



October 30, 2025

Portsmouth Planning Board

City of Portsmouth

Request for Work Session Review – 105 Bartlett St Portsmouth, NH

Dear Members of the Portsmouth Planning Board,

On behalf of Chinburg Development and Iron Horse Properties. I am submitting this request for a Work Session Review for the property located at 105 Bartlett Street. This is an existing 2.75± acre parcel of vacant land that runs along North Mill Pond and the railroad tracks. A preliminary conceptual layout design for the proposed development of the site is attached with this letter. The vision for this land is to create a trail system within the 50' buffer of North Mill Pond offering connectivity to the existing trail network, to create a pocket park on a portion of the land and to develop rowhomes on a portion of the land as shown conceptually attached.

We wanted to meet with the Planning Board to share the preliminary concept and receive initial feedback and guidance before proceeding with detailed design and engineering. We appreciate the opportunity to discuss this concept with the Board and look forward to incorporating your input as we refine the plans.

Thank you for your time and consideration.

Sincerely,

Shawna Sammis

Senior Land Acquisition and Development Manager

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BUILDING CONSTRAINTS

- PROPOSED DEVELOPMENT LOT
- APPROXIMATE LOCATION OF CITY UTILITIES
- NORTH MILL POND 50' NO BUILD AREA
- VIEW CORRIDOR
- 15' MINIMUM RAILROAD SETBACK
- FEMAS NATIONAL FLOOD HAZARD

PROPOSED DEVELOPMENT 105 BARTLETT STREET PORTSMOUTH, NH CONSTRAINTS PLAN



0 40' 80'
GRAPHIC SCALE



Tighe & Bond

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December 22, 2023