



**MEISNER BREM CORPORATION**  
**ENGINEERS • PLANNERS • LAND SURVEYORS**

June 4, 2025

Portsmouth Planning & Sustainability  
1 Junkins Ave, 3<sup>rd</sup> Floor  
Portsmouth, NH 03801

Re: Land Use Application for 263 Rockland St

Dear Planning Staff,

This letter accompanies a land use application for 263 Rockland St, filed on behalf of the property owner, AAM 15 Management LLC. Amended site plan approval is requested from the Planning staff.

The subject property is located at the corner of Rockland Street and Miller Avenue, and it is located in the General Residence A zoning district. The property is currently a 6-story apartment building with a total of 48 units. There are 36 on-site parking spaces. The property owner wishes to add additional on-site parking for the benefit of the residents.

Amended site plan approval is requested to allow for construction of 20 additional parking spaces. No expansion of the existing building is proposed. The additional parking spaces will be located in the northwest corner of the property which is currently grassed. A new catch basin will be added to control surface runoff from the new pavement. The catch basin will be connected via a pipe to the existing drainage system on the property.

The property will continue to comply with the minimum required Open Space for the General Residence A district. See table below:

Open Space Calculations (Minimum of 30% Open Space Required)			
	Pervious Area	Lot Area	Open Space
Existing	22,936 SF	47,423 SF	48.3%
Proposed	17,387 SF	47,423 SF	36.6%

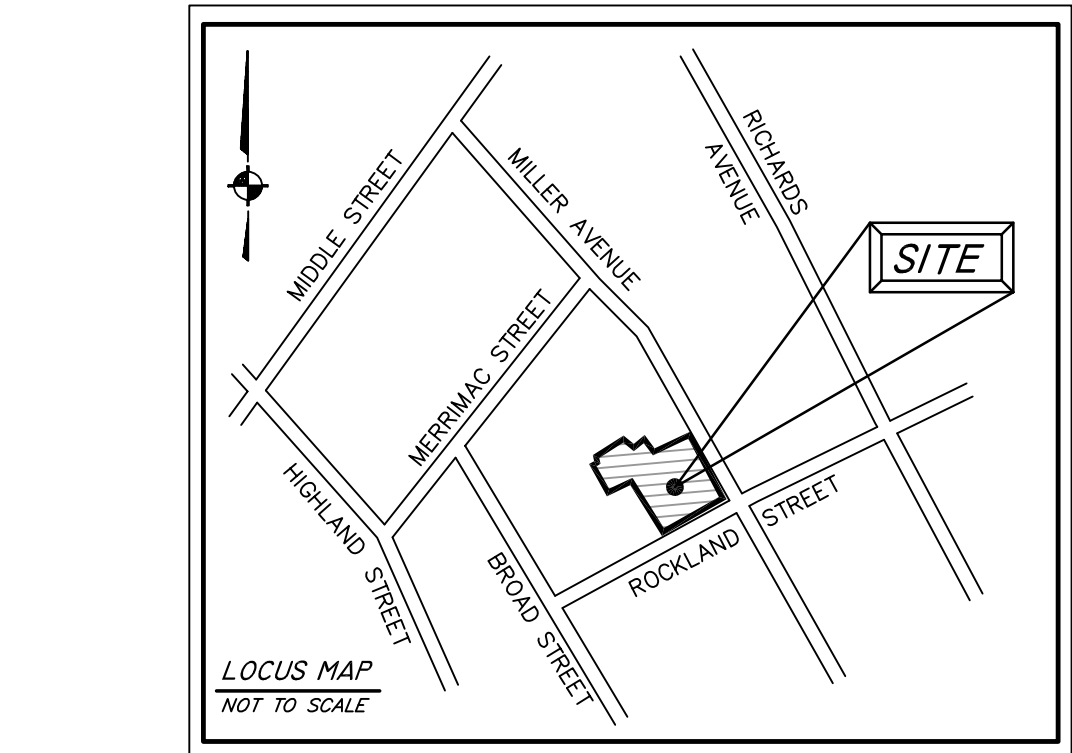
Thank you for your fair consideration on this matter.

Very Truly Yours,

Ian Ainslie, PE  
MEISNER BREM CORPORATION

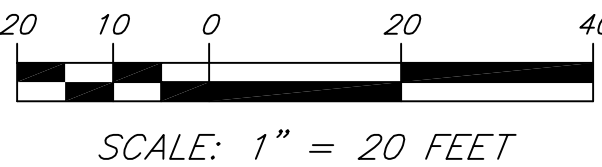
Cc: AAM 15 Management, LLC





1. THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED ADDITIONAL PARKING ON 263 ROCKLAND STREET, PORTSMOUTH, NH
2. OWNER OF RECORD:  
AAM PORTSMOUTH RESIDENCE LLC  
C/O AAM 15 MANAGEMENT LLC  
78 BLANCHARD ROAD SUITE 100  
BURLINGTON, MA 01803  
BOOK: 6373 PAGE: 1881
3. PRESENT ZONING: GRA – GENERAL RESIDENCE A
4. LOT AREA: 47,423 S.F.± OR 1.09 AC.±
5. MINIMUM BUILDING SETBACKS:  
FRONT = 15 FEET  
SIDE = 10 FEET  
REAR = 20 FEET
6. NO PORTION OF THIS PARCEL IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE NUMBER 33015C0259F, EFFECTIVE DATE: 1/29/2021
7. PROPERTY IS SERVICED BY MUNICIPAL WATER AND SEWER.
8. THERE ARE NO WETLANDS ON-SITE
9. PROPERTY SURVEY PERFORMED BY BLEW & ASSOCIATES, P.A. IN 2021 AND PROVIDED BY AET CONSULTANTS TO MEISNER BREM CORP.
10. BASIS OF BEARING IS GRID NORTH PER NH STATE PLAN, SINGLE ZONE, NAD83
11. EXISTING TOPOGRAPHY GENERATED FROM NOAA 2020 LIDAR TOPOGRAPHY.
12. UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE TAKEN FROM RECORD PLANS OBTAINED FROM THE CITY OF PORTSMOUTH.
13. EXISTING OPEN SPACE= 22,936 SF/47,423 SF = 48.3%  
PROPOSED OPEN SPACE= 17,384 SF/47,423 SF = 36.6%  
REQUIRED OPEN SPACE= 30% (MIN)

1. ALTA/NSPS LAND TITLE PLAN (AEI JOB #445081) PORTSMOUTH PLACE  
APARTMENTS 263 ROCKLAND STREET PORTSMOUTH, NH  
PREPARED BY AEI CONSULTANTS STAMPED BY MICHAEL J HAMMER STAMP NO.  
1036 DATED 12-10-2021, LAST REVISED 10-28-21.



NOTE: ALL TECHNICAL  
WORK BY ANY  
INDIVIDUAL FOR  
PREPARATION OF THIS  
PLAN IS THE  
RESPONSIBILITY OF  
MEISNER BREM  
CORPORATION AND  
NOT THE INDIVIDUAL

CONTRACTOR IS RESPONSIBLE FOR  
AND SHALL CONTACT THE LOCAL  
DIGSAFE OFFICE 72 HOURS PRIOR  
TO THE START OF CONSTRUCTION  
(811 OR 888-DIG-SAFE).



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BREM CORPORATION.

<i><b>PARKING TABULATION</b></i>	
<i>Existing Building – 48 Dwelling Units</i>	
<i><b>PARKING SPACES REQUIRED:</b></i>	
<i>1 Space/Dwelling Unit</i>	<i>48 Spaces</i>
<i>Spaces Required</i>	<i>48 Spaces</i>
<i>Spaces Existing</i>	<i>36 Spaces</i>
<i>Additional Spaces Proposed</i>	<i>20 Spaces</i>
<i>Total Spaces Provided</i>	<i>56 Spaces</i>

EXISTING # OF PARKING SPACES 3

PROPOSED # OF PARKING SPACES 3

### PAVEMENT LEGEND

EXISTING PAVEMENT

EXISTING PAVEMENT  
TO BE REMOVED

PROPOSED AREA OF  
NEW PAVEMENT

2			
1			
NO.	DATE	REVISION	BY

AMENDED SITE PLAN

**263 ROCKLAND STREET**

PORTSMOUTH, NH


MAP 129 LOT 014

PREPARED FOR:

**AAM I5 MANAGEMENT LLC**

78 BLANCHARD ROAD, SUITE 100  
BURLINGTON, MA 01803

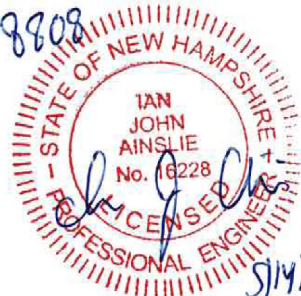
PREPARED BY:



MEISNER      BREM      CORPORATION

202 MAIN STREET, SALEM, NH 03079      (603) 893-3301  
142 LITTLETON RD., STE. 16, WESTFORD, MA 01886      (978) 692-1313

8808



SIMAS

SCALE: 1" = 20 FT.	SHEET: 1 OF 1	DATE: MAY 9, 2025
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JOB NO.: 8808





# City of Portsmouth, New Hampshire

## Site Plan Application Checklist

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

**Applicant Responsibilities (Section 2.5.2):** Applicable fees are due upon application submittal along with required attachments. The application shall be complete as submitted and provide adequate information for evaluation of the proposed site development. Waiver requests must be submitted in writing with appropriate justification.

Name of Applicant: Ian Ainslie Date Submitted: 5/30/25

Application # (in City's online permitting): \_\_\_\_\_

Site Address: 263 Rockland St Map: 129 Lot: 14

Application Requirements			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Complete <a href="#">application</a> form submitted via the City's web-based permitting program (2.5.2.1(2.5.2.3A))		N/A
<input checked="" type="checkbox"/>	All application documents, plans, supporting documentation and other materials uploaded to the application form in viewpoint in digital Portable Document Format (PDF). One hard copy of all plans and materials shall be submitted to the Planning Department by the published deadline. (2.5.2.8)		N/A

Site Plan Review Application Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	Statement that lists and describes "green" building components and systems. (2.5.3.1B)	<u>n/a</u> <u>No change</u>	
<input checked="" type="checkbox"/>	Existing and proposed gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. (2.5.3.1C)	<u>Sheet 1</u>	N/A
<input checked="" type="checkbox"/>	Tax map and lot number, and current zoning of all parcels under Site Plan Review. (2.5.3.1D)	<u>Sheet 1</u>	N/A

### Site Plan Review Application Required Information

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. (2.5.3.1E)	Owner Auth Plan Sheet 1	N/A
<input checked="" type="checkbox"/>	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. (2.5.3.1F)	Sheet 1	N/A
<input checked="" type="checkbox"/>	Names, addresses and telephone numbers of all professionals involved in the site plan design. (2.5.3.1G)	Application	N/A
<input checked="" type="checkbox"/>	List of reference plans. (2.5.3.1H)	Sheet 1	N/A
<input type="checkbox"/>	List of names and contact information of all public or private utilities servicing the site. (2.5.3.1I)	N/A no change	N/A

### Site Plan Specifications

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director.. (2.5.4.1A)	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. (2.5.4.1B)	Required on all plan sheets	N/A
<input type="checkbox"/>	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. (2.5.4.1C)	N/A	N/A
<input type="checkbox"/>	Plans shall be drawn to scale and stamped by a NH licensed civil engineer. (2.5.4.1D)	Required on all plan sheets	N/A
<input type="checkbox"/>	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. (2.5.4.1E)	N/A	N/A
<input checked="" type="checkbox"/>	Title (name of development project), north point, scale, legend. (2.5.4.2A)	Sheet 1	N/A
<input checked="" type="checkbox"/>	Date plans first submitted, date and explanation of revisions. (2.5.4.2B)	Sheet 1	N/A
<input checked="" type="checkbox"/>	Individual plan sheet title that clearly describes the information that is displayed. (2.5.4.2C)	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Source and date of data displayed on the plan. (2.5.4.2D)	Sheet 1	N/A



### Site Plan Specifications – Required Exhibits and Data

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	<b>1. Existing Conditions: (2.5.4.3A)</b> <ul style="list-style-type: none"> <li>• Surveyed plan of site showing existing natural and built features;</li> <li>• Existing building footprints and gross floor area;</li> <li>• Existing parking areas and number of parking spaces provided;</li> <li>• Zoning district boundaries;</li> <li>• Existing, required, and proposed dimensional zoning requirements including building and open space coverage, yards and/or setbacks, and dwelling units per acre;</li> <li>• Existing impervious and disturbed areas;</li> <li>• Limits and type of existing vegetation;</li> <li>• Wetland delineation, wetland function and value assessment (including vernal pools);</li> <li>• SFHA, 100-year flood elevation line and BFE data, as required.</li> </ul>	Sheet 1	
<input type="checkbox"/>	<b>2. Buildings and Structures: (2.5.4.3B)</b> <ul style="list-style-type: none"> <li>• Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation;</li> <li>• Elevations: Height, massing, placement, materials, lighting, façade treatments;</li> <li>• Total Floor Area;</li> <li>• Number of Usable Floors;</li> <li>• Gross floor area by floor and use.</li> </ul>	N/A NO change	
<input checked="" type="checkbox"/>	<b>3. Access and Circulation: (2.5.4.3C)</b> <ul style="list-style-type: none"> <li>• Location/width of access ways within site;</li> <li>• Location of curbing, right of ways, edge of pavement and sidewalks;</li> <li>• Location, type, size and design of traffic signing (pavement markings);</li> <li>• Names/layout of existing abutting streets;</li> <li>• Driveway curb cuts for abutting prop. and public roads;</li> <li>• If subdivision; Names of all roads, right of way lines and easements noted;</li> <li>• AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC).</li> </ul>	Sheet 1	
<input checked="" type="checkbox"/>	<b>4. Parking and Loading: (2.5.4.3D)</b> <ul style="list-style-type: none"> <li>• Location of off street parking/loading areas, landscaped areas/buffers;</li> <li>• Parking Calculations (# required and the # provided).</li> </ul>	Sheet 1	
<input checked="" type="checkbox"/>	<b>5. Water Infrastructure: (2.5.4.3E)</b> <ul style="list-style-type: none"> <li>• Size, type and location of water mains, shut-offs, hydrants &amp; Engineering data;</li> <li>• Location of wells and monitoring wells (include protective radii).</li> </ul>	Sheet 1	
<input checked="" type="checkbox"/>	<b>6. Sewer Infrastructure: (2.5.4.3F)</b> <ul style="list-style-type: none"> <li>• Size, type and location of sanitary sewage facilities &amp; Engineering data, including any onsite temporary facilities during construction period.</li> </ul>	Sheet 1	

<input checked="" type="checkbox"/>	<b>7. Utilities: (2.5.4.3G)</b> <ul style="list-style-type: none"> <li>The size, type and location of all above &amp; below ground utilities;</li> <li>Size type and location of generator pads, transformers and other fixtures.</li> </ul>		
<input type="checkbox"/>	<b>8. Solid Waste Facilities: (2.5.4.3H)</b> <ul style="list-style-type: none"> <li>The size, type and location of solid waste facilities.</li> </ul>	N/A	
<input checked="" type="checkbox"/>	<b>9. Storm water Management: (2.5.4.3I)</b> <ul style="list-style-type: none"> <li>The location, elevation and layout of all storm-water drainage.</li> <li>The location of onsite snow storage areas and/or proposed off-site snow removal provisions.</li> <li>Location and containment measures for any salt storage facilities</li> <li>Location of proposed temporary and permanent material storage locations and distance from wetlands, water bodies, and stormwater structures.</li> </ul>	Sheet 1	
<input type="checkbox"/>	<b>10. Outdoor Lighting: (2.5.4.3J)</b> <ul style="list-style-type: none"> <li>Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and photometric plan.</li> </ul>	No change	
<input type="checkbox"/>	<b>11. Indicate where dark sky friendly lighting measures have been implemented. (10.1)</b>		
<input type="checkbox"/>	<b>12. Landscaping: (2.5.4.3K)</b> <ul style="list-style-type: none"> <li>Identify all undisturbed area, existing vegetation and that which is to be retained;</li> <li>Location of any irrigation system and water source.</li> </ul>	↓	
<input checked="" type="checkbox"/>	<b>13. Contours and Elevation: (2.5.4.3L)</b> <ul style="list-style-type: none"> <li>Existing/Proposed contours (2 foot minimum) and finished grade elevations.</li> </ul>	Sheet 1	
<input checked="" type="checkbox"/>	<b>14. Open Space: (2.5.4.3M)</b> <ul style="list-style-type: none"> <li>Type, extent and location of all existing/proposed open space.</li> </ul>	Sheet 1	
<input checked="" type="checkbox"/>	<b>15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)</b>	Sheet 1	
<input type="checkbox"/>	<b>16. Character/Civic District (All following information shall be included): (2.5.4.3P)</b> <ul style="list-style-type: none"> <li>Applicable Building Height (10.5A21.20 &amp; 10.5A43.30);</li> <li>Applicable Special Requirements (10.5A21.30);</li> <li>Proposed building form/type (10.5A43);</li> <li>Proposed community space (10.5A46).</li> </ul>	N/A	
<input type="checkbox"/>	<b>17. Special Flood Hazard Areas (2.5.4.3Q)</b> <ul style="list-style-type: none"> <li>The proposed development is consistent with the need to minimize flood damage;</li> <li>All public utilities and facilities are located and construction to minimize or eliminate flood damage;</li> <li>Adequate drainage is provided so as to reduce exposure to flood hazards.</li> </ul>	N/A	



Other Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	Traffic Impact Study or Trip Generation Report, as required. (3.2.1-2)	N/A	
<input type="checkbox"/>	Indicate where Low Impact Development Design practices have been incorporated. (7.1)	N/A	
<input type="checkbox"/>	Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. (7.3.1)	NO	
<input checked="" type="checkbox"/>	Stormwater Management and Erosion Control Plan. (7.4)	Simplified- Sheet 1	
<input type="checkbox"/>	Inspection and Maintenance Plan (7.6.5)	N/A	

Final Site Plan Approval Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	All local approvals, permits, easements and licenses required, including but not limited to: <ul style="list-style-type: none"> <li>• Waivers;</li> <li>• Driveway permits;</li> <li>• Special exceptions;</li> <li>• Variances granted;</li> <li>• Easements;</li> <li>• Licenses.</li> </ul> (2.5.3.2A)		
<input type="checkbox"/>	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: <ul style="list-style-type: none"> <li>• Calculations relating to stormwater runoff;</li> <li>• Information on composition and quantity of water demand and wastewater generated;</li> <li>• Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls;</li> <li>• Estimates of traffic generation and counts pre- and post- construction;</li> <li>• Estimates of noise generation;</li> <li>• A Stormwater Management and Erosion Control Plan;</li> <li>• Endangered species and archaeological / historical studies;</li> <li>• Wetland and water body (coastal and inland) delineations;</li> <li>• Environmental impact studies.</li> </ul> (2.5.3.2B)		
<input type="checkbox"/>	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. (2.5.3.2D)		

### Final Site Plan Approval Required Information

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input type="checkbox"/>	A list of any required state and federal permit applications required for the project and the status of same. (2.5.3.2E)		
<input type="checkbox"/>	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." (2.5.4.2E)		N/A
<input type="checkbox"/>	For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP) confirmation that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. (2.5.4.2F)		
<input type="checkbox"/>	Plan sheets submitted for recording shall include the following notes: a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." b. "All improvements shown on this Site Plan shall be constructed and maintained in accordance with the Plan by the property owner and all future property owners. No changes shall be made to this Site Plan without the express approval of the Portsmouth Planning Director." (2.13.3)		N/A

Applicant's Signature: \_\_\_\_\_

*ch f cin*

Date: \_\_\_\_\_

*5/30/15*