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CITY OF PORTSMOUTH

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Date: October 7, 2026

To: Peter Stith, Assistant Planning Director

From: Peter Rice, Director of Public Works
Suzanne M. Woodland, Regulatory Counsel

Re: Planning Board Agenda Item - Recommendation

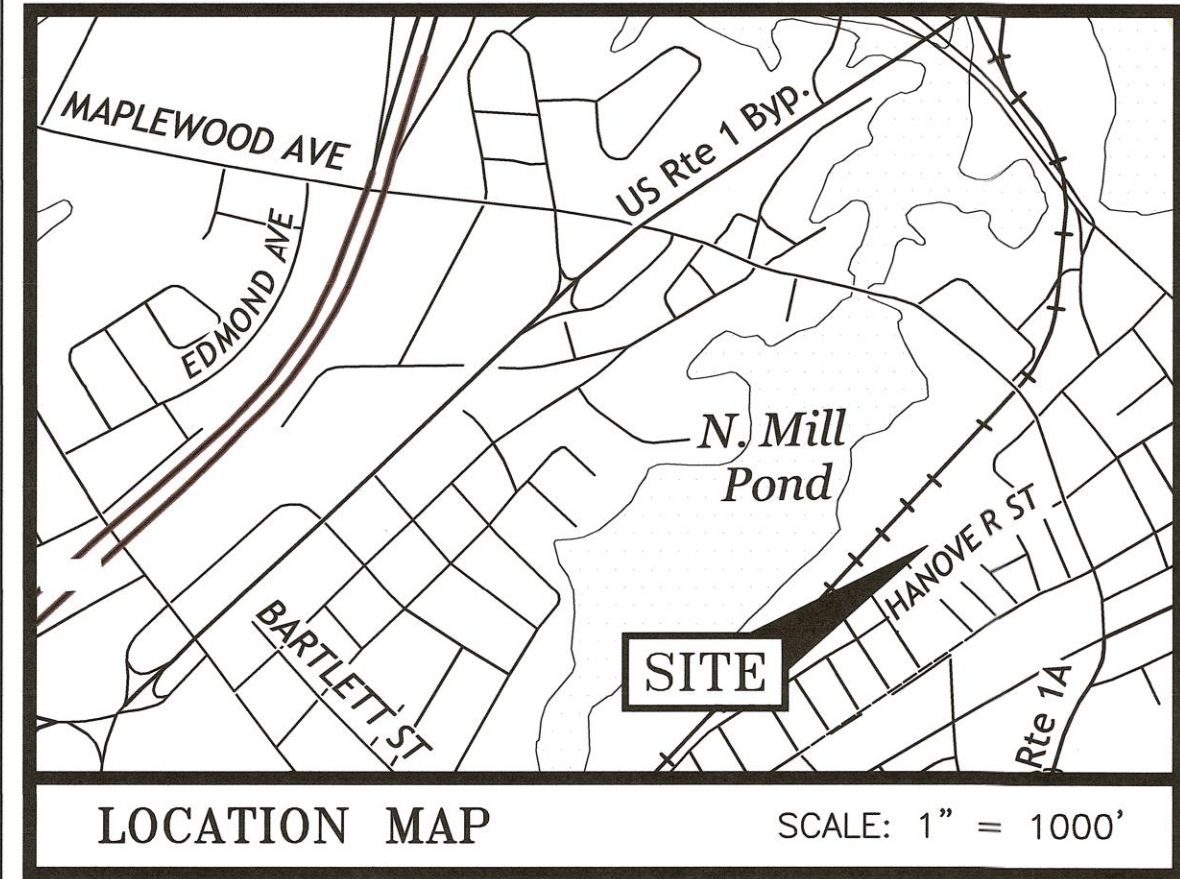
- Grant of license from City to 361 Hanover Steam Factory LLC for landscape and maintenance
- Grant of City license to Eversource

The Department of Public Works has met with representatives of 361 Hanover Steam Factory LLC (Owner) to coordinate the placement of electrical utility to service the development of 361 Hanover Street (with benefits to neighborhood electrical grid) and to address maintenance and landscaping elements on the municipal property that abuts Owner's project.

The Department of Public Works recommends the following:

1. The City grants a 50-year landscape and maintenance license to Owner with the following general terms:
 - For the city-owned portion adjacent to the Rock Street/parking space area, the remaining green area is to be beautified and maintained by Owner (outlined in orange in the attached figure) with public access allowed;
 - For the city-owned portion that is 'landlocked' behind 361 Hanover due to its elevated position above the Foundry Place retaining wall, the area is to be beautified and maintained by Owner with exclusive access to 361 Hanover residents due to the difficult/impossible access from the remaining public property (outlined in green in the attached figure); the Owner agrees to maintain the existing retaining wall during the license period.
2. City will convey a license to Eversource for new pad-mounted transformer and related conduit.

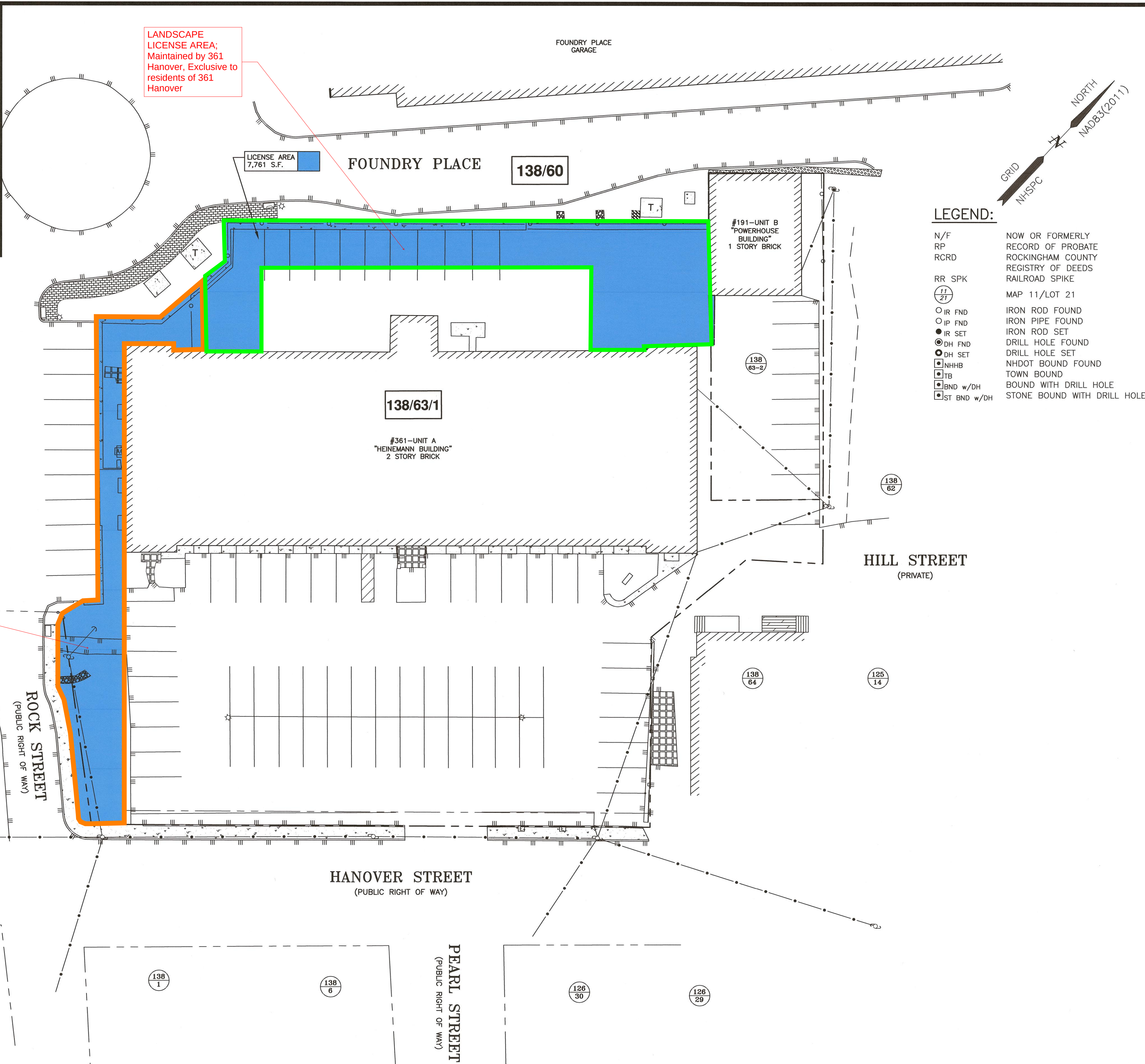
License documents are currently being drafted for presentation to the City Council. The Department seeks the recommendation of the Planning Board for these conveyances.



LOCATION MAP SCALE: 1" = 1000'

PLAN REFERENCES:

- 1) "PLAN OF LAND IN PORTSMOUTH, N.H. PORTSMOUTH MFG & POWER CO. TO FRANKIE BROOKS" BY JOHN W. DURGIN. DA TED FEBRUARY 1918. RCRD PLAN 078.
- 2) "SUBDIVISION OF LAND OF PORTSMOUTH MFG. & POWER CO. PORTSMOUTH, N.H." BY JOHN W. DURGIN. DATED NOVEMBER 1925. RCRD PLAN #368.
- 3) "LAND IN PORTSMOUTH, N.H. PORTS. MFG. & POWER CO. TO HAROLD S. WOODS" BY JOHN W. DURGIN. DATED NOVEMBER 1926. RCRD PLAN #389.
- 4) "CONDOMINIUM SITE PLAN FOR HANOVER PLACE CONDOMINIUM 349 HANOVER STREET COUNTY OF ROCKINGHAM PORTSMOUTH, NH" BY MILLETTE, SPRAGUE & COLWELL, INC. DATED SEPTEMBER 28, 2004 LAST REVISED DECEMBER 20, 2005. RCRD PLAN D-33379.
- 5) "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 STA TE OF NEW HAMPSHIRE" BY AMBIT ENGINEERING, INC. DA TED JULY 2015. RCRD PLAN D-39699.
- 6) "KEARSARGE MILLS CONDOMINIUM PLANS" BY KIMBALL CHASE COMPANY, INC. DATED APRIL 15, 1986. RCRD PLAN D-14855.
- 7) "BOUNDARY LINE AGREEMENT PLAN KEARSARGE MILL CONDOMINIUMS PORTSMOUTH, N.H." BY JONES & BEACH ENGINEERS, INC. DATED APRIL 10, 1997 LAST REVISED APRIL 21, 1997. RCRD PLAN D-25421.
- 8) "AMENDED SITE PLAN, KEARSARGE MILL CONDOMINIUMS, 1 HANOVER STREET PORTSMOUTH, NH" BY KIMBALL CHASE CONSULTING ENGINEERS DATED 04-14-06 AND LAST REVISED 02-16-07. RCRD PLAN D-34716.



LEGEND:

- | | |
|-------------|-----------------------------|
| N/F | NOW OR FORMERLY |
| RP | RECORD OF PROBATE |
| RCRD | ROCKINGHAM COUNTY |
| | REGISTRY OF DEEDS |
| RR SPK | RAILROAD SPIKE |
| 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 |
| NHNB | NHDOT BOUND FOUND |
| TB | TOWN BOUND |
| BND w/DH | BOUND WITH DRILL HOLE |
| ST BND w/DH | STONE BOUND WITH DRILL HOLE |

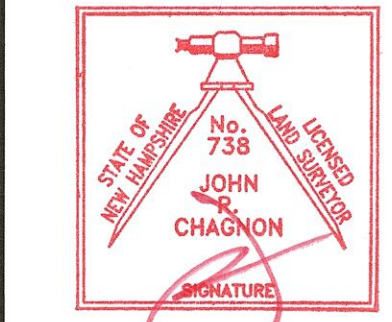
NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 138 AS LOT 60.
- 2) OWNERS OF RECORD:
LOT 60
CITY OF PORTSMOUTH
JUNKINS AVENUE
PORTSMOUTH, NH 03801

LOT 63/1
361 HANOVER STEAM FACTORY, LLC
41 INDUSTRIAL DRIVE UNIT 20
EXETER, N.H. 03833
6352/2959
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.
- 4) LOT AREA: 38,528 S.F.
- 5) PARCEL IS LOCATED IN CHARACTER DISTRICT 5 (CD5) AND DOWNTOWN OVERLAY DISTRICT.
- 6) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED LICENSE AREA ON TAX MAP 138, LOT 60 TO BENEFIT TAX MAP 138, LOT 63-1 IN PORTSMOUTH, NH.

NO.	DESCRIPTION	DATE
1	LICENSE AREA	4/6/26
0	ISSUED FOR COMMENT	3/21/24

PROPOSED LICENSE AREA PLAN
TAX MAP 138 - LOT 63
CITY OF PORTSMOUTH
TO
361 HANOVER STEAM
FACTORY, LLC
FOUNDRY PLACE & ROCK STREET
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE



"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. 4.6.26
DATE

