



K0076-0066

April 29, 2026

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

**Re: Request for Conservation Commission Work Session
Map 284 Lot 8 - Proposed Garden & Site Improvements**

Dear Peter:

On behalf of 124 Group LLC (Owner) we are pleased to submit the following information to support a request for a Work Session with the Conservation Commission for the above referenced project:

- Grading Concept Plan, dated April 29, 2026
- Wetland Buffer Impervious Surface Exhibit, dated April 29, 2026
- Owners Authorization, dated April 29, 2026

The proposed project is located at 124 Heritage Avenue which is identified as Map 284 Lot 8 on the City of Portsmouth Tax Maps. The property is a 8.6-acre parcel of land that is located in the Industrial (I) zone. The property is bound to the west by Heritage Avenue, 280-282 Heritage Avenue Industrial property to the north, and undeveloped City owned parcels to the to the south and east. The site currently operates as a multi-tenant industrial/commercial building.

The proposed project consists of the construction of a garden for the use of one of the buildings tenants, Gather. The garden will be located in the front of the existing building in what is currently a maintained lawn area. An ADA accessible ramp is also proposed to provide access to the garden from the existing parking lot. The project will include additional site improvements including parking lot re-striping, stormwater management, lighting, and landscaping.

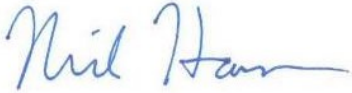
As currently designed, this project would require a Conditional Use Permit (CUP) for improvements within the 100-foot wetland buffer. As such, we are seeking to meet with the Conservation Commission for a Work Session to obtain initial feedback on the proposed project in advance of formally submitting the land-use applications that will be required for this project.

At this time, we anticipate that the proposed project will require the following site related approvals from the Planning Board:

- Site Plan Review Permit
- Wetland Conditional Use Permit

The applicant respectfully requests to meet with the Conservation Commission at their next scheduled meeting for a Work Session on May 13, 2026. If you have any questions or require any additional information, please feel free to contact us by phone at (603) 294-9213 or by email at NAHansen@tighebond.com.

Sincerely,
Tighe & Bond, Inc.



Neil A. Hansen, PE
PROJECT MANAGER



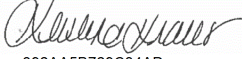
Patrick M. Crimmins, PE
VICE PRESIDENT

Enclosures

J:\K\K0076 The Kane Company - General Proposals\0076-0066 124 Heritage Ave\Reports\Applications\City of Portsmouth\20260429 CC Work Session\K0076-0066 CC WS Cover Letter.docx

Owner Letter of Authorization

This letter is to authorize Tighe & Bond, Inc. (Civil Engineer), to represent and submit on behalf of 124 Group LLC (Owner), applications and materials in all site design and permitting matters for the proposed Gather garden and parking improvements project at 124 Heritage Avenue in Portsmouth, New Hampshire. This authorization shall relate to those activities that are required for local, state and federal permitting for the above project and include any required signatures for those applications.

Signed by:

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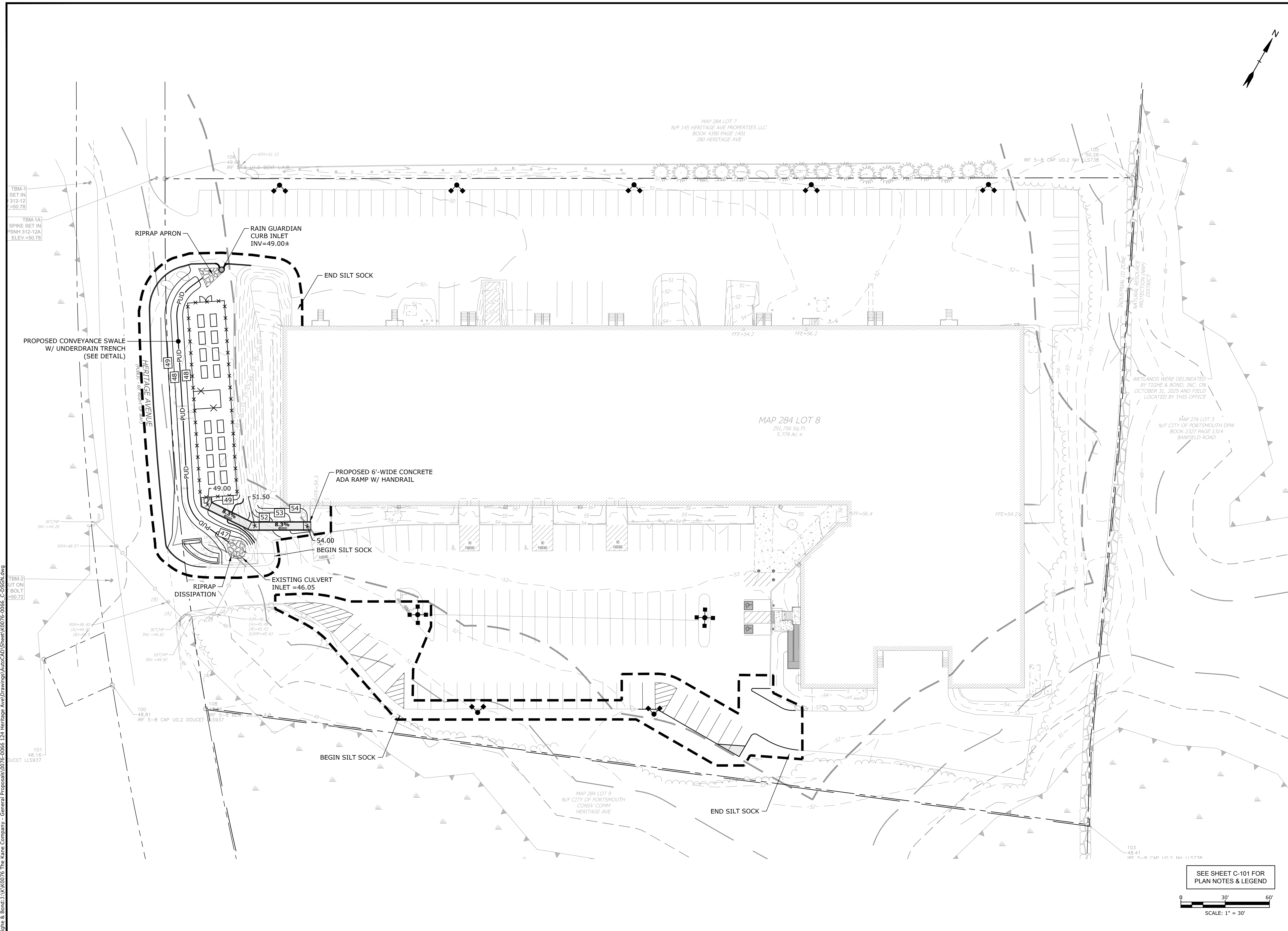
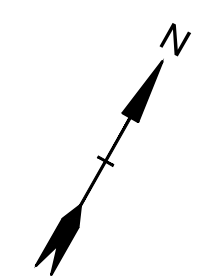
Kelsey Kraus

4/29/2026

Signature

Print Name

Date



CC WORK SESSION SUBMISSION

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124 Heritage Ave.

One Twenty Four Group, Inc.

Portsmouth, New Hampshire

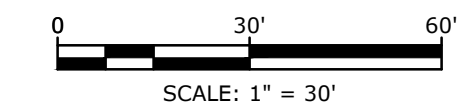
MARK	DATE	DESCRIPTION
A	4/29/2026	CC WORK SESSION
PROJECT NO: K0076-0066		
DATE: 4/29/2026		
FILE: K0076-0066_C-DSGN.dwg		
DRAWN BY: M.CURLEY		
DESIGNED BY: B.CURCIO		
CHECKED BY: N.HANSEN		
APPROVED BY: P.CRIMMINS		

GRADING, DRAINAGE, EROSION CONTROL, AND UTILITIES PLAN

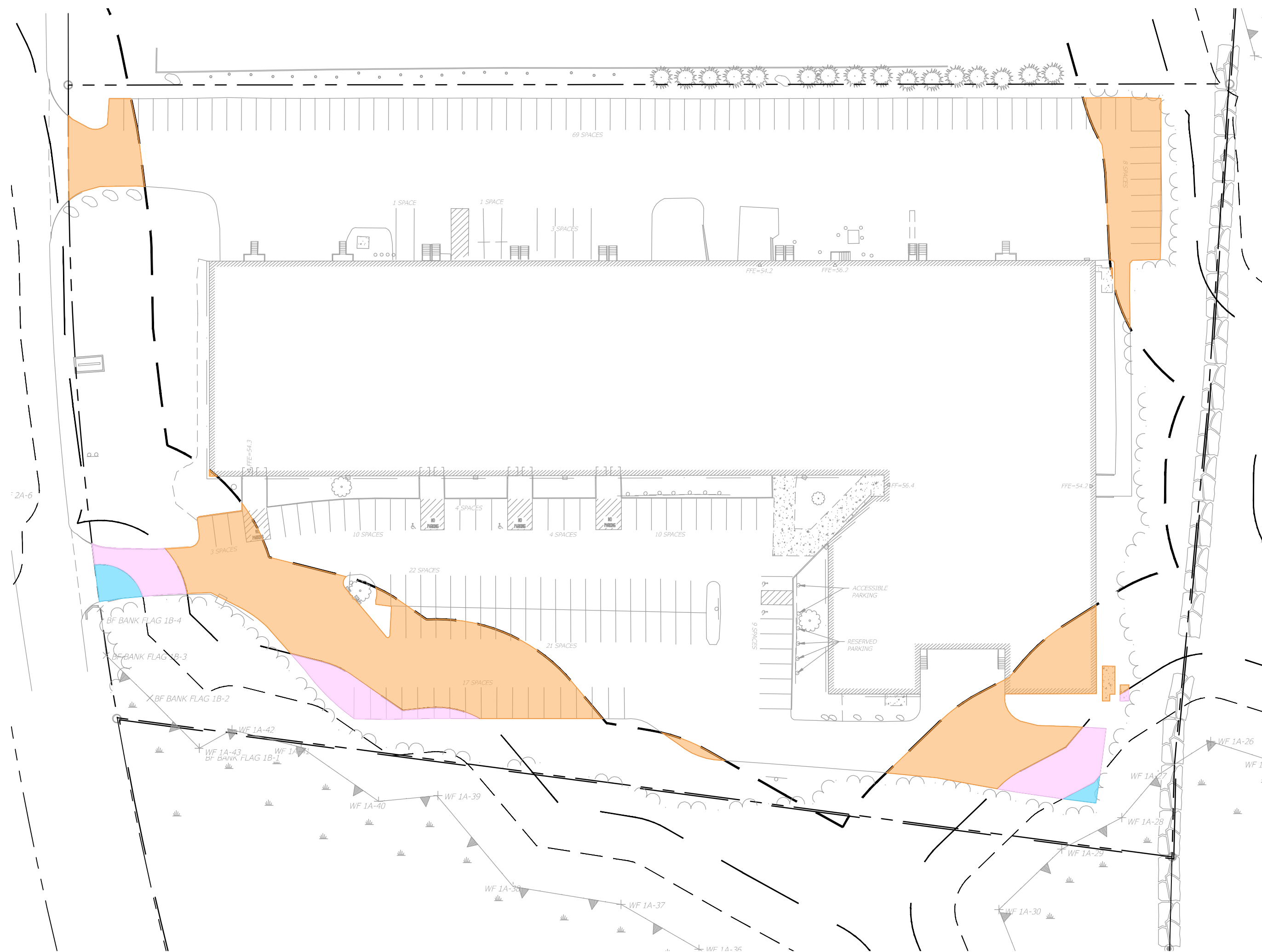
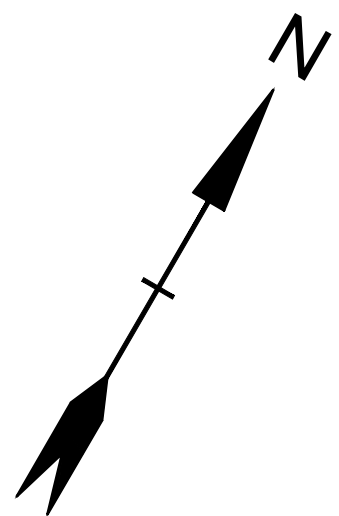
SCALE:

C-301

SEE SHEET C-101 FOR PLAN NOTES & LEGEND



Last Saved: 4/28/2026 10:59am By: MCurley
 Plotted On: Apr 28, 2026 10:59am By: MCurley
 Tighe & Bond\3\K0076-0066-124 Heritage Ave\Drawings\AutoCAD\Sheet\K0076-0066_C-DSGN.dwg

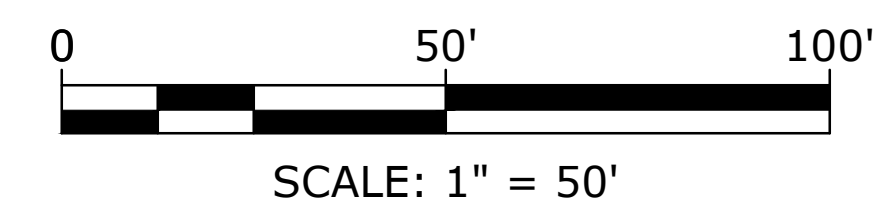


EXISTING IMPERVIOUS SURFACES
SCALE 1" = 50'



PROPOSED IMPERVIOUS SURFACES
SCALE 1" = 50'

IMPERVIOUS SURFACES WITHIN WETLAND BUFFERS		
LOCAL WETLAND BUFFER SETBACK	WITHIN DEVELOPMENT PARCEL	
	EXISTING (SF)	PROPOSED (SF)
0 - 25 FT	521	521
25 - 50 FT	3,356	3,356
50 - 100 FT	20,593	21,011
TOTAL IMPERVIOUS SURFACE	24,470	24,889
NET IMPERVIOUS SURFACE	419	



124 HERITAGE AVENUE
PORTSMOUTH, NH

WETLAND BUFFER
IMPERVIOUS SURFACE EXHIBIT

DATE: 4/29/2026
SCALE: AS SHOWN
FIGURE: 1 OF 1

