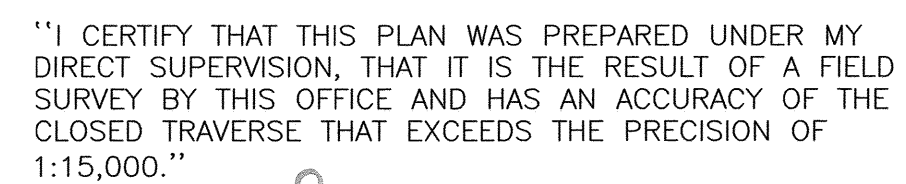
SCALE: 1" = 20' SHEET 2 OF 6 MARCH 2025

FB & PG		5010198.00
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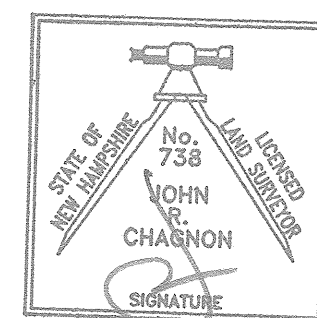
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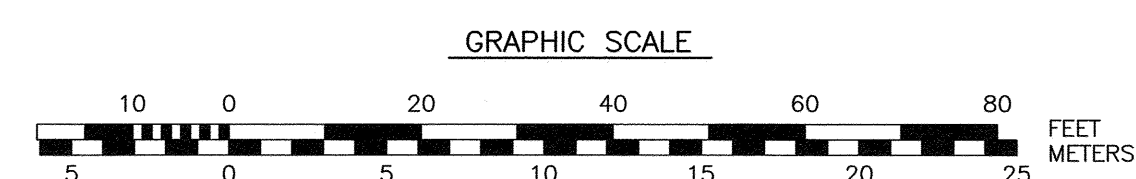
- 3) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 AS LOT 60.
- 2) OWNERS OF RECORD:
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
5751/1473, 4316/8, 2267/1105
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3.31.25
DATE



CHAIRMAN _____ DATE _____



0	ISSUED FOR COMMENT	3/31/25
NO.	DESCRIPTION	DATE
REVISIONS		

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

FB & PG		5010198.007
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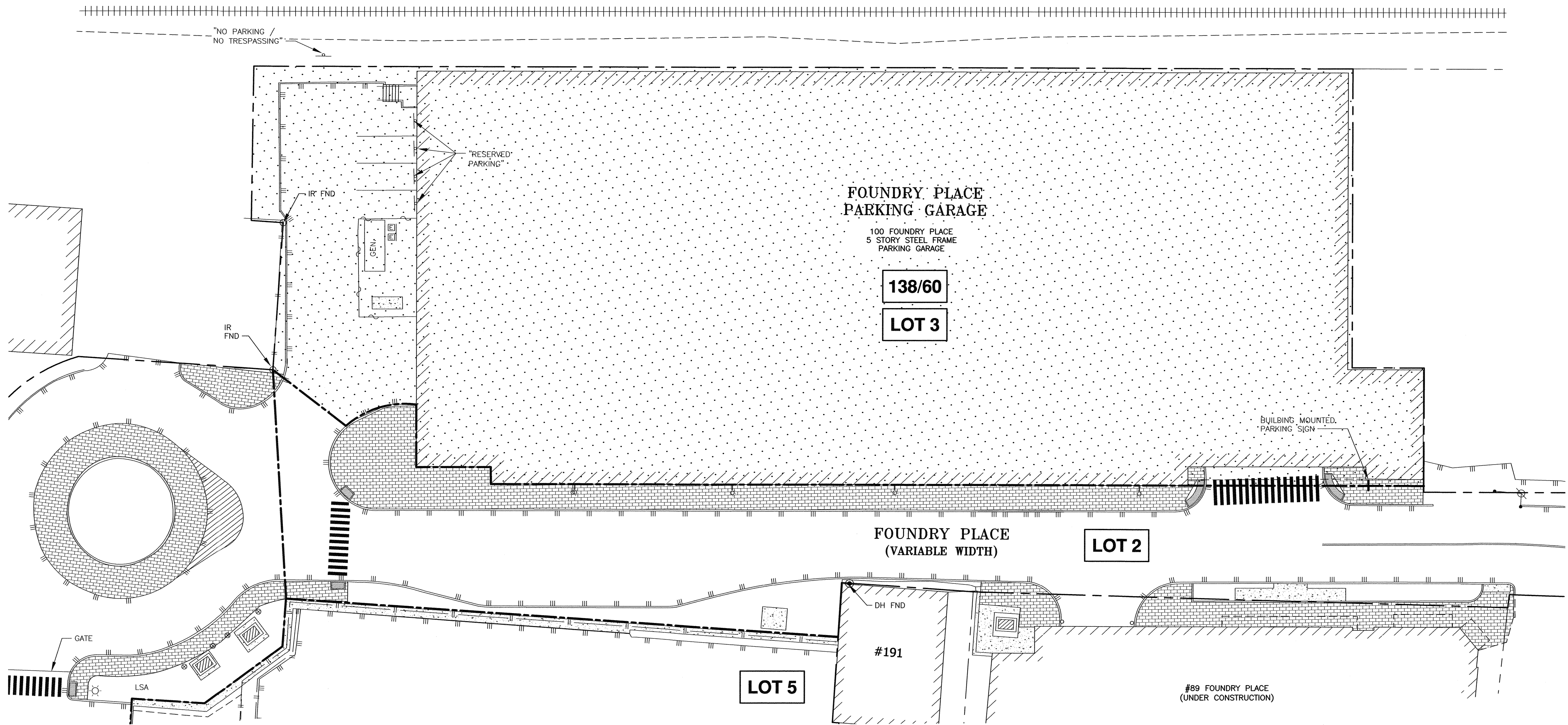


HALEY WARD

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

NOTES:

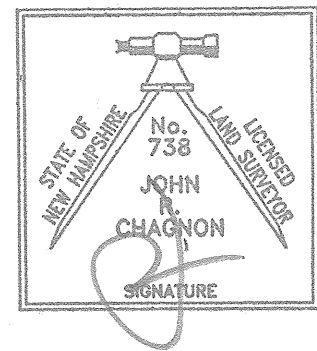
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 AS LOT 60.
- 2) OWNERS OF RECORD:
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
5751/1473, 4316/8, 2267/1105
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE 1/29/21.
- 4) EXISTING LOT AREA:
114,886 S.F.
2.6374 ACRES
- 5) PARCEL IS LOCATED IN A MUNICIPAL DISTRICT AND A PORTION IS LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT.
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- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE SUBDIVISION OF PORTSMOUTH ASSESSOR'S MAP 138 LOT 60 INTO 5 LOTS.



"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

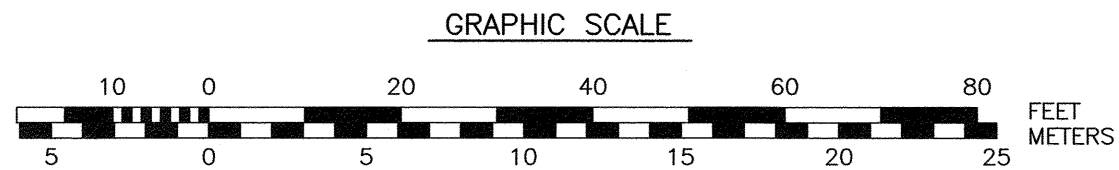
3.31.25
DATE



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE



SUBDIVISION PLAN LOT 3
FOUNDRY PLACE PARKING GARAGE

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/31/25

REVISIONS

SUBDIVISION PLAN
TAX MAP 138 - LOT 60

OWNER:

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

SCALE: 1" = 20' SHEET 4 OF 6 MARCH 2025

FB & PG

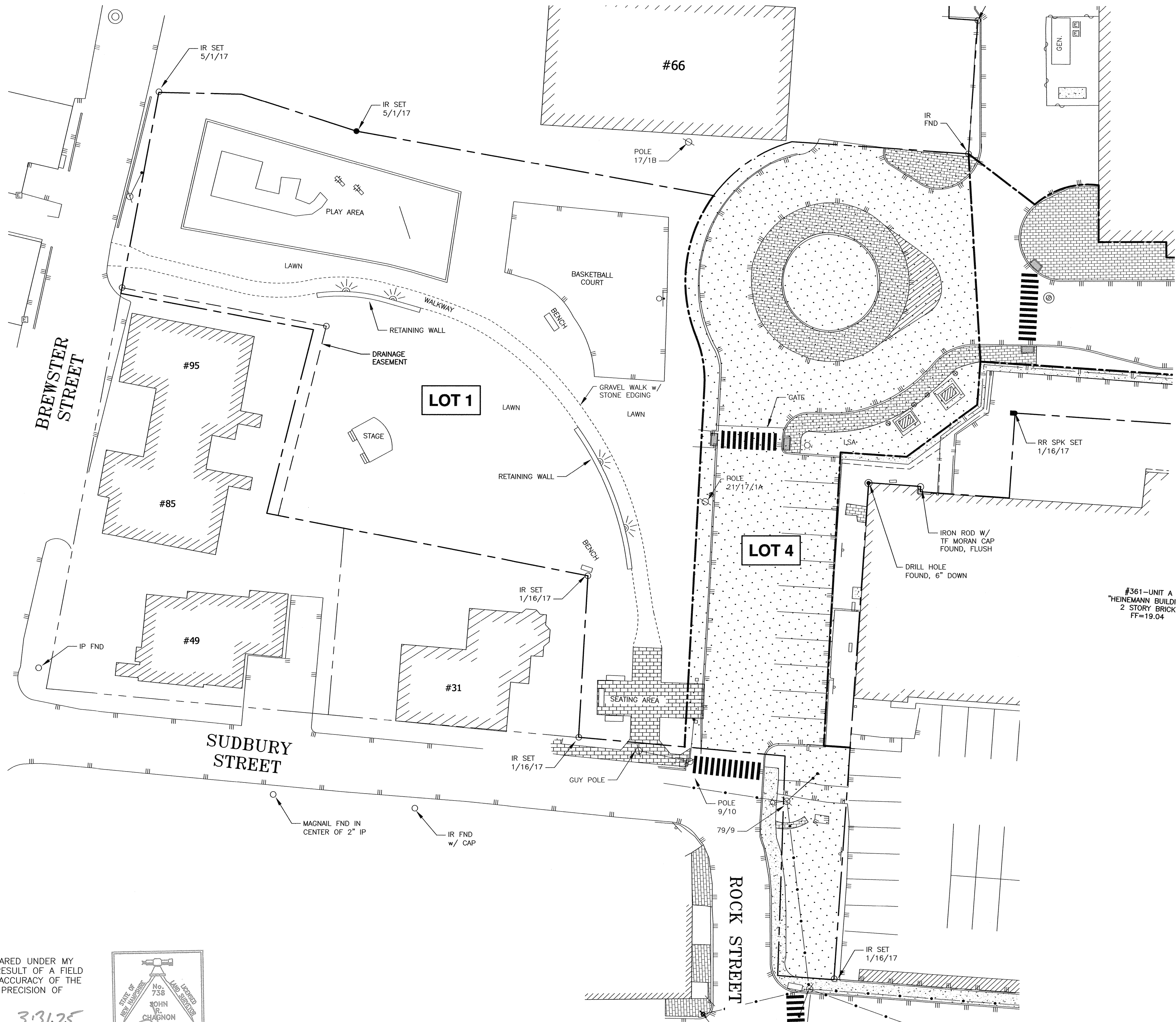
5010198.007



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

NOTES:

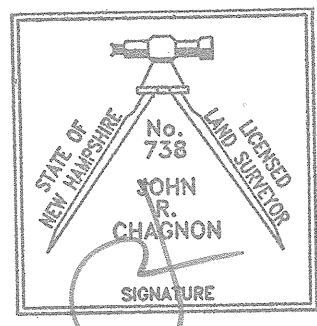
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 138 AS LOT 60.
- 2) OWNERS OF RECORD:
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
5751/1473, 4316/8, 2267/1105
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE 1/29/21.
- 4) EXISTING LOT AREA:
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2.6374 ACRES
- 5) PARCEL IS LOCATED IN A MUNICIPAL DISTRICT AND A PORTION IS LOCATED WITHIN THE DOWNTOWN OVERLAY DISTRICT.
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JOHN R. CHAGNON, L.L.S.

3/31/25
DATE



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE

SUBDIVISION PLAN LOT 4
ROCK STREET PARK PARKING LOT

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/31/25
REVISIONS		

SUBDIVISION PLAN
TAX MAP 138 - LOT 60

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

SCALE: 1" = 20' SHEET 5 OF 6 MARCH 2025

FB & PG

5010198.007

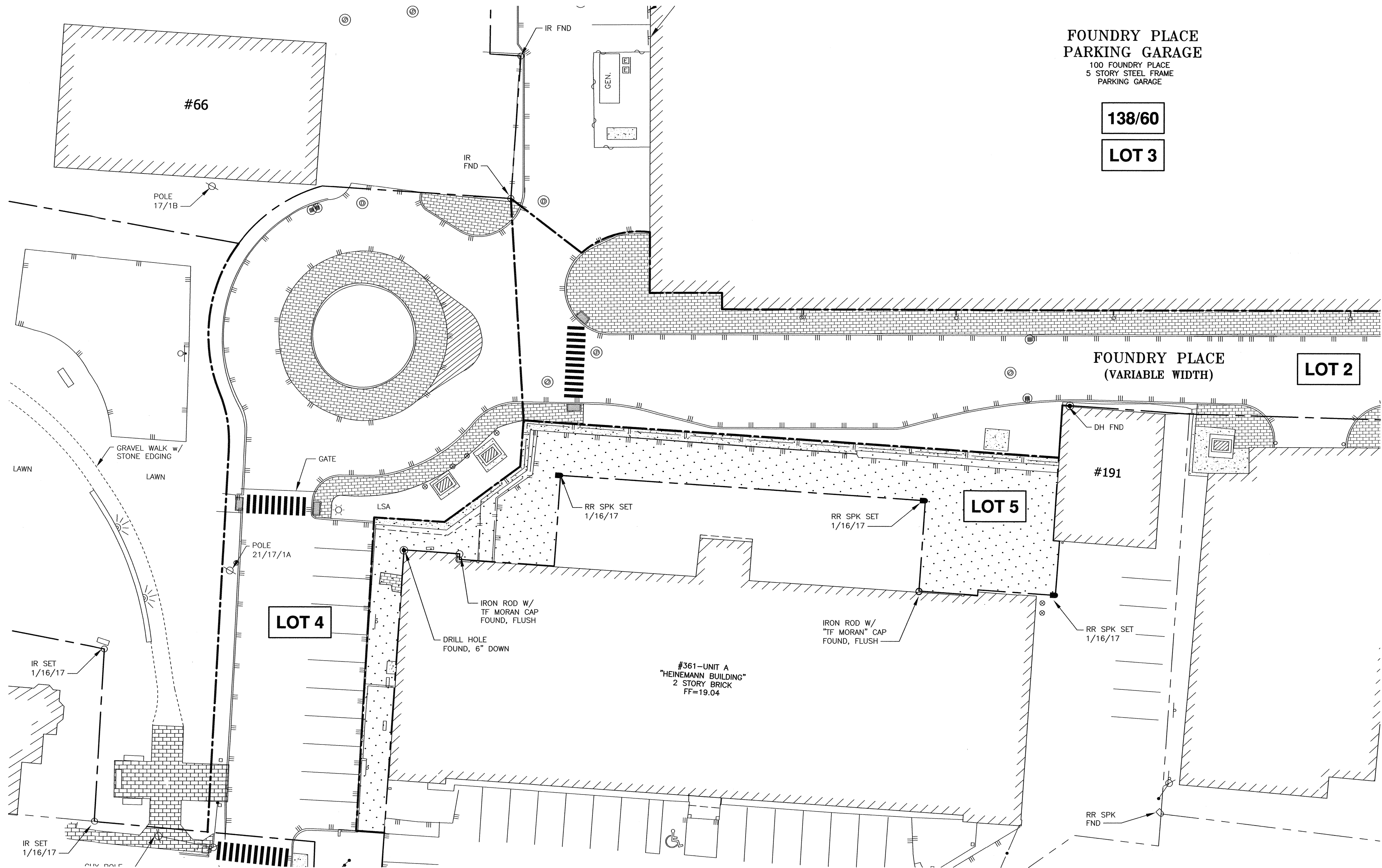


HALEY WARD

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

NOTES:

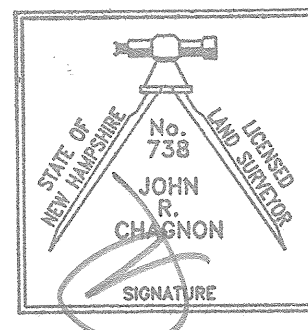
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- 2) OWNERS OF RECORD:
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
5751/1473, 4316/8, 2267/1105
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"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT 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

3.31.25
DATE

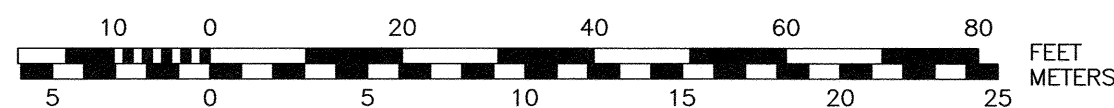


APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN

DATE

GRAPHIC SCALE



SUBDIVISION PLAN LOT 5
EXTERNAL LOT

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	3/31/25

SUBDIVISION PLAN
TAX MAP 138 - LOT 60

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

SCALE: 1" = 20' SHEET 6 OF 6 MARCH 2025

FB & PG

5010198.007



OWNER AUTHORIZATION
921 Islington Site Plan
921 Islington Street, Portsmouth, New Hampshire

I, Eric Chinburg, Managing Member of PWED2, LLC, hereby authorize representatives of Haley Ward, Inc. to represent our interests before land use boards of the City of Portsmouth and any other State and / or federal agency necessary to obtain permits for the above referenced site redevelopment, and to submit any and all applications and related application materials thereto on behalf of PWED2, LLC.

Eric Chinburg, PWED2, LLC

Date



HALEY WARD

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

31 March 2025

Peter Stith, TAC Committee Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Request for TAC Workshop Review, 921 Islington Street, Proposed Site Development

Dear Mr. Stith and Technical Advisory Committee (TAC) Members:

On behalf of Chinburg Development, we are pleased to submit the attached plan set for **TAC Workshop Review** for the above-mentioned project and request that we be placed on the agenda for your **April 11, 2025**, Meeting. The project is the reconstruction of the existing structure on the parcel to accommodate a Proposed Restaurant, with the associated and required site improvements. The building footprint will remain unchanged. The prior gas station use has been discontinued, and the storage tanks have been removed. We are requesting the Technical Advisory Committee (TAC) review the project as a part of the approval process, prior to a completed Site Plan Review Permit application at the site, and we look forward to an in-person presentation and the TAC Committee review of this submission.

The reconstruction of the existing structure will need to comply with the applicable design, safety, and operational standards, including building code compliance. We believe that the restaurant will complement the surrounding commercial and mixed-use environment. The site's proximity to pedestrian-friendly infrastructure further enhances this re-use. We believe that the site plan shows sufficient parking capacity to accommodate the expected number of patrons and staff. Delivery and service vehicles will utilize designated loading areas to avoid disrupting traffic flow. The existing Islington Street curb cut will be reduced in size, and secondary access will be provided at a safe location away from the Islington Street intersection. Street trees will be added, as well as appropriate sidewalk connections to the site, as well as 909 Islington Street, an adjacent property in the control of this applicant.

The following plans are included in our submission:

- Existing Conditions Plan - This plan shows the results of a Boundary Survey at the site.
- Overall Aerial Plan– This plan shows the site in context to the abutting properties.
- Site Plan - This plan shows the proposed site development.
- Utility Plan – This plan shows the adjacent utilities available to serve the site development.

Sincerely,

John Chagnon, PE, LLS
Senior Project Manager

Site Photographs





1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 172 AS LOT 10.

PWED2, LLC

3 PENSTOCK WAY
NEWMARKET, NH 03857
6596/2664

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

11,569 S.F.

0.2654 ACRES

5) PARCEL IS LOCATED IN CHARACTER DISTRICT 4 WEST
END (CD4-W).

SEE CITY OF PORTSMOUTH ZONING ORDINANCE

7) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING
CONDITIONS ON ASSESSOR'S MAP 172 LOT 10 IN THE CITY
OF PORTSMOUTH.

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

9) ABUTTER INFORMATION TAKEN FROM THE CITY OF PORTSMOUTH GIS WEBSITE.

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

100

SCALE 1"=30'

JANUARY 2025

OVERALL AERIAL PLAN

C2

FB 332 & PG 57

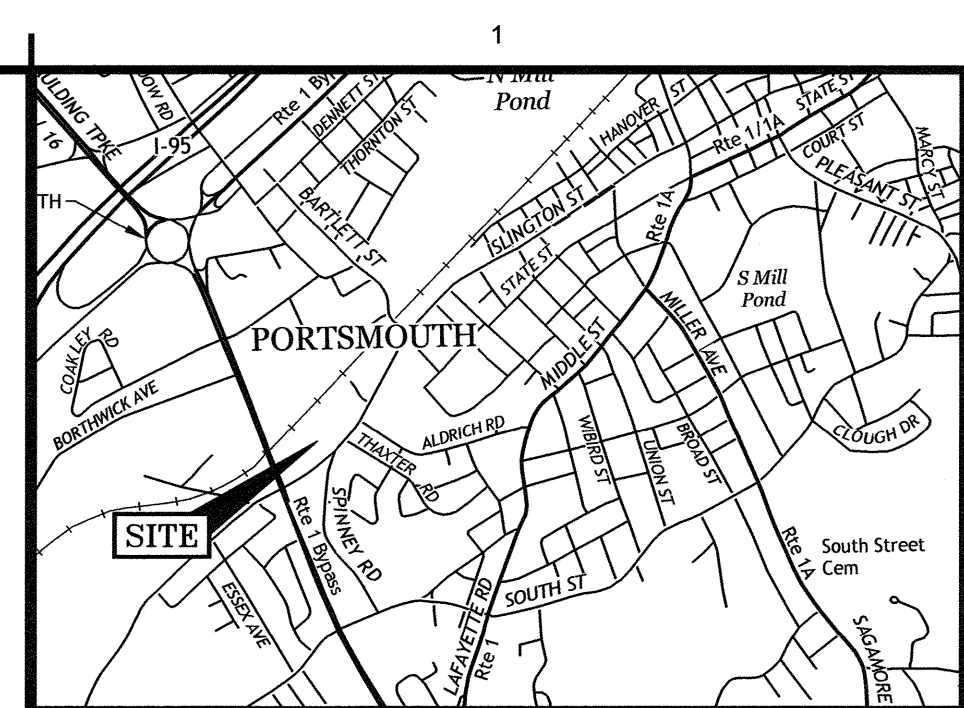
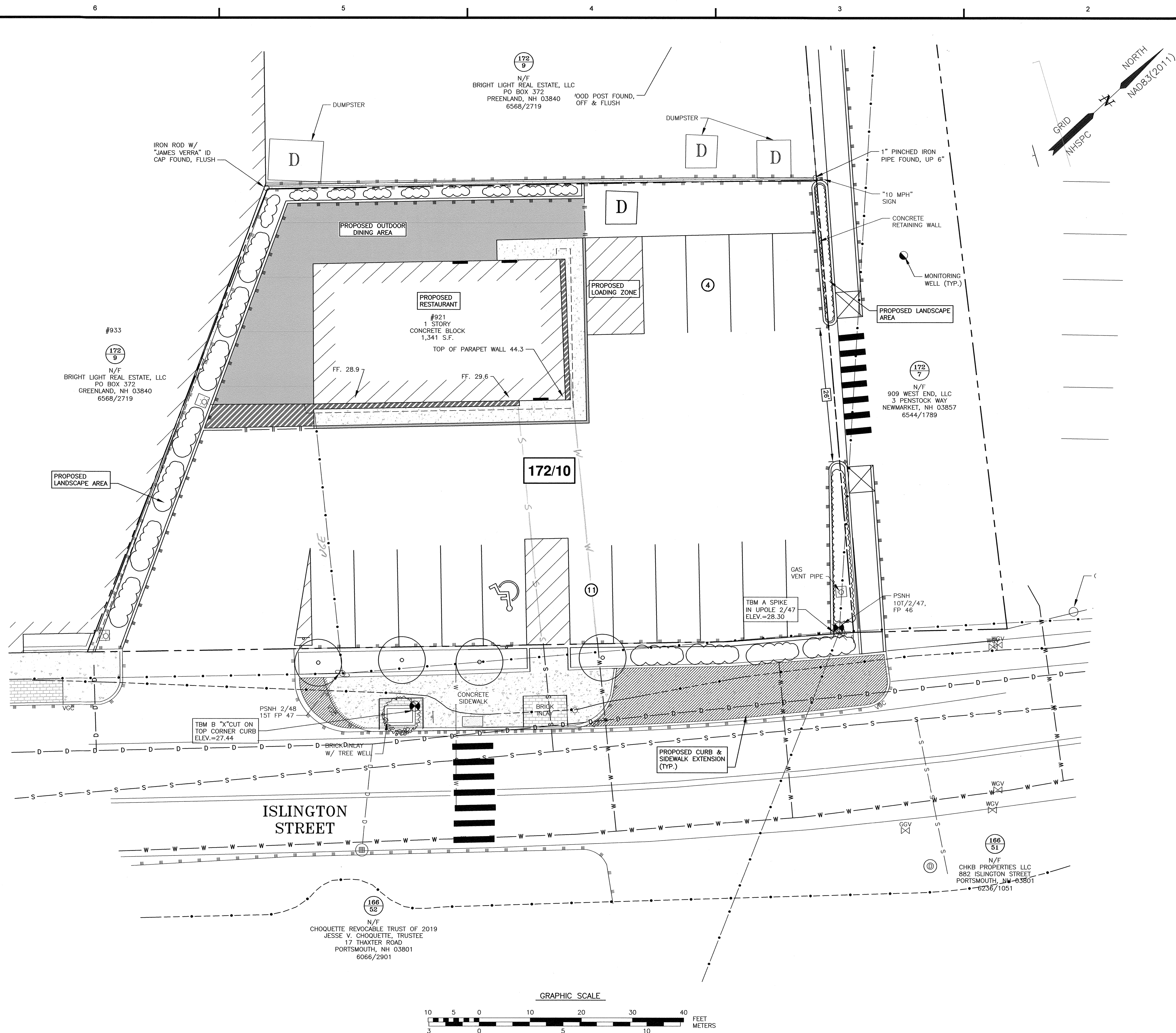
5010220.1379



GRAPHIC SCALE

A horizontal graphic scale bar. The top scale is in feet, with markings at 30, 0, 50, 100, and 120. The bottom scale is in meters, with markings at 10, 5, 0, 10, 20, 30, and 40. The bar is divided into segments by vertical lines, with alternating black and white segments. The text 'FEET METERS' is written at the right end of the bar.

\\NH\501020-Chinburg_Builders\1379-909 Irlington Street Portsmouth-V2024 Site Development\02-CAD_Files\1379 PARRONG CONCEPTS.dwg, 1/19/2025 12:53:32 PM,
Tuesday, January 21, 2026



LOCATION MAP 1" = 2000'

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).

0	2025.03.10	ISSUED FOR COMMENT	EDS	JRC
No.	DATE	DESCRIPTION	BY	CHK.



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

PROJECT	PWED2, LLC 921 ISLINGTON STREET PORTSMOUTH, NH
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TITLE	UTILITY PLAN
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	DATE		SCALE		
	2025.3.12		1" = 10'		
	DRAWN BY		DESIGNED BY		CHECKED BY
	EDS		EDS		JRC
	PROJECT NO.		FIELD BOOK & PAGE		
5010220.1379		FB 32 PG 57			
SHEET No.				DWG No.	
SHEET 4				C4	

LANDOWNER LETTER OF AUTHORIZATION

Jeannette MacDonald a/k/a Jeannette McMaster, record owner of the property located at 86 Farm Lane, Tax Map 236, Lot 74, Portsmouth, NH (the “Property”), hereby authorizes **Durbin Law Offices, PLLC** to file any zoning, planning or other municipal permit applications with the City of Portsmouth for said Property and to appear before its land use boards. This Letter of Authorization shall be valid until expressly revoked in writing.

Jeannette McMaster
Jeannette McMaster (Mar 25, 2024 15:21 EDT)

March 25, 2024

Jeannette MacDonald a/k/a Jeannette McMaster

Landowner Authorization Form -3-25-2024

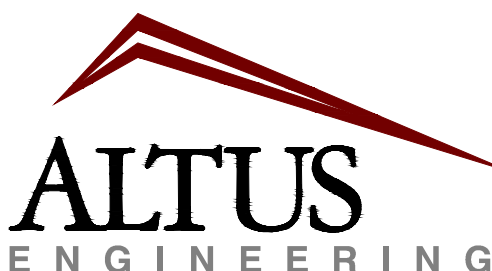
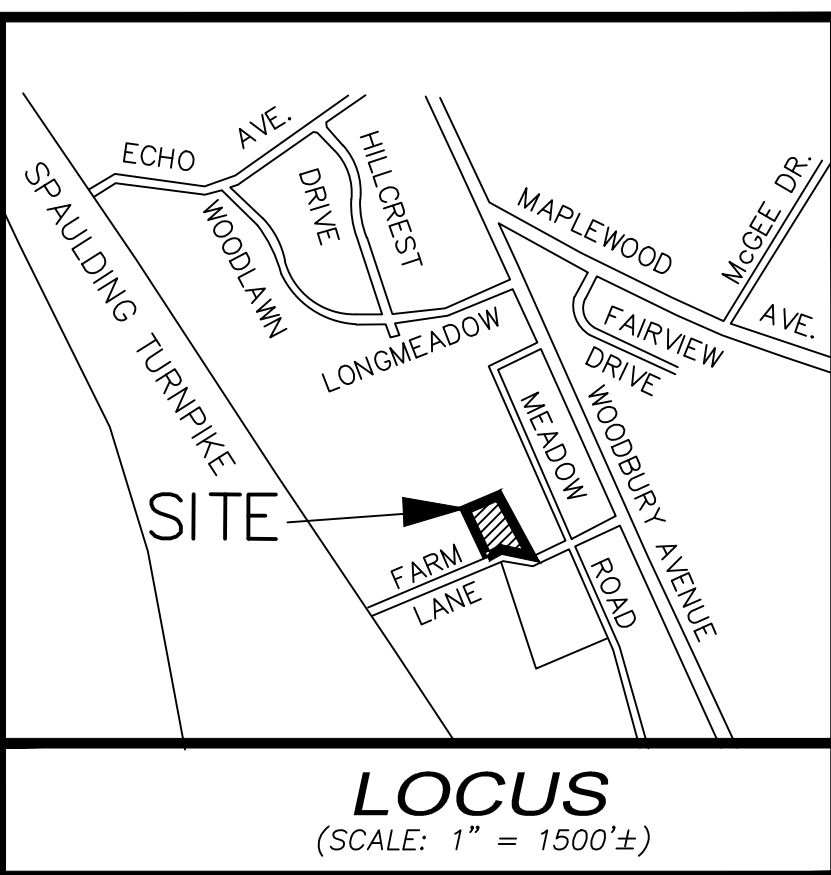
Final Audit Report

2024-03-25

Created:	2024-03-25
By:	Derek Durbin (derek@durbinlawoffices.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAgkBwkRm3OhToQAUHoVNNUiQow0YiBEjz

"Landowner Authorization Form -3-25-2024" History

-  Document created by Derek Durbin (derek@durbinlawoffices.com)
2024-03-25 - 6:34:24 PM GMT- IP address: 71.233.191.66
-  Document emailed to Jeannette McMaster (jemac86@gmail.com) for signature
2024-03-25 - 6:34:27 PM GMT
-  Email viewed by Jeannette McMaster (jemac86@gmail.com)
2024-03-25 - 7:20:51 PM GMT- IP address: 174.168.230.244
-  Document e-signed by Jeannette McMaster (jemac86@gmail.com)
Signature Date: 2024-03-25 - 7:21:30 PM GMT - Time Source: server- IP address: 174.168.230.244
-  Agreement completed.
2024-03-25 - 7:21:30 PM GMT



133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR:
BOARD OF ADJUSTMENT

ISSUE DATE: MARCH 21, 2025

REVISIONS			
NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	03/21/2

DRAWN BY: _____ RLH
APPROVED BY: _____ EDW
DRAWING FILE: _____ 5549.DWG

SCALE:
 $22'' \times 34'' - 1'' = 20'$
 $11'' \times 17'' - 1'' = 40'$

OWNER/APPLICANT:

**JEANNETTE MACDONALD
A/K/A JEANETTE MCMASTER**

**86 FARM LANE
PORTSMOUTH, NH 03801**

RCRD BOOK 5987/PAGE 0348

PROJECT:
*SUBDIVISION
OF LAND*

TAX MAP 236, LOT 74
86 FARM LANE
PORTSMOUTH, NH 03801

TITLE:
*BOARD OF
ADJUSTMENT
SUBDIVISION PLAN*

SHEET NUMBER:

1 of 1

P5549