

AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-3282
Fax (603) 436-2315

NOTES:

- 1) PARCELS ARE SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 164 AS LOTS 4 & 4-2.
- 2) OWNERS OF RECORD:

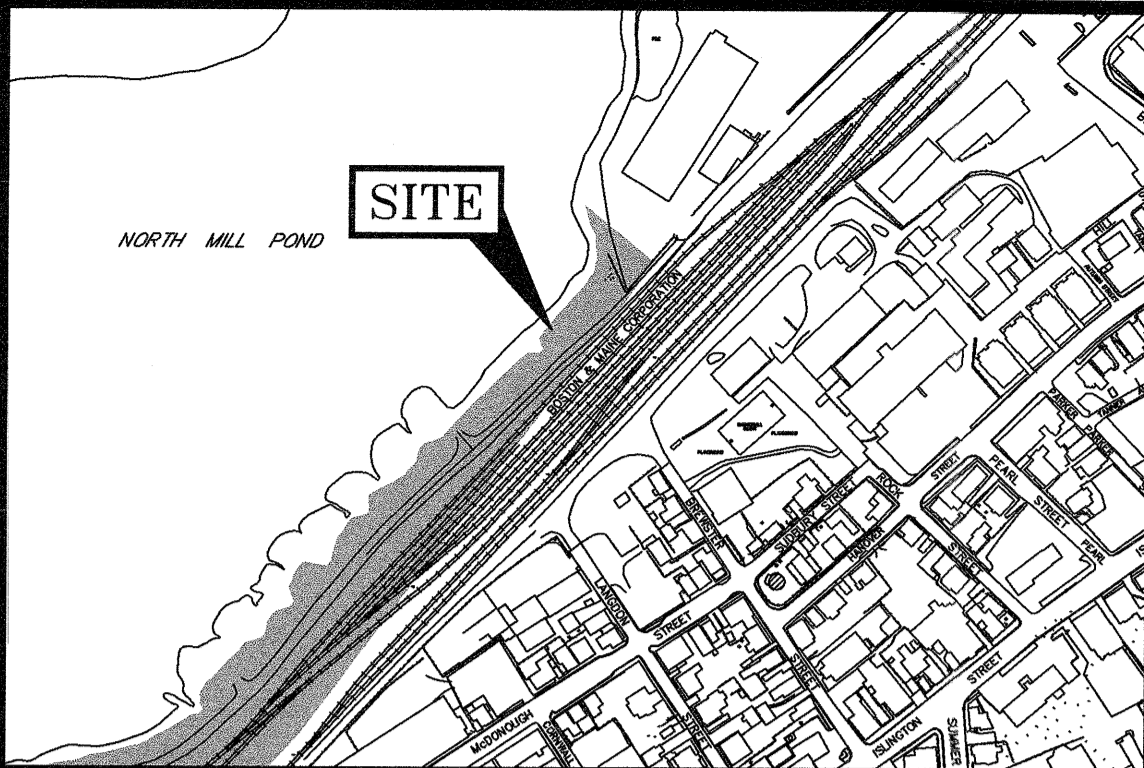
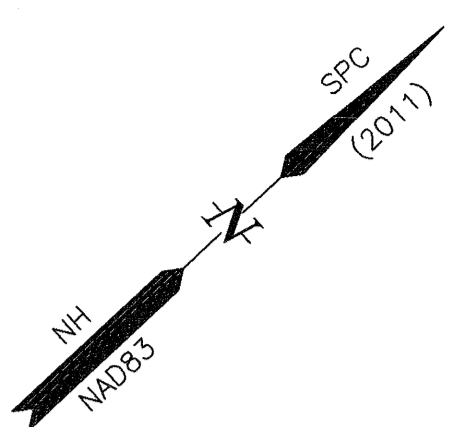
MAP 164 LOT 4
BOSTON AND MAINE CORPORATION
IRON HORSE PARK
NORTH BILLERICA, MA 01862
VARIOUS DEED & PLAN REFERENCES

MAP 164 LOT 4-2
IRON HORSE PROPERTIES, LLC
105 BARTLETT STREET
PORTSMOUTH, NH 03801
5970/1686
D-41241 & D-41242 (LOT 5)
- 3) PORTIONS OF MAP 164 LOTS 4 & 4-2 ARE IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259E. EFFECTIVE DATE MAY 17, 2005.
- 4) EXISTING AND PROPOSED LOT AREAS:

MAP 164 LOT 4	
EXISTING	PROPOSED
4.7± ACRES	3.0± ACRES
(PER ASSESSOR)	
MAP 164 LOT 4-2	
EXISTING	PROPOSED
177,434± S.F.	249,771± S.F.
4.0733± ACRES	5.7340± ACRES
- 5) PARCELS ARE LOCATED IN CHARACTER DISTRICT 4-L1 (CD4-L1), OFFICE RESEARCH (OR), AND TRANSPORTATION CORRIDOR (TC) ZONING DISTRICTS.
- 6) THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE RELOCATION TO CONVEY 72,337± S.F. FROM ASSESSOR'S MAP 164 LOT 4 TO LOT 4-2 IN THE CITY OF PORTSMOUTH.
- 7) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS (±0.3').
- 8) HORIZONTAL DATUM AND BASIS OF BEARINGS IS THE NH STATE PLANE COORDINATE SYSTEM NAD 83 (2011). BASIS OF HORIZONTAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS.
- 9) SEE SHEET 2 OF 2 FOR OVERALL PROPERTY VIEW, PLAN REFERENCES, ADDITIONAL ABUTTERS, DIMENSIONAL REQUIREMENTS, AND DETAILED EASEMENT METES & BOUNDS.

LEGEND:

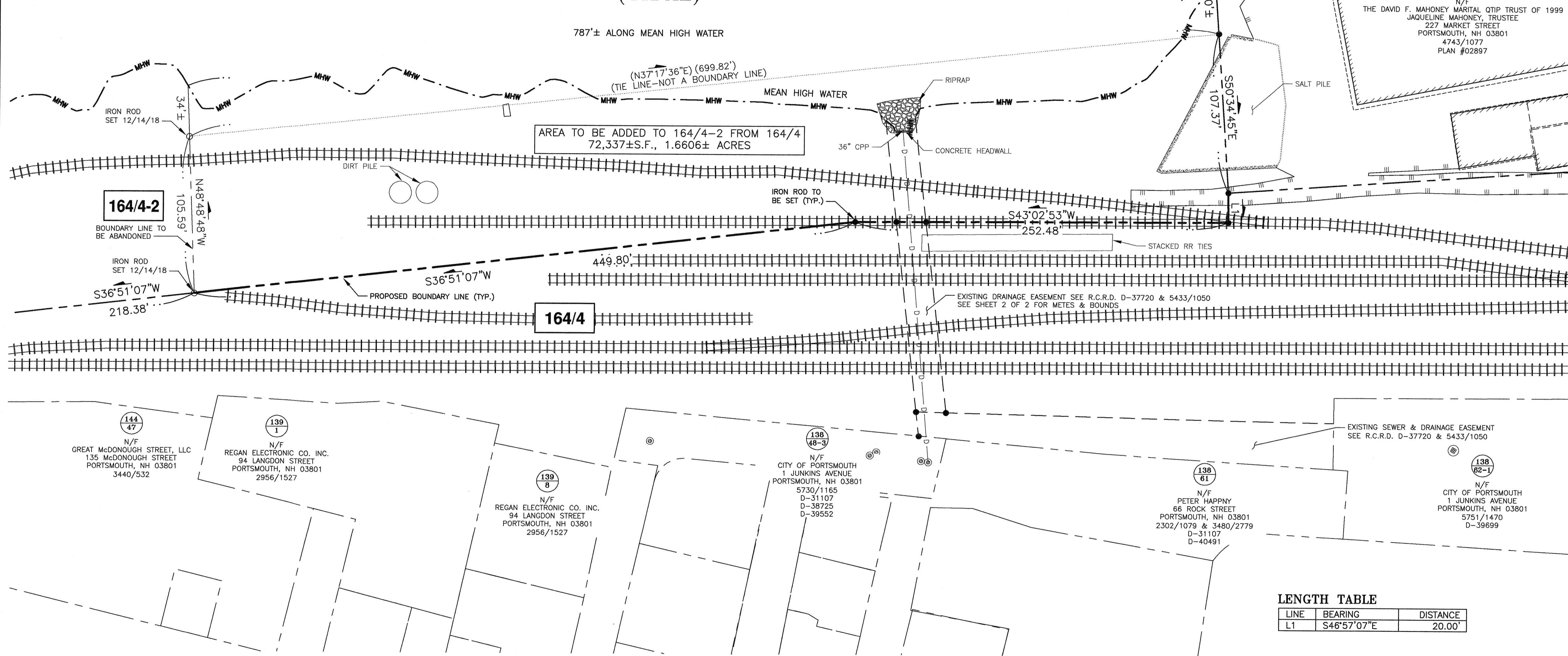
- | | |
|------------|----------------------------|
| N/F | NOW OR FORMERLY |
| RP | RECORD OF PROBATE |
| RCRD | ROCKINGHAM COUNTY |
| | REGISTRY OF DEEDS |
| | MAP 11/LOT 21 |
| ○ IR FND | IRON ROD FOUND |
| ○ IP FND | IRON PIPE FOUND |
| ● IR SET | IRON ROD SET |
| ○ DH FND | DRILL HOLE FOUND |
| ● DH SET | DRILL HOLE SET |
| ● MN SET | MAG NAIL SET |
| ■ BND w/DH | BOUND WITH DRILL HOLE |
| --- | PROPERTY LINE |
| - - - | PROPOSED PROPERTY LINE |
| - · - · - | MHW - MEAN HIGH WATER LINE |



LOCATION MAP 1"=300'

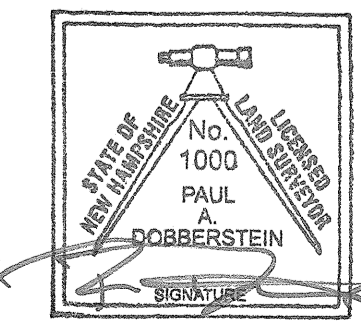
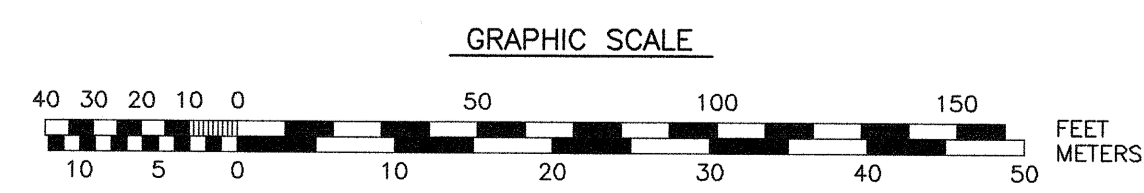
NORTH MILL POND (TIDAL)

787'± ALONG MEAN HIGH WATER



LENGTH TABLE

LINE	BEARING	DISTANCE
L1	S46°57'07"E	20.00'



"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."

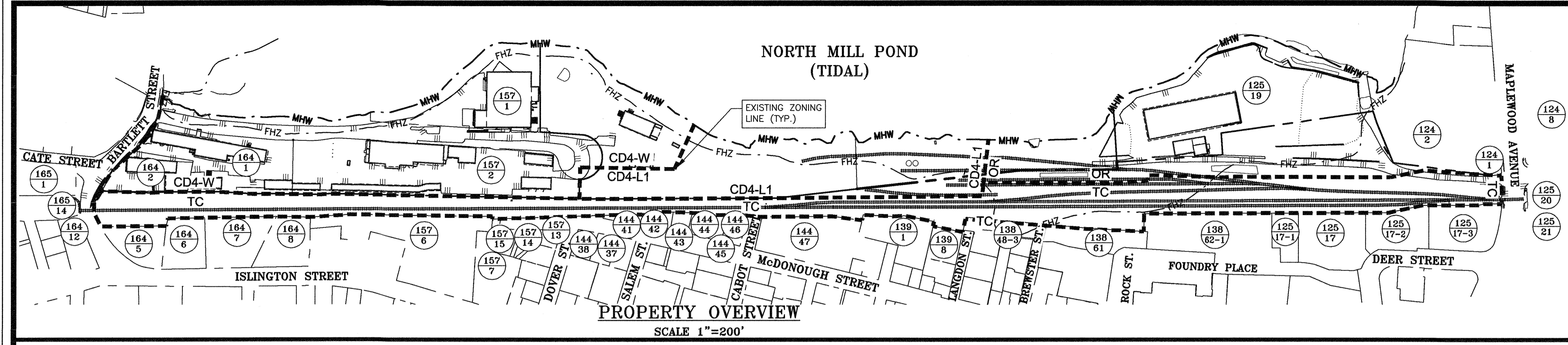
PAUL A. DOBBERSTEIN, LLS
DATE 4/24/2019

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/23/19
REVISIONS		

LOT LINE RELOCATION PLAN
TAX MAP 164 -
LOTS 4 & 4-2
OWNER OF RECORD
TAX MAP 164 LOT 4:
BOSTON AND MAINE CORPORATION
OWNER OF RECORD
TAX MAP 164 LOT 4-2:
IRON HORSE PROPERTIES, LLC
PROPERTY LOCATED BETWEEN:
BARTLETT STREET & MAPLEWOOD AVENUE
CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE



PLAN REFERENCES:

- 1) LAND IN PORTSMOUTH, N.H. BOSTON AND MAINE RAILROAD TO ERMINIO A.RICCI, SCALE 1" = 40', APRIL 1960 RCRD 1595/091.
- 2) LAND IN PORTSMOUTH, N.H. BOSTON AND MAINE RAILROAD TO ERMINIO A.RICCI, SCALE 1" = 40', MAY 1957 RCRD 02612.
- 3) EASEMENT OF LAND IN PORTSMOUTH, N.H. BOSTON AND MAINE RAILROAD TO UNITED STATES OF AMERICA, SCALE 1" = 20', MAY 1957, RCRD 02633.
- 4) LAND IN PORTSMOUTH, N.H. VITO P. MASSARO TO PORT CITY BEVERAGE CO, SCALE 1" = 40', APRIL 1949, RCRD 01448.
- 5) LAND IN PORTSMOUTH, N.H. MARY E. MORAN TO BOSTON AND MAINE RAILROAD, SCALE 1" = 40', MARCH 1920, RCRD 00540.
- 6) PLAN OF LAND OF MARY E. MORAN ON BARTLETT AND ISLINGTON STREETS PORTSMOUTH, N.H., PREPARED BY JOHN W. DURGIN, SCALE 1" = 20', MAY 1920, RCRD 08.
- 7) DRAINAGE EASEMENT GEORGE E. FRISBEE TO THE CITY OF PORTSMOUTH, N.H., PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, SCALE 1" = 20', JUNE 1981, RCRD B-10456.
- 8) LAND IN PORTSMOUTH, N.H. BOSTON AND MAINE RAILROAD TO PORTSMOUTH FACTORY BUILDING ASSOCIATION, SCALE 1" = 20' OCTOBER 1923, RCRD 00356.
- 9) NH ELECTRIC CO. PLAN SHOWING AREA RESERVED FOR TRANSFORMER SUBSTATION ON PROPERTY OF CONTINENTAL SHOE CORP. PORTSMOUTH, N.H., SCALE 1" = 30', 11-27-53, RCRD 1303/378.
- 10) BOSTON AND MAINE RAILROAD PLAN TO ACCOMPANY AGREEMENT BETWEEN BOSTON AND MAINE RAILROAD AND CONCORD AND PORTSMOUTH RAILROAD COVERING RELOCATION OF TRACKS OF CONCORD AND PORTSMOUTH RAILROAD IN PORTSMOUTH, N.H. OCCASIONED BY CONSTRUCTION OF NEW HIGHWAY AND BRIDGE BY MAINE - NEW HAMPSHIRE INTERSTATE BRIDGE AUTHORITY, SCALE 1" = 500', DECEMBER 1936, RCRD 0934.
- 11) LAND IN PORTSMOUTH, N.H. BOSTON AND MAINE RAILROAD TO CITY CONCRETE CO., INC., SCALE 1" = 80', JANUARY 1955, RCRD 02897.
- 12) LAND IN PORTSMOUTH, N.H. BOSTON AND MAIN RAILROAD TO ALL STATE REALTY CORPORATION, SCALE 1" = 50', FEBRUARY 1961, RCRD 160.
- 13) LAND IN PORTSMOUTH, N.H. BOSTON AND MAINE RAILROAD TO VITO P. MASSARO, SCALE 1" = 40', APRIL 1949, RCRD 01450.
- 14) DRAINAGE EASEMENT STUART AND PAULA BOXER AND ARANOSIAN OIL COMPANY TO THE CITY OF PORTSMOUTH, N.H., PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, SCALE 1" = 20', JUNE 1981, RCRD B-10455.
- 15) CONDOMINIUM PLAN ISLINGTON PLACE PREPARED FOR ANCHOR BUILDING ASSOCIATES, PREPARED BY KIMBALL CHASE COMPANY, INC., SCALE 1" = 20', 12-10-86, RCRD D-15826.
- 16) PLAN OF LOT 565-581 ISLINGTON STREET PORTSMOUTH, N.H., PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS, SCALE 1" = 10', DECEMBER 1949 REVISED JANUARY 1963, RCRD B28.
- 17) SUBDIVISION OF LAND PORTSMOUTH, N.H. FOR GEORGE AND PAULINE J. FRISBEE, PREPARED BY JOHN W. DURGIN CIVIL ENGINEERS PROFESSIONAL ASSOCIATION, SCALE 1" = 30', DECEMBER 1976, RCRD C-6587.
- 18) RIGHT OF WAY AND TRACK MAP BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R. STATION 2966+20 TO STATION 3019+0, SCALE 1" = 100', JUNE 30, 1914, VAL V3NH 55.
- 19) PLAN OF LAND FOR DEER STREET ASSOCIATES DEER AND BRIDGE STREETS AND MAPLEWOOD AVENUE PORTSMOUTH, N.H. COUNTY OF ROCKINGHAM, PREPARED BY AMBIT SURVEY, SCALE: 1" = 30', SEPTEMBER 1993.
- 20) PROPOSED EASEMENTS- BARTLETT STREET BARTLETT SEWER SEPARATION PROJECT OVER LAND OF PAN AM RAILWAYS PORTSMOUTH, NEW HAMPSHIRE FOR CITY OF PORTSMOUTH, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., SCALE 1" = 20', DATED 10-01-2007 RCRD D-35477.
- 21) SEWER AND STORM DRAIN EASEMENT PLAN 105 BARTLETT STREET PORTSMOUTH, NEW HAMPSHIRE ASSESSOR'S PARCEL 164-001 & 164-003 EASEMENT OWNER CITY OF PORTSMOUTH, PREPARED BY JAMES VERRA AND ASSOCIATES, INC., SCALE 1" = 20', DATED 01/05/2012, RCRD D-37763.
- 22) EASEMENT PLAN TAX MAP 164 - LOT 4 BOSTON & MAINE CORPORATION TO THE CITY OF PORTSMOUTH OFF BREWSTER STREET CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE, PREPARED BY AMBIT ENGINEERING, INC. SCALE: 1" = 30', DATED SEPTEMBER 2012, RCRD D-37720.
- 23) STANDARD BOUNDARY SURVEY TAX MAP 157 - LOTS 7,8,10,11,12,13,14, AND 15 WASHBURN REALTY, INC. AND WASHBURN PLUMBING AND HEATING SUPPLY COMPANY, INC. FOR JAY McSHARRY 449 & 459 ISLINGTON STREET AND 18, 30, 40, & 46 DOVER STREET AND 268 & 280 MCDONOUGH STREET CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE, PREPARED BY AMBIT ENGINEERING, INC., SCALE 1" = 20', DATED JANUARY 2012, NOT RECORDED.
- 24) SITE REDEVELOPMENT NED & BILL PROPERTIES 621-627 ISLINGTON STREET PORTSMOUTH, N.H., PREPARED BY AMBIT ENGINEERING, INC., SCALE 1" = 10', DATED MARCH 2006, NOT RECORDED.
- 25) PLAN OF LAND FOR SAGAMORE ENTERPRISES 653 ISLINGTON STREET COUNTY OF ROCKINGHAM PORTSMOUTH N.H., PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES, SCALE 1" = 10', DATED SEPTEMBER 21, 1988, RCRD D-18742.
- 26) STATION MAP - LANDS BOSTON AND MAINE R.R. OPERATED BY THE BOSTON AND MAINE R.R. STATION 2966+20 TO STATION 3019+0, OFFICE OF VALUATION ENGINEER. BOSTON, MASS, SCALE 1" = 100', JUNE 30, 1914 VAL V3NH SL55.
- 27) STATION MAP - LANDS CONCORD AND PORTSMOUTH R.R., OPERATED BY THE BOSTON AND MAINE R.R. STATION 0+0 TO STATION 33+0, OFFICE OF VALUATION ENGINEER. BOSTON, MASS, SCALE 1" = 100', JUNE 30, 1914 VAL V3NH SL55A.
- 28) SUBDIVISION PLAN TAX MAP 157 - LOTS 1 & 2 TAX MAP 164 - LOTS 1, 2, 3, & 4 OWNER OF RECORD TAX MAP 157, LOT 2 & TAX MAP 164, LOTS 1, 2, & 3: PORTSMOUTH LUMBER AND HARDWARE, LLC OWNER OF RECORD TAX MAP 157, LOT 1: CLIPPER TRADERS, LLC OWNER OF RECORD TAX MAP 164, LOT 4: BOSTON AND MAINE CORPORATION PROPERTY LOCATED AT: 105 BARTLETT STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATED FEBRUARY 2018, FINAL REVISION DATE DECEMBER 14, 2018. R.C.R.D. PLAN D-41241.
- 29) LAND TRANSFER PLAN TAX MAP 164 - LOT 4 LAND OF: BOSTON AND MAINE CORPORATION TO BE CONVEYED TO: PORTSMOUTH LUMBER AND HARDWARE, LLC & CLIPPER TRADERS, LLC PROPERTY LOCATED AT 105 BARTLETT STREET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE. PREPARED BY AMBIT ENGINEERING, INC. DATED DECEMBER 2018, FINAL REVISION DATE DECEMBER 13, 2018. R.C.R.D. PLAN D-41242.

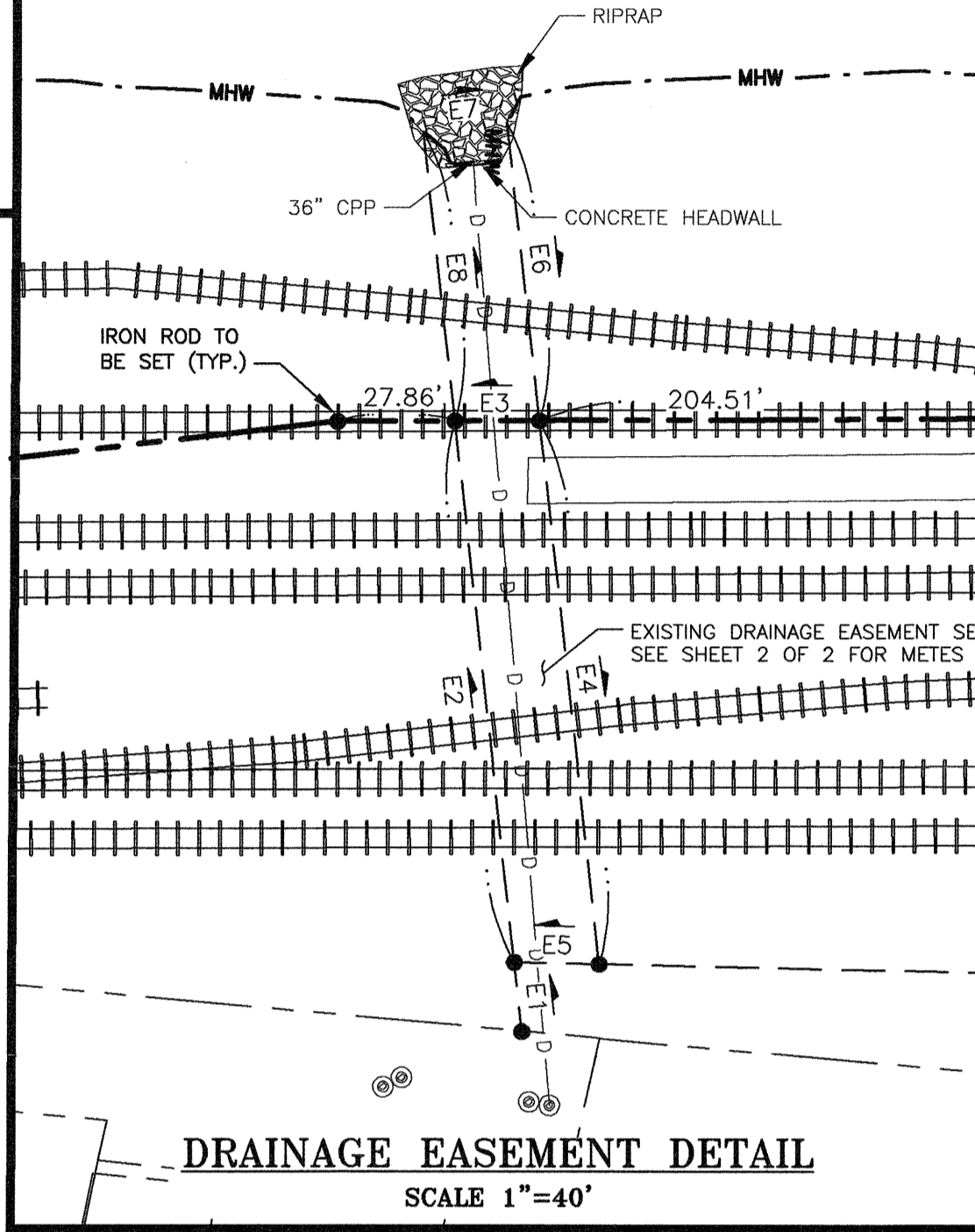
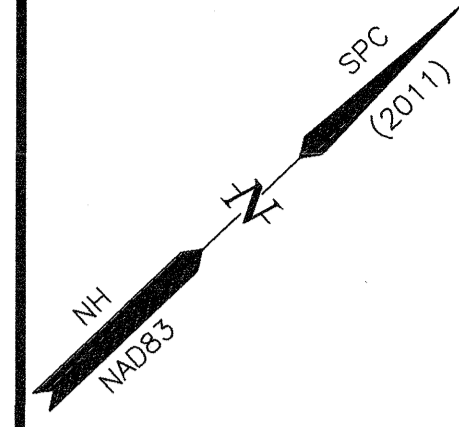
ABUTTER LIST

139 1 N/F REGAN ELECTRONIC CO. INC. 94 LANGDON STREET PORTSMOUTH, NH 03801 2956/1527	144 46 N/F MYLES S. BRATTER 177 BARTLETT STREET PORTSMOUTH, NH 03801 2424/1690	163 2 N/F INDUSTRIAL RENTS-NH, LLC 6 WAYNE ROAD WESTFORD, MA 01886 5606/2334
144 37 N/F ANDREW S. MARTIN 230 MCDONOUGH STREET PORTSMOUTH, NH 03801 5082/386	144 47 N/F GREAT MCDONOUGH STREET, LLC 135 MCDONOUGH STREET PORTSMOUTH, NH 03801 3440/532	164 5 N/F HOUSTON HOLDINGS, LLC 653 ISLINGTON STREET PORTSMOUTH, NH 03801 3559/464
144 38 N/F HEIDI J. RAMMER 765 PARK PLACE, APT. 1 BROOKLYN, NY 12116 3484/299	167 6 N/F SUMMIT 501 ISLINGTON, LLC c/o TODD BAKER 953 ISLINGTON STREET #23D PORTSMOUTH, NH 03801 5256/441	164 8 N/F ELIZABETH BENTON PO BOX 2656 MASHFEE, MA 02649 5941/1188
144 41 N/F BRANDON J. TERRY & LAURA E. TERRY 209 MCDONOUGH STREET PORTSMOUTH, NH 03801 4322/66	167 7 N/F J & J'S DROP AND DRIVE, LLC 402 DEER STREET PORTSMOUTH, NH 03801 5353/2395	164 7 N/F HH WHOLESALERS, LLC 1 MIDDLE STREET, SUITE 1 PORTSMOUTH, NH 03801 5399/810
144 42 N/F CANDACE COUTURE 199 MCDONOUGH STREET PORTSMOUTH, NH 03801 5451/2657	167 13 N/F J & J'S DROP AND DRIVE, LLC 402 DEER STREET PORTSMOUTH, NH 03801 5353/2395	164 8 N/F ARANOSIAN OIL COMPANY 557 NORTH STATE STREET CONCORD, NH 03301 1686/263
144 43 N/F HAVEN PROPERTIES, LLC 80 HAVEN ROAD PORTSMOUTH, NH 03801 5791/2011	167 14 N/F J & J'S DROP AND DRIVE, LLC 402 DEER STREET PORTSMOUTH, NH 03801 5353/2395	164 12 N/F JOSEPH GOBBI SUPPLY CORPORATION PO BOX 125 PORTSMOUTH, NH 03801 3233/1949
144 44 N/F ALLEN L. & BETTY J. SCHMID 179 MCDONOUGH STREET PORTSMOUTH, NH 03801 5866/2890	167 15 N/F J & J'S DROP AND DRIVE, LLC 402 DEER STREET PORTSMOUTH, NH 03801 5353/2395	163 1 N/F ALAN MERTON INVESTMENTS, LLC PO BOX 284 STRATHAM, NH 03885 4771/1259
144 45 N/F JAMES A. HEWITT REVOCABLE TRUST & ELIZABETH E. HEWITT REVOCABLE TRUST JAMES A. HEWITT & ELIZABETH E. HEWITT, TRUSTEES 726 MIDDLE ROAD PORTSMOUTH, NH 03801 5438/2237	168 13 N/F SLATTERY & DUMONT, LLC 66 OLD CONCORD TURNPIKE #10 BARRINGTON, NH 03825 3471/196	165 14 N/F BOSTON AND MAINE CORPORATION IRON HORSE PARK HIGH STREET NORTH BILLERICA, MA 01862
	163 1 N/F M & B PROPERTIES, LLC 54 BARTLETT STREET PORTSMOUTH, NH 03801 5794/996	

EASEMENT LENGTH TABLE

LINE	BEARING	DISTANCE
E1	N53°04'17"W	16.52'
E2	N53°04'17"W	128.90'
E3	S43°02'53"W	20.11'
E4	S53°04'17"E	129.44'
E5	S44°34'22"W	20.18'
E6	S53°04'17"E	70.88'
E7*	N37°12'45"E	20.00'
E8	N53°04'17"W	68.83'

*TIE LINE - NOT A BOUNDARY LINE



DRAINAGE EASEMENT DETAIL
SCALE 1"=40'

ZONING DISTRICT DIMENSIONAL REQUIREMENTS:

- OFFICE RESEARCH (OR)*:
*PARCELS ARE SUBJECT TO EXCEPTIONS TO DIMENSIONAL STANDARDS AS OUTLINED IN CITY OF PORTSMOUTH ZONING ORDINANCE SECTION 10.532.10 & 10.532.20, MODIFIED DIMENSIONS LISTED BELOW
- | | |
|-----------------------------|---|
| MIN. LOT AREA: | 2 ACRES |
| FRONTAGE: | 200 FEET |
| SETBACKS: | FRONT 70 FEET
SIDE 50 FEET
REAR 50 FEET |
| MAXIMUM STRUCTURE HEIGHT: | 70 FEET
(45 FEET WITHIN 200 FEET OF NORTH MILL POND) |
| MAXIMUM STRUCTURE COVERAGE: | 50% |
| MINIMUM OPEN SPACE: | 20% |
- CHARACTER DISTRICT CD4-L1:
- | | |
|-----------------------------|----------------------|
| MIN. LOT AREA: | 3,000 S.F. |
| FRONTAGE: | NO REQUIREMENT |
| SETBACKS: | |
| FRONT (MAX.): | 15 FEET (PRIMARY) |
| FRONT (MAX.): | 12 FEET (SECONDARY) |
| SIDE: | 5-20 FEET |
| REAR: | 5 FEET |
| MAXIMUM STRUCTURE HEIGHT: | 20-30 FEET |
| MAXIMUM STRUCTURE COVERAGE: | 60% |
| MAXIMUM BUILDING FOOTPRINT: | 2,500-3,500 S.F. |
| MINIMUM OPEN SPACE: | 25% |
| MAXIMUM BLOCK LENGTH: | 80-100 FEET |
| BUILDING SEPARATION: | 15-30 FEET |
| VIEW CORRIDORS: | SEE ZONING ORDINANCE |
- TRANSPORTATION CORRIDOR (TC):
NO DIMENSIONAL OR USE REQUIREMENTS DEFINED IN ORDINANCE

AMBIT ENGINEERING, INC.
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NOTES:

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MAP 164 LOT 4
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IRON HORSE PARK
NORTH BILLERICA, MA 01862
VARIOUS DEED & PLAN REFERENCES

MAP 164 LOT 4-2
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105 BARTLETT STREET
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PROPOSED 3.0± ACRES
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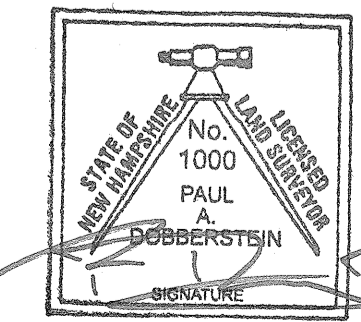
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LOT LINE RELOCATION PLAN
TAX MAP 164 -
LOTS 4 & 4-2
OWNER OF RECORD
TAX MAP 164 LOT 4:
BOSTON AND MAINE CORPORATION
OWNER OF RECORD
TAX MAP 164 LOT 4-2:
IRON HORSE PROPERTIES, LLC
PROPERTY LOCATED BETWEEN:
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CITY OF PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

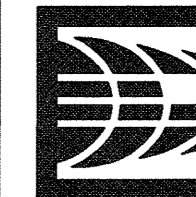
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PAUL A. DOBBERSTEIN, LLS
DATE 4/24/2019



APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN _____ DATE _____



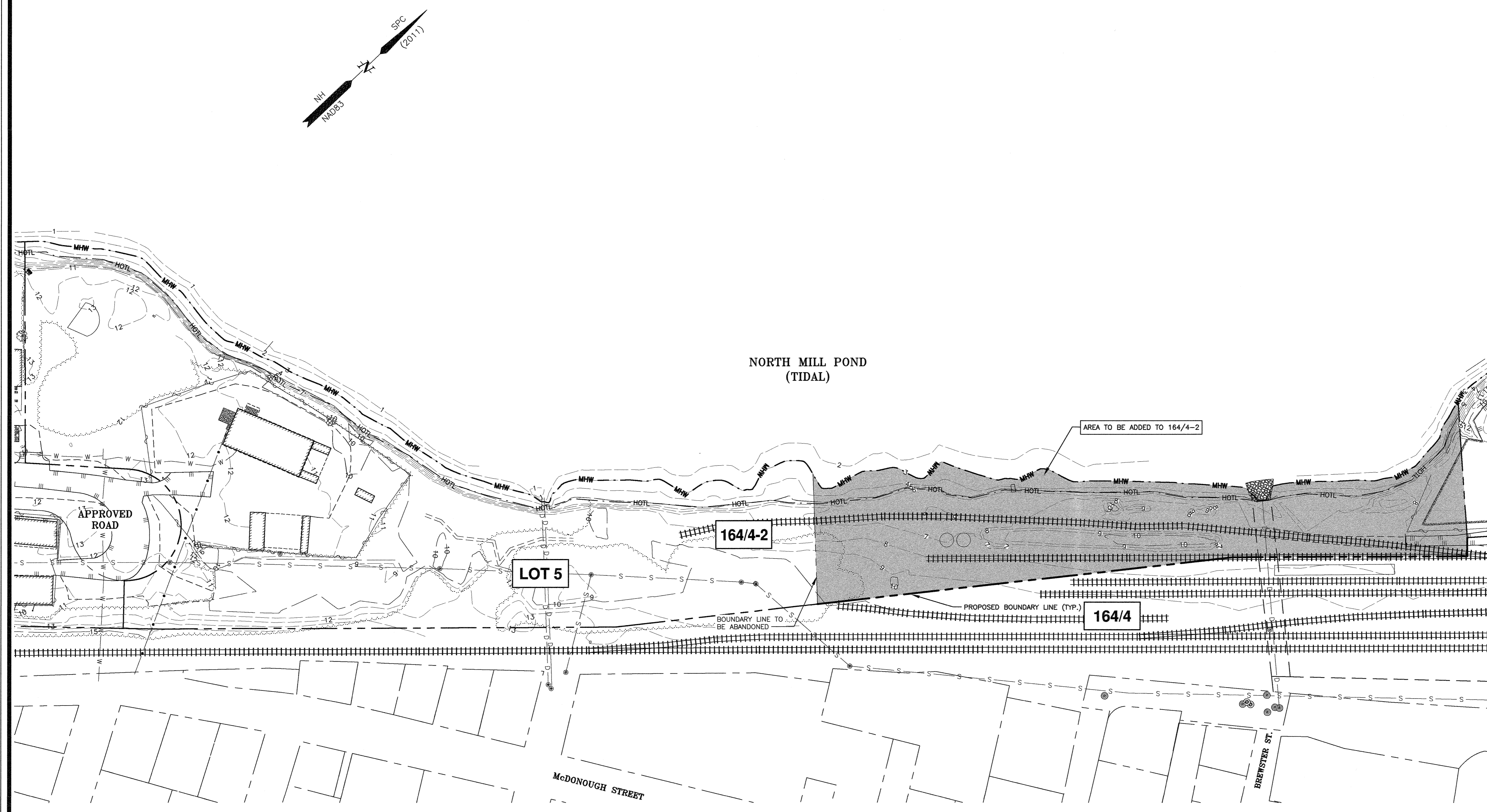
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- 5) THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON ASSESSOR'S MAP 164 LOT 4-2 AND A PORTION OF LOT 4 IN THE CITY OF PORTSMOUTH.
- 6) VERTICAL DATUM IS MEAN SEA LEVEL NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS ($\pm 0.3'$).
- 7) HORIZONTAL DATUM AND BASIS OF BEARINGS IS THE NH STATE PLANE COORDINATE SYSTEM NAD 83 (2011). BASIS OF HORIZONTAL DATUM IS REDUNDANT RTN GPS OBSERVATIONS.



**LOT LINE RELOCATION
IRON HORSE PROPERTIES, LLC
BETWEEN BARTLETT STREET
& MAPLEWOOD AVENUE
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/24/19

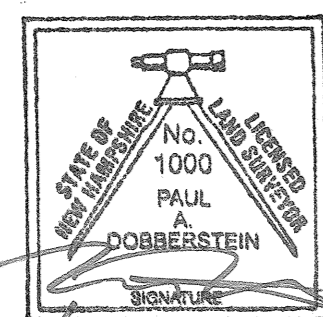
REVISIONS

SCALE 1"=60' APRIL 2019

EXISTING CONDITIONS
PLAN

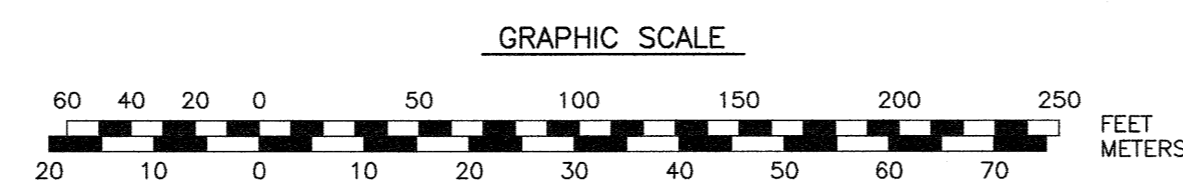
C1

"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."



PAUL A DOBBERSTEIN, LLS

DATE 4/24/2019





AMBIT ENGINEERING, INC. CIVIL ENGINEERS AND LAND SURVEYORS
200 Griffin Road, Unit 3, Portsmouth, NH 03801 Phone (603) 430-9282 Fax 436-2315

24 April, 2019

Mr. Dexter Legg, Chair
City of Portsmouth Planning Board
1 Junkins Avenue
Portsmouth, NH 03801

RE: Lot Line Relocation Approval, Iron Horse Properties, LLC & Boston and Maine Corporation, between Bartlett Street and Maplewood Avenue

Dear Chairman Legg and Planning Board Members:

We hereby submit, on behalf of Iron Horse Properties, LLC, the attached **Lot Line Relocation Plan** for consideration at your May 16, 2019 Planning Board meeting. The properties are shown on Assessors Map 164 as Lots 4 and 4-2 and are located within the Character District 4 - L1 (CD4 - L1). Office Research (OR), and the Transportation Corridor (TC) Zoning Districts. The proposal involves the acquisition of land currently used / owned by the Boston and Maine Corporation and used / associated with the railroad operation. This land is to be added to Assessor's Map 164 Lot 64-2 (Lot 5 as shown on a Subdivision Plan approved by the Planning Board in November 2018). The Lot Line Relocation consists of the transfer of 72,337 ± square feet from Lot 4 to Lot 4-2 and will result in the following lot dimensions:

- (1) Assessor's Map 164 Lot 4 having an area of 3.0± acres, 234'± of continuous street frontage on Bartlett Street, and 75'± of continuous frontage on Maplewood Avenue.
- (2) Assessor's Map 164 Lot 4-2 having an area of 249,771± s.f. (5.7340 ± acres) 297.42' of continuous street frontage on a right-of-way approved by the Planning Board in November 2018.

We look forward to meeting with the Planning Board to discuss this application at your May 16, 2019 meeting and request Final Subdivision Approval, subject to conditions, as appropriate. Please feel free to call to discuss any question there may be about this project.

Sincerely,

John Chagnon, PE; Ambit Engineering, Inc.

Enclosures: 14 Submissions and a Submission PDF of all files on a disc
CC: Iron Horse Properties, LLC, Boston and Maine Corporation