

FRANCIS X. BRUTON, III
CATHERINE A. BERUBE
JOSHUA P. LANZETTA

OF COUNSEL
JAMES H. SCHULTE

Bruton & Berube, PLLC
ATTORNEYS AT LAW

601 Central Avenue
Dover, NH 03820

TEL (603) 749-4529
(603) 743-6300
FAX (603) 343-2986

www.brutonlaw.com

February 23, 2022

VIA HAND DELIVERY

Arthur Parrott, Chair
City of Portsmouth Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth, NH 03801

RE: Appeal of Administrative Decision
Owner/Applicant: One Market Square, LLC
Property: High Street and 1 Congress Street, Portsmouth, NH
Tax Map 117, Lot 15 and Tax Map 117, Lot 14
Zoning Districts: CD4 and CD5
Case Number: LU-22-12

Dear Mr. Parrott:

Enclosed please find the following materials in support of the above-named Applicant's request for Variance:

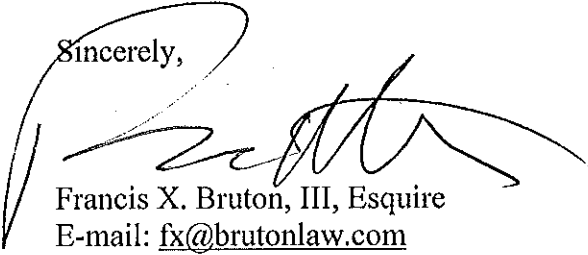
1. Appeal of Administrative Decision. With associated exhibits (11 copies).

Please note that the project being proposed by the Applicant has previously been submitted to the City under other Planning Department applications and, as such, the Applicant has not submitted a new application for the relief from the administrative decision being requested herein, as these requests are associated with the proposed project.

In addition to the above, we understand, by submitting this application today, that this matter will be placed on the board's agenda for its meeting of March 15, 2022.

Should there be any questions regarding this application, please do not hesitate to contact us.

Sincerely,


Francis X. Bruton, III, Esquire
E-mail: fx@brutonlaw.com

FXB/mas
Enclosures

cc: One Market Square, LLC
Ambit Engineering, Inc.
ARCove, LLC

PORTSMOUTH ZONING BOARD OF ADJUSTMENT

**APPEAL OF ADMINISTRATIVE DECISION
OF THE PORTSMOUTH PLANNING DIRECTOR**

TAX MAP 117, LOTS 14 & 15

One Market Square, LLC – Applicant

NOW COMES, One Market Square, LLC (“One Market Square”), Applicant, and respectfully requests that the Portsmouth Zoning Board overturn the Planning Director’s determination that the merged parcel located at 1 Congress Street, depicted on the city of Portsmouth Tax Maps as Map 117, Lots 14 & 15¹ (hereinafter referred to as the “Lot”), is not subject to the benefit of the height allowances (3 stories, 4th short, 45 feet in height) pursuant to Map 10.5A21B “Building Height Standards,” as set forth within the Portsmouth Zoning Ordinance (the “PZO”), and as permitted pursuant to Section 10.5A21.22 (a) & (c) of the PZO.

I. SUPPORTING MATERIALS

A. Correspondence from Francis X. Bruton, Esq., dated January 31, 2022 to Portsmouth Planning staff, including Ms. Beverly M. Zendt, AICP, Portsmouth Planning Director (copy enclosed); and

B. Correspondence from Beverly M. Zendt, AICP, Portsmouth Planning Director to Francis X. Bruton, Esq., dated February 2, 2022, including correspondence from Nicholas J. Cracknell, AICP, Portsmouth Principal Planner to Ms. Zendt dated February 1, 2022 (copy enclosed); and

C. Correspondence from Francis X. Bruton, Esq., dated February 7, 2022 to Portsmouth Planning to Ms. Beverly M. Zendt, AICP, Portsmouth Planning Director and Nicholas J. Cracknell, AICP, Portsmouth Principal Planner (copy enclosed); and

D. Copy of Notice of Voluntary Merger of Contiguous Lots, RCRD Book 6381, Page 1527

E. Copy of Map 10.5A21B (copy enclosed); and

F. Copy of a recorded plan C-34500 in the Rockingham Registry of Deeds; and

G. Copy of a recorded plan D-43095 in the Rockingham Registry of Deeds; and

¹ Pursuant to NH RSA 674:39-a, on or about February 2, 2022, the property located at 1 Congress Street, depicted on the city of Portsmouth Tax Maps as Map 117, Lots 14 & 15 was voluntarily merged as contiguous lots, as approved by the Portsmouth Planning Board. The Notice of Voluntary Merger of Contiguous Lots, signed by the Planning Director on February 7, 2022, is recorded at the Rockingham County Registry of Deeds at Book 6381, Page 1527 (copy enclosed).

- H. City's street records, entitled "Accepted City of Portsmouth Street;" and
- I. City's street records, entitled "Miscellaneous Street Information."

II. STANDARD OF REVIEW

Pursuant to Section 10.234.30 of the PZO provides that the Portsmouth Zoning Board to hear appeals regarding the decision or a Code Official. Section 10.1530 of the PZO provides that the Planning Director is a Code Official.

Pursuant to RSA 676:5, I, "[a]ppeals to the board of adjustment concerning any matter within the board's powers as set forth in RSA 674:33 may be taken by any person aggrieved...by any decision of the administrative officer." As the owner of the Lot, One Market Square, LLC is an aggrieved party.

In hearing appeals of administrative decisions, a zoning board has "all the powers of the administrative official from whom the appeal is taken." RSA 674:33. Thus, the Board undertakes a *de novo* review of the administrative decision. 15 Loughlin, *New Hampshire Practice, Land Use Planning and Zoning* §22.03, at 356-57 (citing *Oullette v. Town of Kingston*, 157 N.H. 604, 609 (2008)). The Board is not limited to determining the reasonableness of the Planning Board's decision. Rather, a *de novo* review requires that the reviewing body "decides the matter anew, neither restricted by nor deferring to decisions made below." *Town of Hinsdale v. Town of Chesterfield*, 153 NH 70, 73 (2005).

III. BACKGROUND

The proposed project will be comprised of the renovation of a portion of the existing historic structure located on former Lot 14² and the new construction of an addition to the historic structures on former Lot 14 and a new connected building in the parking lot of former Lot

² Reference will be made to "former Lot 14" & "former Lot 15," as the Portsmouth Assessor has not yet assign a lot number to the merged one lot.

15. It is the intent of One Market Square, LLC to create a uniform structure on the merged new lot with a height of less than 45 feet, as calculated by the PZO, and with a 4th short story.

Pursuant to Map 10.5A21B (hereinafter the “Height Map”) (relevant portion attached) within the PZO, former Lot 15 is subject to a height restriction of 2-3 stories with a concurrent height limitation of 40’ (this designation represents a “green” designation on the Height Map). However, former Lot 14 is subject to a height restriction of 2-3 (4th short) stories with a concurrent height limitation of 45’ (this designation represents an “orange” designation on the Height Map).

Originally, One Market Square considered that the project would require a variance given the aforementioned restrictions set forth in the Height Map, as a portion of the merged new lot is designated “green” along former Lot 15. However, One Market Square, LLC asserts that the provisions of Section 10.5A21.22 (a) & (c) of the PZO, referred to the “Building Height Standards,” set forth in Map 10.5A21B permits the structure on the entire Lot to benefit from the 4th short-story, 45-foot height allowance.³

One Market Square considered the above, and sought consultation from the Ms. Zendt, in order to confirm its understanding as to the permissible story count and height allowances to which the project was subject.

Throughout its request, One Market Square, LLC made it clear its intentions to voluntarily merge the former Lots 14 & 15. One Market Square, LLC took the preliminary step of merging the two lots, which is similar to those situations where a lot line adjustment for lots or a subdivision

³ Although the Map is referred to as “Building Height Standards,” the Map regulates building height as well as the concurrent restrictions as to the numbers of stories for a structure.

of a lot is obtained before a site or subdivision plan is developed in order for that site or subdivision plan to qualify under the applicable zoning ordinance provisions.

IV. DISCUSSION

Section 10.5A21.22 provides in full the follows:

10.5A21.22 When a lot is assigned to more than one building height standard the lot shall be apportioned as follows:

- (a) A building height standard designated along the front lot line or street shall apply to the portion of the lot that is 50 feet or less from such lot line or street.**
- (b) A building height standard designated along a water body shall apply to the portion of the lot that is 100 feet or less from the mean high water line.**
- (c) More than 50 feet from a front lot line or street and more than 100 feet from a water body, the building height may increase to the highest building height standard designated for the lot.**
- (d) Where a lot has less depth from the front lot line, street or water body than the required minimum distances stated above, the lowest building height standard for the lot shall be applied to the required linear distance from the lot line, street or water body.**

As set forth above, Section 10.5A21.22 (c) specifically provides that a building height, **“...may increase to the highest building height standard designated for the lot.”** As such, One Market Square, LLC asserts that once the two lots were merged, the proposed structure will be permitted a height of 45’ with a 4th short story on the entire new lot.

The Planning Director disagreed with the above and indicated, through interpretation made by Mr. Cracknell, that the merged lot would only benefit from a minor “spill over” on the “more restrictive lot” resulting in very little land area of the proposed merged lot having the higher building lot standard under Section 10.5A21.20. Mr. Cracknell provided an illustration of the maximum biding heights permitted on former Lot 15. Mr. Cracknell treated Haven Court as a public street, or “Street” as defined by the PZO, and limited the amount of spill over onto former

Lot 14. Essentially, Mr. Cracknell, and through adoption Ms. Zendt, have determined that spill over on the merged lot is precluded from that portion of a lot that is 50 feet from a front lot line and 50 feet from a street (in this instance 50' from High Street and Haven Court).

One Market Square, LLC took exception to the interpretation of Ms. Zendt and Mr. Cracknell, noting that, for the reasons set forth below, Haven Court is not a Street, as defined by the PZO, and more importantly, given Section 10.5A.21.22 (c), the spill over can be measure from the front lot line (Congress Street) **or** a street. When using “and” as a coordinating conjunction both requirements are imposed, but when using “or” as an independent coordinating conjunction, you can use the allowance from one or the other allowances. Most often, one lot would not be in two different height zones. In this case the Lot is, so the ordinance provides use of either of the most permissive allowance for the Lot, measured from the front lot line or a street.

First, as to Haven Court, it is a private way, owned by One Market Square, LLC subject to a certain access easement for an abutter. Attached is a copy of a recorded plan C-34500 in the Rockingham Registry of Deeds entitled, “Subdivision of Assessor’s Parcel 117/12 Land of Wenberry Associates, LLC Fleet Street & Haven Court Portsmouth NH for City of Portsmouth, NH.” This plan was prepared by licensed land surveyor from James Verra & Associates on 11/22/05 by the request of the city of Portsmouth. This plan identified Haven Court as a private way. In addition, attached is Plan D-43095, prepared by a licensed land surveyor at Ambit Engineering, also showing Haven Court as a private way.

Additionally, review of the City's street records, entitled “Accepted City of Portsmouth Street” (copy attached) reveals a document that is a comprehensive list of public streets generated and maintained by the City. This document does not identify Haven Court as a public street, although it identifies Haven Road as a public street, which is located elsewhere in the City. In

addition, a reviewed of the document entitled "Miscellaneous Street Information" (copy attached), the City again lists Haven Road as a public street, but not Haven Court.

Haven Court does not appear to be an accepted as a public street or laid out as such. Pursuant to Section 10.1530, a Street is defined as a thoroughfare or roadway that is either formally accepted by the City or shown on a subdivision plan and built to City specification. There is no evidence of either for Haven Court. Additionally, it seems that Haven Court would serve no purpose as a public street as the access only goes to the Newbery Building, which has specific rights of access to High Street, with those rights to be incorporated into the development being proposed.

Second, Section 105A21.22 (a) specifically states that the building height allowance applies to that area within 50 feet from a street, however, subsection (c) provides that the highest height and story allowance for the Lot can be measured from a front lot line or street. In this case the Lot's address is 1 Congress Street, and, as such, that is its front lot line. The permissible height at the Lot's front lot line is a 4th story and 45'. As such, the "...building height may be increased to the **highest building height standard designated for the lot,**" as provided for in Section 10.5A.21.22 (c) of the PZO. In this case the building height standard for the Lot is a 4th short story and 45 feet in height, as the building height at the front lot line of Congress Street is a 4th short story and 45' in height. Therefore, Section 10.5A.21.22 (a) & (c) allows the height for any buildings going down High Street, within 50 feet from the lot line, to have this spill over height of a 4th short story and 45 feet, as that height is permitted to be similar to that at the front lot line (Congress Street). This also meets the intent of the Zoning Ordinance which is to allow whatever existing building height is present at the front lot line to continue down a city street. The intent of the Zoning Ordinance is to allow the same building height, no less or no more but the same height.

In summary, Section 10.5A.21.22 (a) of the PZO allows the building height to be a 4th short story and 45 feet within 50 feet of the lot line abutting Congress Street and Section 10.5.21.22 (c) of the PZO allows the spill over building height to be a 4th short story and 45 feet for that portion of the lot more than 50 feet from Congress Street and down High Street. Haven Court has no limiting impact on the spill over, as asserted by Mr. Cracknell, as Haven Court is not a "Street," as defined by the PZO.

V. CONCLUSION

For all of the reasons stated above, One Market Square, LLC respectfully requests that this ZBA reverse the Planning Director's decision and find that the new Lot is permitted, in its entirety, to contain a building with a 4th short story, up to 45 feet in height.

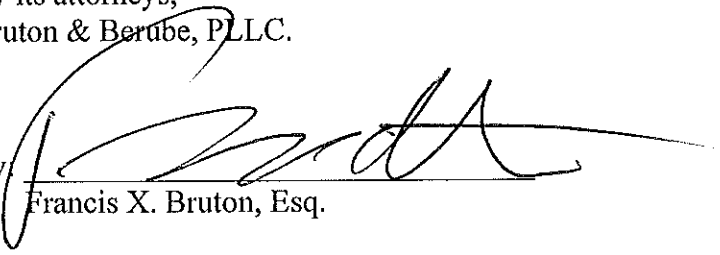
Respectfully submitted,

One Market Square, LLC

By its attorneys,
Bruton & Berube, PLLC.

Dated: February 23, 2022

By


Francis X. Bruton, Esq.

FX Bruton

From: FX Bruton
Sent: Monday, January 31, 2022 8:09 AM
To: bmzendt@cityofportsmouth.com; Peter L. Britz (plbritz@cityofportsmouth.com); Nicholas J. Cracknell; Peter M. Stith (pmstith@cityofportsmouth.com)
Cc: Mark A. McNabb; Tracy Kozak; John Chagnon (jrc@ambitengineering.com); 'Meaghan A. Sherrill'
Subject: Tax Map 117, Lot 15 and Tax Map 117, Lot 14 Case: LU-22-12

Dear Ms. Zendt,

This office represents Mark McNabb, principal of One Market Square, LLC. On January 26, 2022, this office submitted an application for a variance related to a proposed project located at 1 Congress Street and High Street. The project involves two (2) parcels, depicted on the Portsmouth Tax Maps as Tax Map 117, Lot 15 and Tax Map 117, Lot 14.

The project involves the merger of Lot 14 and Lot 15, with an application for such merger to be submitted shortly. The project will be comprised of the renovation of a portion of the existing historic structures located on Lot 14 and the new construction of an addition to the historic structures on Lot 14 and a new connected building in the parking lot of Lot 15. It is the intent of Mark McNabb to create a uniform structure on the merged new lot with a height of less than 45 feet and with a 4th short story.

Pursuant to Map 10.5A21B (hereinafter the "Height Map") within the Portsmouth Zoning Ordinance, Lot 15 is subject to a height restriction of 2-3 stories with a concurrent height limitation of 40' (this designation represents a "green" designation on the Height Map). However, Lot 14 is subject to a height restriction of 2-3 (4th short) stories with a concurrent height limitation of 45' (this designation represents an "orange" designation on the Height Map).

Originally, we considered that the project would require a variance given the aforementioned restrictions set forth in the Height Map, as a portion of the merged new lot is designated "green" along Lot 15. However, we have considered the provisions of Section 10.5A21.22 (a) & (c) of the zoning ordinance. These provisions specifically refer to "Building Height Standards," set forth in Map 10.5A21B. Although the Map is referred to as "Building Height Standards," the Map regulates building height as well as the concurrent restrictions as to the numbers of stories for a structure.

Section 10.5A21.22 (c) specifically provides that a building height, "...may increase to the highest building height standard designated for the lot." As such, it is our understanding that once the two lots are merged, the proposed structure will be permitted a height of 45' with a 4th short story on the entire new lot, specifically as the merged lot will comply with the definition of "lot," as set forth in the zoning ordinance.

We believe the preliminary step of merger of the two lots is similar to those situations where a lot line adjustment for lots or a subdivision of a lot is obtained before a site plan is developed in order for that site plan to qualify under the applicable zoning ordinance provisions.

As such, and before further developing the design of the structure for the new merged lot, we thought it prudent to obtain an administrative decision seeking support for the proposition that once the lots are merged, the structure on the new merged lot will be permitted a height of 45' with a 4th short story on the entire lot. If so, we see no need for the recently submitted variance request.

Should there be any questions regarding this request, please do not hesitate to contact us.

Francis X. Bruton, III, Esquire

Bruton & Berube, PLLC

601 Central Avenue

Dover, New Hampshire 03820

p: (603) 749-4529

F: (603) 343-2986

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FX Bruton

From: Beverly M. Zendt <bmzendt@cityofportsmouth.com>
Sent: Wednesday, February 2, 2022 8:24 AM
To: FX Bruton
Cc: Nicholas J. Cracknell
Subject: FW: Tax Map 117, Lot 15 and Tax Map 117, Lot 14 Case: LU-22-12
Attachments: Congress Street 1 - Building Height Standards - revised.pdf

Good morning Mr. Bruton,

Thank you for reaching out for clarification on this standard. Please see the staff response below and illustrated in the attachment.

I believe the applicable section is 10.5A21.22.

10.5A21.22 When a lot is assigned to more than one building height standard the lot shall be apportioned as follows:


- (a) A building height standard designated along the front lot line or street shall apply to the portion of the lot that is 50 feet or less from such lot line or street.*
- (b) A building height standard designated along a water body shall apply to the portion of the lot that is 100 feet or less from the mean high water line.*
- (c) More than 50 feet from a front lot line or street and more than 100 feet from a water body, the building height may increase to the highest building height standard designated for the lot.*
- (d) Where a lot has less depth from the front lot line, street or water body than the required minimum distances stated above, the lowest building height standard for the lot shall be applied to the required linear distance from the lot line, street or water body.*

I hope this provides some clarification regarding the applicable standards.

Please contact me if I can provide any additional information.

Best Regards,

Beverly Mesa-Zendt AICP
Director | Planning Department
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

 (603) 610-7296

 Bmz@cityofportsmouth.com

 [Planning Department | City of Portsmouth](#)

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From: Nicholas J. Cracknell
Sent: Tuesday, February 1, 2022 4:56 PM
To: Beverly M. Zendt <bmzendt@cityofportsmouth.com>
Subject: FW: Tax Map 117, Lot 15 and Tax Map 117, Lot 14 Case: LU-22-12

Beverly,

The building height requirements are clearly depicted on Map 10.5A21B. As shown on the map, these two lots currently have two distinctly different building height standards. The Congress Street lot is colored orange and allows for a short 4th story or 45'; whichever is less. The vacant parking lot along High Street is zoned for a maximum building height of 3 stories or 40 feet; whichever is less. Merging the two lots can and, in this case, does allow the less restrictive building height standard of the two lots (a short 4th story or 45') to "spill over" to the more restrictive lot (3 stories or 40 feet). However, the spillover can only occur at a distance of more than 50 feet from the street edge. As shown in the attached map, very little land area of the proposed merged lot would have the benefit of the higher building height standard under Section 10.5A21.20. Importantly, the ordinance is fashioned this way in order to protect the existing character of the street edge and prevent excessively tall buildings where the prevailing character supports a lower building height. Thus, a dimensional variance would be needed to increase the building height on the High Street lot to a short 4th or 45 feet (whichever is less).

Let me know if you have any questions.

Thanks,

Nick

From: FX Bruton [<mailto:fx@brutonlaw.com>]

Sent: Monday, January 31, 2022 8:09 AM

To: Beverly M. Zendt <bmzendt@cityofportsmouth.com>; Peter L. Britz <plbritz@cityofportsmouth.com>; Nicholas J. Cracknell <njcracknell@cityofportsmouth.com>; Peter M. Stith <pmstith@cityofportsmouth.com>

Cc: Mark A. McNabb <house@mcnabbgroup.com>; Tracy Kozak <tracyskozak@gmail.com>; John Chagnon <jrc@ambitengineering.com> <jrc@ambitengineering.com>; Meaghan Sherrill <Meaghan@brutonlaw.com>

Subject: Tax Map 117, Lot 15 and Tax Map 117, Lot 14 Case: LU-22-12

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This office represents Mark McNabb, principal of One Market Square, LLC. On January 26, 2022, this office submitted an application for a variance related to a proposed project located at 1 Congress Street and High Street. The project involves two (2) parcels, depicted on the Portsmouth Tax Maps as Tax Map 117, Lot 15 and Tax Map 117, Lot 14.

The project involves the merger of Lot 14 and Lot 15, with an application for such merger to be submitted shortly. The project will be comprised of the renovation of a portion of the existing historic structures located on Lot 14 and the new construction of an addition to the historic structures on Lot 14 and a new connected building in the parking lot of Lot 15. It is the intent of Mark McNabb to create a uniform structure on the merged new lot with a height of less than 45 feet and with a 4th short story.

Pursuant to Map 10.5A21B (hereinafter the "Height Map") within the Portsmouth Zoning Ordinance, Lot 15 is subject to a height restriction of 2-3 stories with a concurrent height limitation of 40' (this designation represents a "green" designation on the Height Map). However, Lot 14 is subject to a height restriction of 2-3 (4th short) stories with a concurrent height limitation of 45' (this designation represents an "orange" designation on the Height Map).

Originally, we considered that the project would require a variance given the aforementioned restrictions set forth in the Height Map, as a portion of the merged new lot is designated "green" along Lot 15. However, we have considered the provisions of Section 10.5A21.22 (a) & (c) of the zoning ordinance. These provisions specifically refer to "Building

Height Standards," set forth in Map 10.5A21B. Although the Map is referred to as "Building Height Standards," the Map regulates building height as well as the concurrent restrictions as to the numbers of stories for a structure.

Section 10.5A21.22 (c) specifically provides that a building height, "...may increase to the highest building height standard designated for the lot." As such, it is our understanding that once the two lots are merged, the proposed structure will be permitted a height of 45' with a 4th short story on the entire new lot, specifically as the merged lot will comply with the definition of "lot," as set forth in the zoning ordinance.

We believe the preliminary step of merger of the two lots is similar to those situations where a lot line adjustment for lots or a subdivision of a lot is obtained before a site plan is developed in order for that site plan to qualify under the applicable zoning ordinance provisions.

As such, and before further developing the design of the structure for the new merged lot, we thought it prudent to obtain an administrative decision seeking support for the proposition that once the lots are merged, the structure on the new merged lot will be permitted a height of 45' with a 4th short story on the entire lot. If so, we seen no need for the recently submitted variance request.

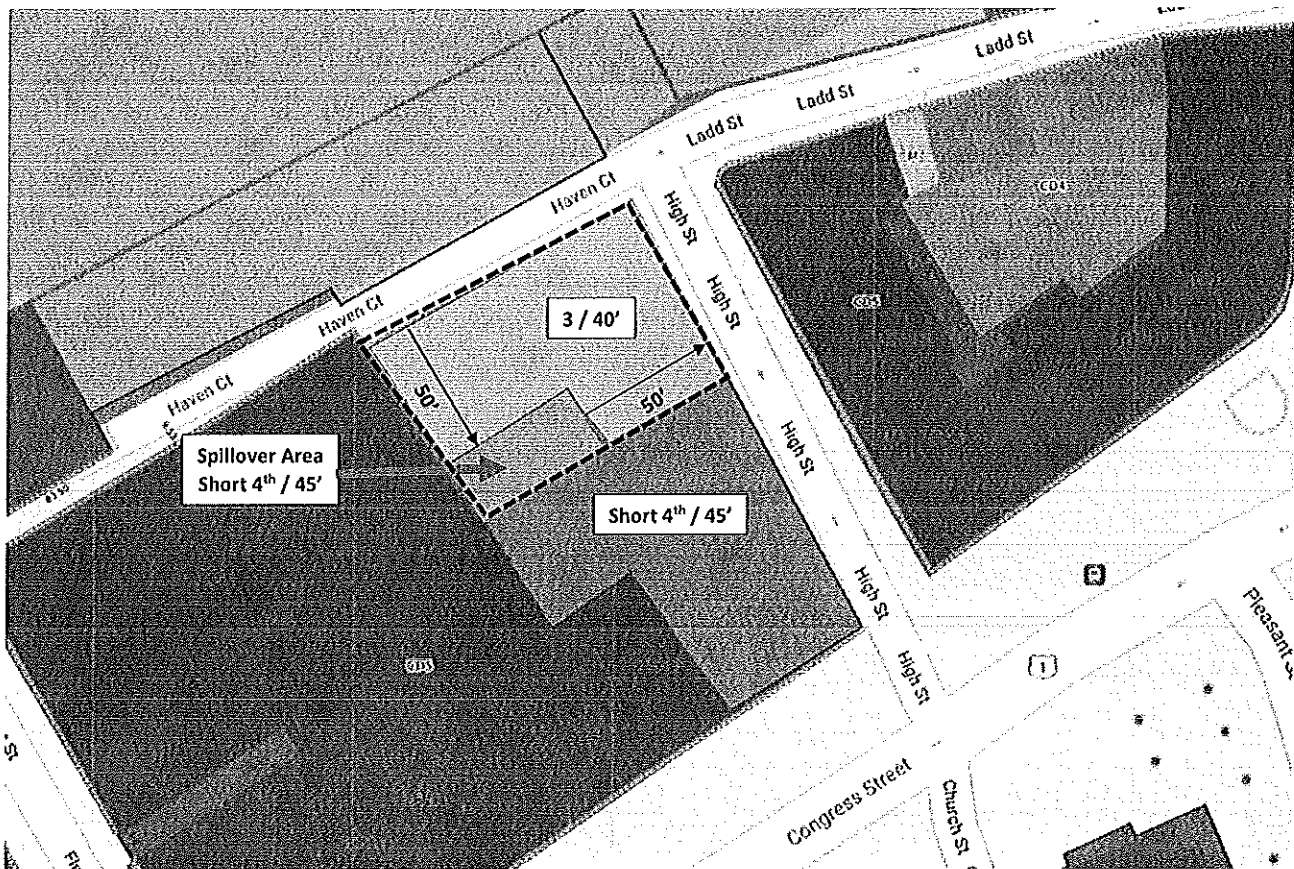
Should there be any questions regarding this request, please do not hesitate to contact us.

Francis X. Bruton, III, Esquire

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1 Congress Street Project – Maximum Building Height (# Stories / Feet) per 10.5A21.20

FX Bruton

From: FX Bruton
Sent: Monday, February 7, 2022 8:59 AM
To: Beverly M. Zendt
Cc: Nicholas J. Cracknell; Mark A. McNabb; 'Meaghan A. Sherrill'
Subject: RE: Tax Map 117, Lot 15 and Tax Map 117, Lot 14 Case: LU-22-12
Attachments: C-34500 Haven Court Survey.pdf

Beverly,

We are in receipt of your email dated February 2 and an email from Nick Cracknell dated February 1. We believe your interpretation of Section 10.5A21.22 (a) and (c) is not correct.

Attached is a copy of a recorded plan C-34500 in the Rockingham Registry of Deeds entitled, "Subdivision of Assessor's Parcel 117/12 Land of Wenberry Associates, LLC Fleet Street & Haven Court Portsmouth NH for City of Portsmouth, NH." This plan was prepared by licensed land surveyor James Verra & Associates on 11/22/05 by the request of the City of Portsmouth. Our licensed land surveyor, Ambit Engineering, agrees with this survey regarding Haven Court being labeled as a private way. Haven Court has never been accepted by the City of Portsmouth as a street nor has it been subject to a subdivision by the Planning Board and the road built to City standards. Haven Court has never appeared as a street in any historic surveys over the centuries and is not listed on the City's list of public streets. Therefore, Haven Court fails the Zoning Ordinance definition of a street. As such, Section 10.5A21.22 (c) regarding the "spill over" of the height standard goes all the way to Haven Court and not 50 feet from Haven Court.

Section 10.5A.21.22 (a) clearly states the governing height for 50 feet from a street is measured at the Front Lot Line (or street). The definition of "Front Lot Line" in the City of Portsmouth Zoning Ordinance is the primary address, which is 1 Congress Street for the subject lot. The building height at the Front Lot Line is 4 story or 45'. Therefore, Section 10.5A.21.22 (a) & (c) allows the height for any buildings going down High Street, within 50 feet from the lot line, to have this spill over height of 4 stories or 45', as that height is permitted from the Front Lot Line (Congress Street). This also meets the intent of the Zoning Ordinance which is to allow whatever existing building height is present at the Front Lot Line to continue down a city street. The intent of the Zoning Ordinance is to allow the same building height, no less or no more but the same height.

In summary, Section 10.5A.21.22 (a) allows the building height to be 4 stories and 45 feet within 50 feet of the lot line abutting Congress Street and Section 10.5.21.22 (c) allows the spill over building height to be 4 stories and 45 feet for the potion of the lot more than 50 feet from Congress Street and down High Street. Haven Court has no limiting impact on the subject parcel because it is not a "Street."

Should you agree with our interpretation regarding Haven Court and Section 10.5A.21.22 (a) and (c) then we would withdraw our variance request. Should you not agree with our interpretation we would respectfully ask you to get a legal opinion from Robert Sullivan or Suzanne Woodland before we go for an administrative appeal.

Francis X. Bruton, III, Esquire
Bruton & Berube, PLLC
601 Central Avenue
Dover, New Hampshire 03820
p: (603) 749-4529
F: (603) 343-2986

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Carly Ann Seary

RECORDING 18.00
SURCHARGE 2.00



(M)
McNabb Properties
3 Pleasant Street, Suite 400
Portsmouth, NH 03801

NOTICE OF VOLUNTARY MERGER OF CONTIGUOUS LOTS

NOW COMES One Market Square, LLC., owner of Map 117 Lot 14 and Map 117 Lot 15 being contiguous parcels of land located at 1 Congress Street and High Street, Portsmouth, County of Rockingham and State of New Hampshire, who wishes to merge said parcels for Municipal regulation and taxation purposes, and does hereby apply to the Planning Board of the City of Portsmouth, or its designee, for approval of said merger and further says that said lots are listed on Assessor's Map 117 as Lot 14 and as Lot 15, and being the same property conveyed to One Market Square, LLC., by deed of Peter H. Jarvis and Sons, LLC., dated December 09, 2022 and recorded at the Rockingham County Registry of Deeds at Book 6363 Page 31.

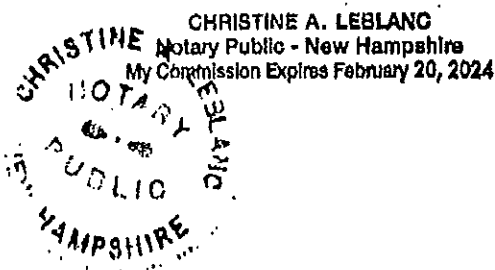
DATED this 31st day of January 2022.

Mark A. McNabb

Mark A. McNabb, Manager
One Market Square, LLC

State of New Hampshire
Rockingham, SS

Acknowledged before me by Mark A. McNabb, duly authorized Manager of One Market Square, LLC, this 31st day of January 2022, on behalf of said Limited Liability Company.



Christine A. LeBlanc
Notary Public

APPROVAL OF MERGER

NOW COMES THE Portsmouth Planning Board or its designee and pursuant to RSA 674:39-a approved the merger.

Dated: 2-7-2022

Beverly Mosh-Zendt
Authorized Officer

CONSENT OF LIEN HOLDER

Now comes Kennebunk Savings Bank and hereby consents in accordance with NH RSA 674:39-a, II to the voluntary lot merger of lots set forth on the city of Portsmouth Tax Maps as Map 117 Lot 14 & Map 117 Lot 15, said parcels subject to the grant of a mortgage from One Market Square, LLC to Kennebunk Savings Bank, pursuant to a certain Commercial Mortgage, Security Agreement and Assignment of Leases and Rents dated December 9, 2021, and recorded at the Rockingham County Registry of Deeds at Book 6363, Page 31.

Dated: 2/1/2022

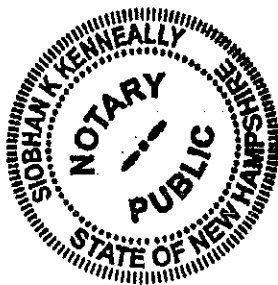
Kennebunk Savings Bank

By: _____

Chris Kehl, Executive Vice President

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

On this, the 31st of January 2022, before me, the undersigned Officer, personally appeared Chris Kehl, who acknowledged themselves to be the Executive Vice President of Kennebunk Savings Bank, and that they, as such, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as Executive Vice President.



Notary Public / Justice of the Peace

My commission expires 8/18/2026

SIOBHAN K KENNEALLY
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
August 18, 2026

HANOVER ST

ADDISON ST

LAVERGNE ST

MARKET SQ

LAUGHLIN WAY

ELLIS ST

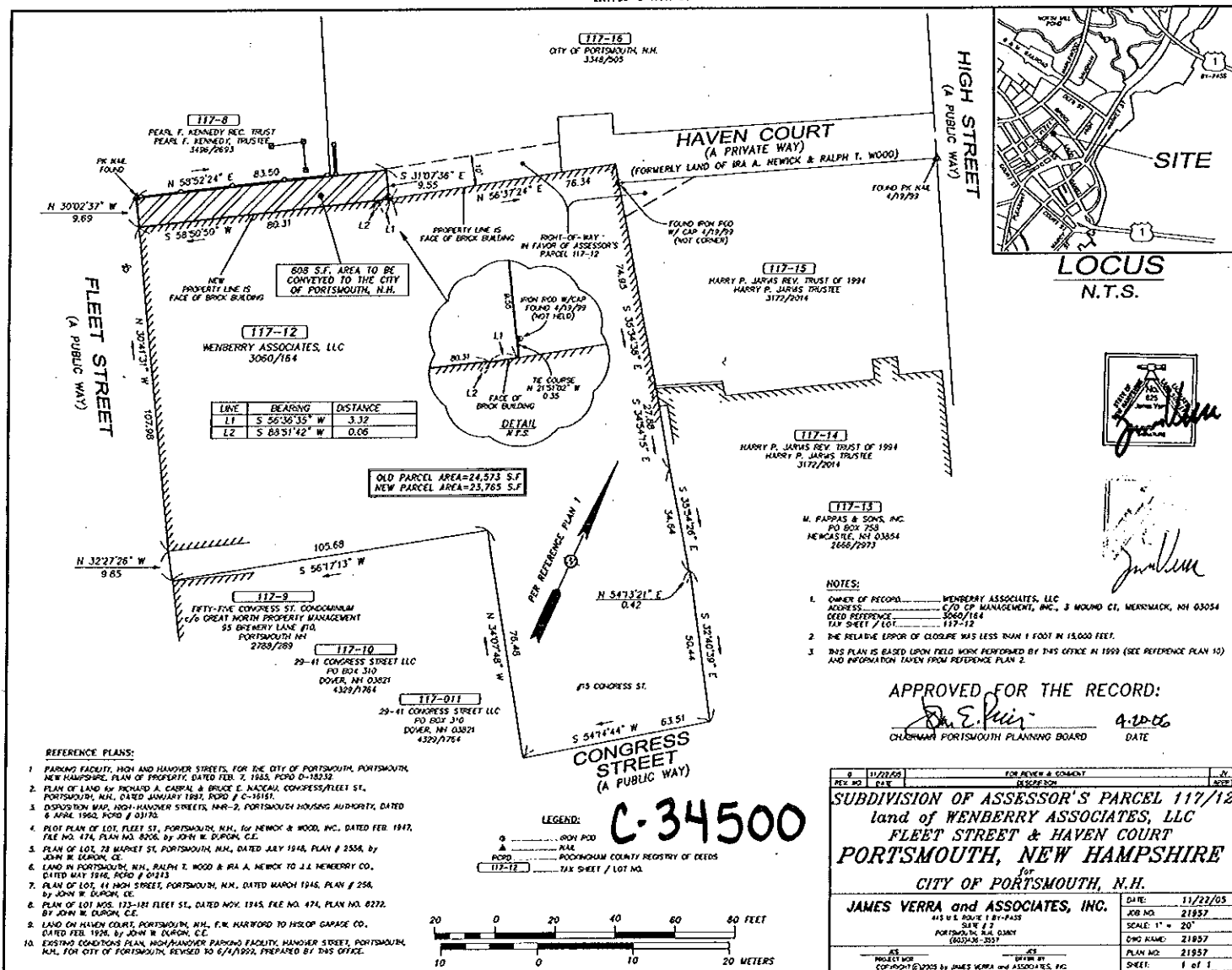
POLK ST

CLARK ST

COURT PL

COURT ST

006826 2M7FER-S AM111-01



*paper streets used
file # 30-06* *1977*

ACCEPTED CITY OF PORTSMOUTH STREETS

ALBANY STREET - C.R. VOL. 5
1868-1873, Page 373.

Street named.

AUBURN STREET - C.R. VOL. 3
1856-1864, Pages 400-401

Street renamed Richards Avenue.

ALDRICH ROAD - C.R. 1917-20
Page 434, 436, 556

Page 434: Aldrich Road accepted.
Page 436: Resolution to accept
said street vetoed by
Mayor.

Page 556: Street accepted.

See also Page 381 - West Street,
Street changed to Aldrich Road.

AUTUMN STREET - C.R. VOL. 8,
1883, 1888, Page 368

Street running from Hill Street
to Hanover Street named.

BANFIELD ROAD - C.R. VOL. 1
~~1849-1849~~ Page 186
~~1852-1853~~

Part completed accepted.

ALUMNI DRIVE - C.R. 1959, Page 13

Alumni Drive accepted.
Portion from Lafayette Road to
Circle renamed Andrew Jarvis Drive.
Alumni Circle remains.

ANN STREET - T.R. VOL. 6
1833-1864, Page 427

Street renamed Gardner Street.

ANN STREET - C.R. VOL. 3
1856-1864, Page 391

Renamed Langdon Street.

ANTHONY STREET - C.R. VOL. 5
1868-1873, Page 207

Renamed Union Street.

See also Page 192 - Union Street,
Renamed Anthony Street.

ARK STREET - T.R. VOL. 6
1833-1844, Page 426

Street renamed Penhallow Street.

ATKINSON STREET - C.R. 1964
Page 146

Portion - Hearing held on discon-

BARHELDER'S LANE - T.R. VOL. 6
1833-1844, Page 426

Street renamed Green Street.

BARTLETT STREET - C.R. VOL. 8
1883-1888, Page 368

Name changed from Creek Street &
Creek Road to Bartlett Street and
Woodbury Avenue. See also C.R. Vol. 6 -
Page 257, Mystic & Cambridge Sts. renamed
Bartlett Street.

BAYCLIFF ROAD OR CANNEY'S COURT
C.R. 1940-41, Page 134

Street accepted.

BERSUM LANE - C.R. January to June,
1951, Page 98

Street running from Broad Street to
Miller Avenue named.

See also page 85: Street running from
Broad St. to Miller Avenue named. Referred
to City Solicitor and City Manager with
power.

Booth Avenue

Renamed Highliner Av 4/4/83

BORTHWICK AVENUE - C.R. 1973,
Page 13 2/3/73

Portion of Borthwick Avenue
has been completed and shown
on plan prepared by McKenna
Associates for Liberty Mutual
Co. - accepted.

BOSS AVENUE - C.R. 1950, Page 85
(March to Dec.)
Accepted.

BOYAN DRIVE - C.R. 1968,
Page 72

Accepted subject to approval
of City Attorney.

BOYD ROAD - C.R. Vol. 4
1864-1868, Page 98

Street accepted subject to
being furnished with plan.

BOYD ROAD - C.R. 1954, Pages 89
and 97:

Page 89: Closed within perimeter
of Pease AFB.

Page 97: Discontinued within
perimeter of Pease AFB.

BRACKET ROAD EXTENSION
C.R. 1952, Page 201

Accepted.

BREWSTER STREET, T.R. VOL. 6
1833-1844, Page 53

Street accepted to Mill Road.

BROAD STREET - T.R. VOL. 6
1833-1844, Page 426

Street accepted.

BROAD STREET - C.R. VOL. 6
1873-1878, Page 70

Street accepted.

BURKETT STREET - C.R. VOL. 6
1873-1878, Page 257, 261

Street renamed Pitt Street, Pg. 257
Street renamed Burkett St., Pg. 261

CALVIN COURT - C.R. 1954
Page 89 and 97

Page 89: Closed within perimeters
of Pease AFB.

Page 97: Discontinued within
perimeters of Pease AFB.

CAMBRIDGE STREET - C.R. VOL. 6
1873-1878, Page 257

Renamed Bartlett Street.

CHARLES STREET - C.R. 1964,
Page 146

Hearing held on discontinuance -
no further action in records.

CHATHAM STREET - C.R. VOL. 3
1856-1864, Page 458

Street accepted.

CLIFF ROAD - C.R. 1952, Page 246

Accepted subject to utilities
being constructed and rough
grading being done.

CLINTON STREET - C.R. VOL. 9,
1888-1891, Page 108

Accepted.

COACH ROAD Accepted 9/19/88.

COAKLEY ROAD - C.R. 1957,
Page 236

Coakley Road accepted from the
Coakley Heirs providing deed is
given to the City and further
providing that road be named
Coakley Road.

COLD LANE - T.R. VOL. 6
1833-1844, Page 427

Street renamed Richmond Street.

COLONIAL DRIVE - C.R. 1941-42
Page 100

Accepted.

COLONIAL PINES STREETS - C.R. 1979
Page

Warranty Deed from Bea-Ric Development Co., Inc. for streets in Colonial Pines (off Lafayette Rd.) Robert Avenue, Ricci Avenue, Joan Avenue and Ann Avenue - voted for acceptance.

COLUMBIA COURT - C.R. VOL. 10
1892-97, Page 330

Named and accepted.

COLUMBIA STREET - C.R. VOL. 10
1892-97, Page 119

Street named.

COOLIDGE DRIVE EXTENSION -
C.R. 1957, Page 182

Extension of Coolidge Drive in front of Lots #72 and #74 accepted. (Elwyn Park).

CORNWALL STREET - C.R. VOL. 4
1864-1868, Page 434

Street accepted.

COTTAGE STREET - C.R. 1900-03
Page 457

Accepted.

COURT PLACE - T.R. VOL. 6
1833-1844, Page 426

Street unnamed - named Court Place.

COURT STREET - T.R. VOL. 6
1833-1844, Page 426

Street named Pleasant Street.
See also Jaffrey St. renamed Court S.

CREEK STREET & CREEK ROAD -
C.R. VOL. 8, 1883-1888,
Page 368

Renamed Bartlett Street and Woodbury Avenue.

CROP STREET - T.R. VOL. 6
1833-1844, Page 426

Street renamed Hanover Street.

CUSHING STREET - C.R. 1903-07
Page 146 and 252

Discontinued.

CUTTS ROAD - C.R. 1897-1900
Page 195

Discontinued.

CUTTS STREET - C.R. 1900-03
Page 252

Partial discontinuance.

CHARLES STREET - T.R. VOL. 6
1833-1844, Page 426

Street named Liberty Square - renamed Charles Street.

CHAPEL STREET - T.R. VOL. 6
1833-1844, Page 426

Street named Rosemary Street renamed Chapel Street.

COURT STREET - T.R. VOL. 6
1833-1844, Page 426

Street named Pitt Street renamed Court Street.

CHESTNUT STREET - T.R. VOL. 6
1833-1844, Page 426

Prison Street renamed Chestnut St.

CHAUNCEY STREET - C.R. 1897-1900
Page 70

Wibird Place renamed Chauncey
Street.

CANNEY'S COURT - C.R. 1940-41
Page 134

Also named Baycliff Rd.
Street accepted.

CABOT STREET - C.R. VOL. 3
1856-1864, Page 54

Lime Street renamed Cabot Street.

GRANITE STATE AVENUE - C.R. 1900-03
Page 257

Renamed Sagamore Avenue

HIGH STREET - C.R. 1961, Page 343

Portion discontinued as described
in records.

* FARM LANE - Portion intersecting w/ Spaulding Trpk
discontinued - 9/9/85
1/13/86 - Reopened Farm Ln.

F.W. Nafford Dr, Phase III 10/6/86

DANIEL STREET - C.R. 1921-24
Page 139

Daniel Street changed to
Daniels Street.

DEARBORN STREET EXTENSION,
C.R. 1942-1944, Page 126

Street accepted from Dennett
Street to a point 100 feet beyond
House #102 on Dearborn St. Extension.

Page 140: Vote to accept street
rescinded. Street accepted to
the southern side of the driveway
at House #102.

DECATUR ROAD - C.R. 1941-42
Page 100

Accepted.

DENNETT STREET - C.R. VOL. 6
1873-1878, Page 257

Street named.

DOCK STREET - T.R. VOL. 6
1833-1844, Page 426

Street renamed Hancock Street.

DODGE AVENUE EXTENSION - C.R. 1957,
Page 150

Voted to accept provided City is given
deed for fifty feet or roadway.

Page 176: Extension accepted subject
to City receiving deed of fifty foot
strip of land.

DORIS AVENUE - C.R. 1940-41
Page 151

Street accepted for a distance of
330 feet.

DOVER STREET - C.R. VOL. 4
1864-1868, Page 58

Street accepted.

DOWNING STREET - C.R. VOL. 1
1849-1853, Page 249

Street named.

DUPRAY COURT - C.R. 1973,
Page 50

Abandoned.

DUTTON AVENUE - C.R. 1921-24
Page 110

Street leading from State Street
to Memorial Bridge named.

FRANKLIN STREET - C.R. VOL. 1
1849-1853, Page 502

Street accepted.

HUMPHREY'S COURT - C.R. 1903-1907
Page 6

Street accepted.

HUMPHREY'S COURT - C.R. 1908-13
Page 299

Changed to Humphrey's Street
and accepted.

EAST PARK STREET - C.R. VOL. 6
1873-1878, page 82

Street accepted.

ECHO AVENUE - C.R. 1954,
page 89

Closed within perimeter of
Pease AFB.

Page 97: Discontinued
within perimeter of Pease
AFB.

C.R. 1957, Pg. 120-West of Spur Rd.
so-called - discon.
ELM COURT - C.R. VOL. 9
1888-91, page 172

Accepted.

ELM STREET - C.R. VOL. 8
1883-88, page 368

Renamed Maplewood Avenue.

ELM STREET - C.R. 1952,
page 245

Accepted subject to rough
grading and having sewer and
water pipes installed.

ELWYN PARK - C.R. 1957,
page 134

Certain unnamed streets -
acceptance referred to
City Manager with power.

Page 250: List of
streets accepted or
constructed.

CR 1947, Pg. 28 - unnamed Streets Elwyn
Pk - accepted subject to mtng specific.
FAIRVIEW AVENUE - C.R. 1952
page 389

Accepted.

FELLS ROAD - C.R. 1956,
page 95

Accepted.

FERRY WAYS - C.R. VOL. 5
1868-73, page 35

Street discontinued.

FETTER LANE - T.R. VOL. 6
1833-44, page 426

Street renamed Warren Street.

FORE STREET - T.R. VOL. 6
1833-44, page 426

Street renamed Market Street.

FRENCHMAN'S LANE - C.R. 1914-16
page 234

Street discontinued.

FRIEND STREET - C.R. VOL. 10
1892-97, page 468

Named and accepted.

~~ROAD~~ *T.J.* GAMESTER DRIVE - 3/5/85
GARRETT COURT - C.R. 1973,
page 50

Abandoned.

Gardner street
GEORGE'S TERRACE - C.R. 1941-42,
page 100

Accepted.

GOSLING ROAD - C.R. 1954,
Pages ~~69~~ and 97

Page ~~69~~ *96* Closed within perimeter
of Pease AFB.

Page 97: Voted to rescind decision
condemning said street due to joint
ownership with Newington.

GRANT AVENUE - C.R. 1973,
Pages 74 and C.R. 1953, Pg. 140

Page 74: Grant Avenue accepted
subject to City Engineer's approval
of Avenue.

Page 140: Accepted 90 feet along
its length.

GREEN STREET - C.R. 1973,
Page 50

Between Boston & Maine
right-of-way - abandoned.

GREENSIDE AVENUE - C.R. 1940-41
Page 151

Street accepted for a distance
of 300 feet.

GREENLEAF WOODS DRIVE
Accepted CR 3/28/88

HALL COURT - C.R. 1941-42
Page 100

Accepted.

HANCOCK PLACE - C.R. 1964,
Page 146

Hearing held on discontinuance -
no further action in records.

HANCOCK STREET - C.R. 1964,
Page 146

Hearing held on discontinuance -
no further action in records.

W. HARTFORD DRIVE - *3/5/85*

HAVEN ROAD - C.R. 1940-41,
Page 21

Street accepted.

HIGHLAND STREET - C.R. VOL. 7
C.R. 1878-1883, Page 165

Street accepted.

Page 166: Vote to accept
street rescinded.

HILL STREET - C.R. VOL. 4,
1864-1868, Page 381

Street accepted.

HILLCREST DRIVE - C.R. 1956,
Page 86

Accepted for distance of 977 feet
subject to completion of work.

HILLSIDE DRIVE - C.R. 1940-41,
Page 149-150

Street accepted.

HOLLY LANE - C.R. 1954, Page
206 and 223

Page 206: Accepted subject to
receiving deed.

Page 223: Deed accepted.

HOOVER DRIVE - C.R. 1979,
Page

Deed from Bea-Ric Development
Co., Inc. accepted for Hoover
Drive (Elwyn Park):

HORSE LANE - T.R. VOL. 6
1833-1844, Page 427

Street renamed Liberty Alley.

HOWARD STREET - C.R. VOL. 1
1849-53, Page 539

Street accepted.

JACKSON STREET - T.R. VOL. 7
1844-1849, Page 230

Street accepted.

JACKSON STREET - C.R. 1970,
Page 98

Street discontinued.

JAFFREY STREET - T.R. VOL. 6
1833-1844, Page 426

Street renamed Court Street.

Andrew Jarvis Drive *5/6/91*

JEFFERSON STREET - C.R. 1964,
Page 146

Hearing held on discontinuance -
no further action in records.

JOSHUA STREET - T.R. VOL. 6
1833-44, Page 426

Street renamed Auburn Street.

JUNKINS AVENUE - C.R. VOL. 10
1892-1897, Page 328

Named.

LANGDON STREET - C.R. VOL. 6
1873-1878, Page 78

Renamed Burkett Street.

LIBERTY STREET - C.R. 1964,
Page 146

Hearing held on discontinuance -
no further action in records.

LIBERTY SQUARE - T.R. VOL. 6
1833-1844, Page 426

Street renamed Charles Street.

LIME STREET - C.R. VOL. 3
1856-1864, Pages 50 and 54

Page 50: Street accepted from
Islington to McDonough Street.

Page 54: Street accepted for
whole length; Street renamed
Cabot Street.

LITTLE HARBOR ROAD - C.R. VOL. 1
1849-1853, Page 184

Street named.

MADISON STREET - C.R. VOL. 6
1873-1878, Page 40

Street accepted from Austin Street
to Middle Street.

MANNING PLACE - C.R. 1964, Page 146
Portion - Hearing held on discontinuance - no further action in records.

MANNING STREET - C.R. 1964,
Page 146

Portion - Hearing held on discontinuance - no further action in records.

MAPLE HAVEN - UNNAMED STREET
ADJACENT TO WINCHESTER ST. -
C.R. 1960, Page 212

Unnamed street discontinued.

MARGINAL ROAD - C.R. 1903-07
Page 25

Changed to Parrott Avenue.

MARJORIE STREET - C.R. January
to June, 1951, Page 2

Street accepted.

MARIETTE DRIVE - C.R. 1958,
Page 469

Mariette Drive or a portion thereof
accepted.

Mariette's Village Street discontinued
MARKET STREET - C.R. 1921-24 *3/2/87*
Page 250

Discontinuance of part of for
Boston & Maine Railroad.

*2/19/82 Approved extension to Woodbury Av
2/89 Deleted 'Ext' from Marlboro St*

MARLBORO STREET - C.R. VOL. 9
1888-1891, Pages 303 and 336

Page 303: Changed to Hanover St.

Page 336: Changed to Hanover St.

MARSTON AVENUE - C.R. 1913,
Page 49

Marston Avenue accepted.

MARSTON STREET - C.R. 1925-27
Page 191

Street accepted.

MASON AVENUE - C.R. 1941-42
Page 100

Accepted.

MASSEY-ACKERMAN STREET -
T.R. VOL. 6, 1833-1844
Page 426

Street renamed Howard Street.

MAST STREET - C.R. 1964,
Page 146

Hearing held on discontinuance -
no further action in records.

McDONOUGH STREET - C.R. VOL. 5
1868-1873, Page 74

Street accepted.

C.R. 1941-42, Page 153:

Accepted.

McGee Drive *formerly portion of Circuit Rd
between Market St and Maplewood
avenue renamed 11/18/85*

McNABB COURT - C.R. 1952
Page 245

Accepted.

McKINLEY ROAD - C.R. 1955
Page 130; Accepted.

McKINLEY ROAD EXTENSION - C.R. 1955
Page 184; Accepted.

MELCHER STREET - C.R. VOL. 1
1849-1853, Page 539

Street accepted subject to
having plan filed.

Meredith Way - *Renamed a portion of
Pine St. cc adopted 8/5/91.*

MILL STREET - T.R. VOL. 6
1833-1844, Page 426

Street renamed Vaughan Street.

MILL STREET - C.R. VOL. 1
1849-53, Pages 140, 141

Street renamed Elwyn Street.

MILLER'S AVENUE - C.R. VOL. 5
1868-1873, Pages 192 and
353, 366:

Page 192: Street named.

Page 353: Street renamed
Summer Street.

Page 366: Renamed Miller's Ave.

MOEBUS TERRACE - C.R. 1960,
Page 265

Street accepted.

MONROE STREET - C.R. 1936-38
Page 99

Street accepted.

MORNING STREET - C.R. VOL. 5
1868-73, Page 35

Street accepted.

MT. VERNON STREET - C.R. VOL. 5
1868-1873, Page 219

Street accepted.

MYRTLE STREET - C.R. VOL. 10
1892-97, Page 383

Renamed Myrtle Avenue.

MYSTIC STREET - C.R. VOL. 6
1873-78, Page 257

Renamed Bartlett Street.

NEWCASTLE AVENUE (REAR)
C.R. 1954, Page 27

Changed to Pleasant Point Road
if no legal objections.

NEWTON AVENUE - C.R. 1964,
Page 146

Hearing held on discontinuance -
no further action in records.

NORTH SCHOOL STREET - C.R. VOL. 1
1849-1853, Page 97

Street renamed Prospect Street.

NORTH AVENUE - C.R. VOL. 8
1883-1888, Page 368

Renamed Maplewood Avenue.

NORTH STREET - C.R. VOL. 8
1883-1888, Page 368

Renamed Maplewood Avenue.

Omne Road Renamed Arthur K. Brady Jr., Dr.
3/5/90
NORTHWEST STREET - C.R. VOL. 6
1873-1878, Page 550

Street named.

Oakwood Dr (11-17-86)
OXFORD ROAD - C.R. 1957,
Page 115

Accepted.

O'Leary Place : cul-de-sac off
Fairview Ave 8/15/89
PARADE STREET - T.R. VOL. 6
1833-1844, Page 426

Street renamed Market Square.

PARKER STREET - C.R. VOL. 3
1856-1864, Page 430

Street acceptance referred to
committee on streets with
power.

PARKER'S STREET - T.R. VOL. 7
1844-1849, Page 104 & 286

Partial discontinuance.

PARTRIDGE STREET - T.R. VOL. 6
1833-1844, Page 426

Street renamed Water Street.

PEARL STREET - T.R. VOL. 6
1833-1844, Page 427

Street accepted.

PEARL STREET - T.R. VOL. 7
1844-1849, Page 104

Part discontinued.

PEARSON STREET - C.R. 1928-32
Page 183

Street accepted.

PEIRUS LANE - T.R. VOL. 6
1833-1844, Page 427

Street renamed Manning Street.

Penhallow street
PENN STREET - C.R. VOL. 5
1868-1873, Page 219

Street accepted. Street
renamed Rockingham Street.

PINE STREET - C.R. VOL. 8
1883-1888, Page 226-227

Accepted.

Portion deeded to Mayo + Cohen
6/4/90.
PINEHURST STREET - C.R. 1933-35
Page 105

Street and deed accepted.

PLEASANT POINT - C.R. 1955
Page 184

Acceptance of Parcel C.

PLEASANT POINT DRIVE - C.R. 1955
Pages 131-132

Acceptance upon completion of
works parcels A and B.

PITT STREET - C.R. VOL. 6
1873-1878, Page 261

Renamed Burkett Street.

PITT STREET - T.R. VOL. 6
1833-1844, Pg. 426 - Street renamed Court Street.

POND STREET - T.R. VOL. 6
1833-1844, Page 426

Street renamed Warren Street.

PRISON STREET - T.R. VOL. 6
1833-1844, Page 426

Street renamed Chestnut Street.

RAITTS COURT - C.R. 1973,
Page 50

Abandoned.

Richards Street

~~Richmond St.~~
ROCK STREET - T.R. VOL. 7
1844-1849, Pages 104 and 286

Pg. 104: Part discontinued.
Pg. 286: Partial discontinuance.

ROCKINGHAM AVENUE - C.R. VOL. 10
1892-97, Page 383

Changed to Myrtle Avenue.

C.R. 1954, Page 97:

Discontinued within perimeter of
Pease AFB.

ROCKINGHAM STREET - C.R. 1921-24
Page 173

Portion of Rockingham Street lying
between McDonough St. and land of
Boston & Maine Railroad is discontinued.

RIDGES COURT - C.R. 1921-24,
Page 170

Street accepted subject to City
Solicitor's getting proper plans.

ROCKLAND STREET - C.R. VOL. 10,
1892-97, Page 200

Accepted.

ROSEMARY STREET - T.R. VOL. 6
1833-1844, Page 426

Street renamed Chapel Street.

RUSSELL STREET - C.R. 1973,
Page 50

Abandoned.

SAGAMORE GROVE - C.R. 1958,
Page 496

Right-of-way on Sagamore Avenue
accepted.

SAGAMORE ROAD - C.R. VOL. 1
1849-1853, Pages 168, 184, 186

Pg. 168: Part completed accepted.
Pg. 184: Street named.
Pg. 186: Part completed accepted.

SAGAMORE ROAD - C.R. 1900-03
Page 43 and 257
Pg. 43: Renamed Granite State Ave.
Renamed Sagamore Avenue. (Pg. 257)

SALEM STREET - C.R. VOL. 4
1864-1868, Page 427

Street accepted.

SCOTT STREET - C.R. 1921-24
Page 110

Street leading from Daniel Street
to Memorial Bridge is named.

SCHOOL STREET - C.R. 1973,
Page 50

Abandoned.

SHEFFIELD ROAD - C.R. 1957,
Page 137

Portion meeting requirements
accepted.

SHERBURNE ROAD - C.R. 1942-44,
Page 82

Discontinuance of part for expan-
sion of Portsmouth Airport.

C.R. 1954, Pg. 97: Discontinued
within perimeter of Pease AFB.

SHORT STREET - T.R. VOL. 6
1833-1844, Page 426

Street renamed Vaughan Street.

C.R. VOL. 1, 1849-1853,
Page 140, 141:

Renamed Elwyn Street.

SHURMAN AVENUE - C.R. 1941-42
Page 100

Accepted.

SOUTH MILL STREET - C.R. VOL. 9
1888-1891, Page 419

Accepted.

SOUTH ROAD - C.R. VOL. 10,
1892-97, Page 475

Renamed South Street. *No width*

SOUTH SUMMER STREET - C.R. VOL. 5
1868-1873, Page 192

Street accepted.

SPARHAWK STREET - C.R. VOL. 6
1873-78, Page 68

Street accepted.

SPRING STREET - T.R. VOL. 6
1833-1844, Page 427

Street renamed Parker Street.

SPRING STREET - C.R. VOL. 8,
1883-1888 - Page 378

Street running from Miller Ave.
to Broad Street accepted.

Springbrook Circle 7/7/86 accepted.

STONE CHURCH STREET - C.R. VOL. 1
1849-1853, Page 242

Partial discontinuance.

Succi, Michael Drive

*Road from Market St. leading to
national Gypsum plant. 2/1/81*

SUDBURY STREET - T.R. VOL. 1
1844-1849, Page 104

Street discontinued.

SULLIVAN STREET - C.R. VOL. 6
1873-1878, Page 257

Street named.

SUMMER STREET - C.R. VOL. 5
1868-1873, Page 366

Street renamed Miller's Avenue.

SUMMIT AVENUE - C.R. 1938-39
Page 169

Street accepted for distance
of 301 feet.

SUNSET ROAD - C.R. 1953,
Page 216

Accepted.

CR March to December, 1950, Page 85

Accepted.

SUTTON STREET - C.R. 1940-41,
Page 149

Street accepted for a distance
of 330 feet.

TAFT ROAD EXTENSION - C.R. 1979,
Page

Deed from Bea-Ric Development Co.,
Inc. accepted for Taft Rd. Ext.
(Elwyn Park)

THAXTER ROAD - C.R. 1928-32
Page 133

Street accepted for 60 feet
beyond hydrant.

C.R. 1953, Page 216: Accepted.

THORNTON STREET - C.R. VOL. 6
1873-78, Page 257

Street named.

THORNTON STREET EXTENSION -
C.R. 1955, Page 103

Abandoned.

UNION STREET - C.R. VOL. 4
1864-1868, Page 381

Street accepted.

UNION STREET - C.R. VOL. 5
1868-1873, Page 192

Renamed Anthony Street.

UNION STREET - C.R. VOL. 6
1873-1878, Page 70, 470, 481, 461

Pg. 70: Accepted between Lincoln Avenue and Hawthorne Street.

Pg. 470: Work on street finished - street accepted.

Pg. 481: Vote to accept street rescinded until proper deed available.

Pg. 461: Street accepted subject to being finished.

VAUGHAN STREET - C.R. VOL. 1
1849-1853, Page 140

Street renamed Elwyn Street.

C.R. VOL. 9, 1888-1891, Page 482:

Section running from corner near storehouse to Maplewood Avenue renamed Raynes Avenue.

Portion between Deer + Old Russell abandoned
7-1-85

VENUS STREET - C.R. 1963, Page 254

Accepted.

Renamed Omne Road 10/13/84

VERSAILLES AVENUE - C.R. 1961,
Page 313.

Versailles Avenue from Jones Avenue 237.7 feet southeasterly, accepted.

VICTORY ROAD - C.R. 1941-42,
Page 100

Accepted.

VINE STREET - C.R. 1953, Page 134

Accepted.

WALL STREET - C.R. 1973, Page 50

Abandoned.

WALLACE STREET - C.R. 1903-07,
Page 15

Changed to Newton Avenue.

WARREN STREET - C.R. 1897-1900
Page 422

Changed to Porter Street.

WATER STREET - C.R. VOL. 10
1892-97, Page 221

Changed to Marcy Street.

WATER STREET - C.R. 1925-27
Page 83

Street changed to Marcy Street from State Street to Newcastle Avenue.

WENDELL STREET - C.R. 1970,
Page 98

Discontinued.

WENTWORTH ACRES, Streets, Water
Lines, Sewer Lines, etc. - C.R. 1957
Page 177, (Pg. 250 - List of street
constructed or accepted
Page 177: Report concerning accept
ance of all streets water, sewer

WENTWORTH STREET - C.R. VOL. 1
1849-53, Page 535

Accepted.
West Road - in the Lafayette Rd. Subdivision
Accepted 8/5/85

WEST STREET - C.R. VOL. 8
1883-1888, Page 287

Street running from #74 Middle
Street named.

WEST STREET - C.R. 1917-20
Page 381

Street changed to Aldrich Road:

West Road - 8/5/85

WHIDDEN PLACE - C.R. 1964,
Page 146

Hearing held on discontinuance-
no further action in records.

White Cedar Boulevard 6/6/88

WHIPPLE COURT - C.R. 1941-42,
Page 100

Accepted.

WHIPPLE STREET - C.R. VOL. 6
1873-78, Page 257

Street named.

WIBIRD PLACE - C.R. 1897-1900
Page 70

Renamed Chauncey Street.

WINCHESTER STREET - C.R. 1958,
Page 434

Winchester Street accepted
subject to approval of
City Attorney as to form of
deed. (Maple Haven)

WINTER STREET - C.R. VOL. 1
1849-53, Page 411

Street accepted subject to
being graded.

C.R. VOL. 4, 1865-68 Page 434:
Street accepted.

WOODBURY AVENUE PORTION -
CR. 1958, Pages 479 & 488

Pg. 479: Portion of Woodbury
Avenue previously discontinued
by State of NH discontinued by
City and abandoned portion quit-
claimed in return for easement
across property of Rockford
Realty, Inc.; this road may have
been partly reconsidered.

Pg. 488: Description of area
discontinued.

Abandoned old section 4/29/91
(West of Durgin Ln.)

WOODBURY STREET - C.R. VOL. 8
1883-1888, Page 368

Renamed Thornton Avenue

WOODLAWN CIRCLE - C.R. 1956,
Page 86

Accepted for 977 feet subject
to completion of work.

WORTHEN ROAD - C.R. 1941-42,
Page 100

Accepted.

WRIGHT AVENUE - C.R. 1921-24
Page 110

Street leading from Daniel Street
to State Street named.

MISCELLANEOUS STREET INFORMATION:

UNNAMED STREET CONNECTING MYRTLE AVENUE
WITH MAPLEWOOD AVENUE - C.R. 1957,
Page 115

Accepted subject to approval of form
of deed.

UNNAMED STREET CONNECTING MYRTLE AVENUE
AND MAPLEWOOD AVENUE, C.R. 1957,
Page 138

City Attorney finds part of deed
objectionable; thinks he can resolve.

LIST OF STREETS EITHER ACCEPTED OR
CONSTRUCTED - C.R. 1957, Page 250

Meadowbrook Park, Wentworth Acres,
Elwyn Park, Woodlawn Circle, Ocean
Road, Winchester or Maple Lane,
Moulton Development, Pleasant Point
Drive, Sheffield Road, Fells Road,
Sims Avenue. These streets are
contained in Manager's report
and are not formal votes.

NEW STREETS UNNAMED - C.R. 1897-1900
Page 306

Street running from Middle Street to
Middle Road - accepted.

ROAD ACROSS SOUTH MILL POND -
C.R. VOL. 10, 1892-97, Page 128

Discontinued.

STREET UNNAMED - C.R. 1917-20,
Page 564

Changed to Ward Place or Ward
Street. Street leading from
Middle Road to Lafayette School.

STREET UNNAMED - C.R. 1903-07
Page 15

Changed to Scrutin Street.

STREET UNNAMED - C.R. VOL. 9
1888-1891, Page 397

Street running from South Mill
Street to Mechanic Street -
referred to the Committee on
Streets with power.

STREET UNNAMED - C.R. VOL. 8
1883-1888, Page 144

Street leading from Middle Street.
Where it leads to is not mentioned.
Accepted.

PUBLIC WALKWAY - C.R. 1973,
Page 50

Between Hill & Hanover Streets
and between Deer & Raynes Avenue -
abandoned.

NEW ROAD UNNAMED - C.R. 1941-42
Page 162

Road running from Sherburne Road
to the boundary line between the
City of Portsmouth and the Town
of Newington - discontinued for
purpose of Portsmouth Public
Airport.

UNNAMED STREET RUNNING BETWEEN
PROPOSED WOODLAWN CIRCLE AND HILLCREST
DRIVE (PART OF WOODBURY PARK)
C.R. 1955, Page 165

Discharged.

STREET UNNAMED - C.R. 1950
March to December, Page 142

Street running between Miller Avenue
and Broad Street accepted.

SERVICE ROAD (ALONGSIDE SPUR ROAD)
C.R. 1953, Pages 284-85

Accepted subject to receiving
deed.

NEW HIGHWAY UNNAMED - C.R. VOL. 4
1864-1868, Page 414

Street discontinued.

HIGHWAY UNNAMED - C.R. VOL. 4
1864-68, Page 423

Street discontinued.

BACKROAD - C.R. 1908-13,
Page 373

Changed to Peverly Hill Road.

Paper Streets Deeds
File # 20-06

1/17/1977

STREETS IN PORTSMOUTH

A Adams Ave. *
Albany Street *
Aldrich Court
Aldrich Road - v17 p 556 deed *
Artwill Avenue - 4/9/43 p 217
Ash Street * 6/29/72 xx (not accepted per P.B. person)
Ashland Street
Atkinson Street
Austin Street - deed 1834 *
Autumn Street
Alumni Drive 7/1/57 - 1956
* Anne Avenue 2/5/79

1833- 856
Town
Records

B Ball Street
Banfield Road p 186 (city) *
Barberry Lane
Bartlett Street
Bay Cliff Road* v25 -p184
Beechwood St.
Benson Street * (need deed)
Bersum Lane *
Birch Street
Blossom St.
Boss Avenue *9/7/1950
Bow Street
Boyd Road *v-4 p98
Brackett Road *6/2/55
Brackett Lane * 6/2/55
Brewster Street
Bridge Street
Broad Street *
Burkitt Street *
Booth Avenue * -> changed to High Liner
Borthwick Avenue * 2/5/73 portion

High Liner Ave.

C Cabot Street
Caldwell Avenue
Calvin Court 11/28/50
Cass Street
Cate Street * portion of Cate St. - 12/6/76
Cedar Street
Central Avenue xx Mun services
Ceres Street discontinued
Chapel Street
Chapel Court
Charles Street
Chatham Street * v3 p 458
Chauncey Street
Chestnut Street
Church Street
Circuit Road *
Cliff Road xx Mun services
Clinton Street * p 108 part of
Coffin's Court xx
Cleveland Drive *
Clover Lane xx
Coakley Road x (deed needed) 11/25/57

Remained Middle Drive 11/10/85
Circuit Road Extension
Coffin RD - accepted 9-19-85

*ACCEPTED STREET

* Colonial Pine Streets-2/5/79
Colonial Pines Rd.*- part of 12/6/76
Colonial Drive * v26 -P100 & 110
Colonial Street
Columbia Street -
Columbia Court
Commercial Place
Concord Way
Congress St. x 10/7/57
Coolidge Dr xx
Coolidge Dr. Ext *
Cornwall Street lot 72-74
Cottage Street * v12 -p457
Court Street -
Court Place * deed L. Pickering 9/15/1843
Cuttis Street -
Cut off Myrtle & Maplewood Aves. 7.1/57

all off
Pembroke

D Daniel Street *
Davis Road * 11/8/74
Dearborn Street
Dearborn St. Ext. * v27 p44 275 ft.
Dearborn Place
Decatur Road * v26 P 100 & 110
Deer Street
Dennett Street -
Depot Avenue
Dodge Ave * 10/7/57 ext 9/4/52
Doris Avenue * v-25 - p157
Dover Street * v2 p451
Durgin Lane
Dutton Avenue
Diamond 4-134
Denise Street *
Dwight Avenue *

7/1/57

E Echo Ave. west of Spur Rd. abandoned
Edward Street
Elm Court * v9 p172
Elywn Avenue
Elwyn Road
Essex Avenue *
Exchange Avenue
Elm Street
Edmond Avenue *

Atlantic Heights:
All Streets *

C & A streets in Industrial Park
accepted 1/3/77

named 11/10/85 0 some deeds
1982
Constitution Ave. accept 5/11/88 8 15.15

* FARM LANE - portion discontinued (intersection w/ Spruiling Trpk) 9/9/85

T. W. Hartford
Dr. placed 3
10/6/86

STREETS IN PORTSMOUTH (2)

F Fairview Avenue * 11/6/52
Fairview Drive 11/23/42 p 189
Falkland Way (H)
Farm Lane * 2/2/50
Fernald Court
Fields Road xx 1/6/58
Fells Road 7/23/56 *FLEET ST.*
Fletcher Street
Foch Avenue * (deed)
Forest Street
Foss Road
Frame Point
Franklin Street v1 p502 (1853)
Freeman's Point v17 p433
Frenchman's Lane
Friend Street
Filmore Road *

G Garden Street
Gardner Street *T.J. G-AMSTER DR. 3/5/85*
Garrett's Court
Gates Street *
Georges Terrace * v2b p 100 & 110
Gosling Road
Granite Street *
Green Street
Greenland Road *
Greenleaf Avenue *GREENLEAF WOODS DR. accepted CR 3/28/81*
Greenside Avenue * 300 ft-v25-p151
Grant Avenue * 8/6/73 file 4-7
Garfield Road

H Haig Street * *F.W. HARTFORD DR. 3/5/85*
Hall Court* v26 P100 & 110
Hancock Street
Hanover Street see Cross St also
Harvard Street
Haven Road * v25 p2
Hawthorne St.
High Street -
Highland St. * v7 p165
Hill Street * v4 p291 xHillcrest Dr 972' to north boundary 7/5/56
Hillside Drive xx-v25 * not wide enough
Holly Street
Holly Lane 10/7/54-deed need correcting
Holmes Court
Howard Street
Humphrey's Court * v14-p299
Hunking Street
Harding Road *
Hillicrest Dr. *
Hayes Place

I Islington Street *

* Joan Avenue 2/5/79
J Jackson Hill
Jackson Street * abandoned 1970
abandoned 1970 1849 v7-p230

Jefferson Street
Jenkins Avenue
Jewell's Court
Joffre Terrace
Johnson Court

- Jones Avenue - xx
Joseph Street
Junkins Avenue *
K Kearsarge Street *
Kearsarge Way *
Kensington Road
Kent Street

L Ladd Street
Lafayette Road -
Lang Road *
Langdon Street
Lawrence Street *
Leavitt Avenue
Lens Avenue * (deed) 3/27/25 pg. 23 bk 794
Liberty Street
Lincoln Avenue * v5 p 279
Linden Street
Little Harbor Rd.
Livermore Street
Locust Street * *See 1/19/78*
Longmeadow Lane xx 100ft front woodlawn
Lois Street
Lookout Lane
Lovell Street *v10 p339
Leslie Drive 11/1/58

M Madison Street
Magnolia Street
Mangrove Street *
Manning Place
Manning Street
Maple Street * 2/2/50
Maplewood Avenue *See 1/19/78*
Mariette Dr *Bentley & W. O. O. O. O.*
Marjorie Street * 1/4/51
Mark Street *MARTIN TERRACE **
Market Street -
Market Square
Marne Avenue * deed - 3/27/25
Marston Avenue v15 p49 - v19 p191
Mason Avenue * v26 p 100 & 110
Mast Street
McClintock Avenue
McDonough Street *
McKinley Road * 10/24/55 (deed)
McNabb Court * 7/14/52

"H" all streets at heights accepted by City

Deed #
1540

Heritage Ave

Deed Vol 2274

Pg 1056

2/25/77

Assessor's Office
Two copies
of deed

STREETS IN PORTSMOUTH (3)

Meadow Road * 2.2.50
 Mechanic Street *
 Meeting House Hill
 Melbourne Street v11 p443 deed
 Melcher Street * v1 p539 (1853)
~~Martha Terrace *~~
 Mendum Avenue * 10/18/13 v15 p69 (deed)
 Merrimac Street
 Middle Road
 Miller Avenue * v5 -p11
 Mirona Road Ext * 1/5/76
 Mirona Road * accepted 2/22/71 - 11/23/70
 Moffatt Street
 Monroe St. * 4/29/27 v23 p99
 Monteth Street - 00058 PARK
 Morning St. * v5 p35
 Mount Vernon St. * v5 p 219
 Myrtle Avenue -
 Mulberry Street *

-MIDDLE ST-

N Newcastle Avenue *
 Newton Avenue * v12 p453
 Noble's Island
 North School Street
 Northwest Street *
O ~~OAKWOOD DR~~ (accepted 11-17-86)
 Oak Street
 Ocean Road -
 Orange Street
 Orchard Court
 Orchard Street v10 -p422-426
 Oxford Avenue * 7/1/51
 Oxford Road 7.1.51

P Park Street * v15 - p 58 - deed 10/13/18
 Pamela Street 11/4/57
 Park Street
 Parker Place
 Parrott Avenue
 Partridge Street
 Pearl Street * v6 p714
 Pearson Street * v20 p183
 Pierce Island
 Penhallow Street deed 1807 8/20
 Pegerly Hill Road *
 Pickering Avenue
 Pickering Street
 Pine Street * v8 p226
 Pinehurst Rd. * v21 p105 10/4/56
 deed 12/20 33-1/12/61
 Plains Avenue
 Pleasant St. -
 Pleasant Pt. "parcel C"
 Porpoise Way * 10/24/55 - 245' long
 Porter St
 Pray Street * v6 p608
 Preble Way

Princeton Street
 Profile Avenue *
 Prospect Street
 Pleasant Pt. Dr. 12/1/55 - 12/28/60
 Ricci Avenue 2/5/79
 Robert Avenue 2/5/79
 Raitt's Court
 Raleigh Way * (H)
 Rands Court
 Regina Road 9/4/64
 Ranger Way (H)
 Raynes Avenue
 Richards Avenue *
 Richmond Street
 Ridges Court * 3/31/1924
 Rock Street
 Rockaway Street
 Rockhill Avenue *
 Rockingham Avenue *
 Rockingham Street * v5 p219
 Rockland Street * v10 p200
 Rogers Street
 Russell Court (Alley)
 Russell Street -
 Rutland Street * v11 p443 deed
 Ruby File 4-134
 Ruth * file 4-151 3.1.71
S Sagamore Avenue * part vi p168
 Sagamore Grove
 Salem Street * v4 p429
 Salter Street
 Saratoga Way * (H)
 School Street
 Schurman Avenue * v26 -p100 & 110
 Scott Avenue
 Scruton Avenue 6/24/1903
 Sewall Road 1/6/58 xx
 Shapleigh Island
 Sheafe Street *
 Sheffield Road * 10/4/56
 Sherburne Avenue
 Sherburne Road 6/23/52-leased to Govt-AMB
 Sheridan Avenue
 Sims Avenue * deed
 Snugharbor Avenue
 South Street
 South Mill Street * v9 p419
 South School Street
 Sparhawk Street
 Spinney Road
 Spring Street * v8 p404
 Spruce Street

*Accepted Streets
 - part of

Last Rd
 Deed
 Vol 2276
 Pg 1056
 2/25/77
 Deed.
 in Assessor's
 office

STREETS IN PORTSMOUTH (4)

Stark Street
 -State Street -
 Sudbury Street *
 Summer Street *
 Summit Avenue * 301 ft. v 24 p165
 Sunset Road * 4/20/53 deed
 Sutton Avenue 390 ft v25 p72
 Sheffield Road * 10/11/56
~~XXXXXX ROAD XXXX~~
 Sapphire Street 1968 deed 4/134
 Suzanne Drive *

T Tanner Court
 Tanner Street 12/13/1927
 Thaxter Road * 7/14/52 deed v20 - p183
 Taylor Lane *
 Taft Road *
 Taccetta Estate Streets * 1/3/77
 Tyler Place -
 Thornton Street
 Thornton St. Ext. 5/23/55 portion abandoned
 Truman Place *

U Union Street * v6 p470 from Hawthorne
 to South St.

V Van Buren Ave 5/17/60
 Vaughan Street -
 Venus Street 8/29/63-recorded 9/4/63
 Verdun Street *deed 12/26/23--pg 235-bk 794
 Versailles Avenue *deed 12/26/23-pg 235-bk 794
 Victory Road * v26 p 100-110
 Vine Street * 5/23/53 50' wide
 not wide enough

W Walden Street
 Walker Bungalow Rd - 4/7/55 xx
 Walker Street
 Wall Street
 Walnut Street
 Walton Avenue
 Ward Park
 Washington Street
 Westfield Rd. 7/6/58
 Wendell Street abandoned 1970
 Wentworth Street * v1 p535 1853
 Whidden Place * West Road - 8/5/85
 Whidden Street
 Whipple Court * v26 P100-110
 Whipple Street
 Wibird Street *
 Willard Avenue *
 Willow Lane
 Wilson Road 8/17/49

WBBX ROAD (per memo 9/8/80 from Dan Ayer)

Winter Street
 Witmer Avenue
 Woodbury Avenue *FORMERLY NEWINGTON RD*
 Woodlawn Circle * 12/19/51
 Woodworth Avenue
 Worthen Road * v26 P100-110
 Wright Avenue *deeded 5/26/52
 Weald Road *
 Wedgewood Road *
 Winsor Road *
 * Woodworth & Sweatt 9/17/46 *part str. comm.*
 Wilson Road *
 Winchester St. *

6/23/52

State St. reconstructed

State Dept: \$63,000

City Share: 12,000

Deeds: Home for Aged Women
 Rockingham County Jail Bldg.
 Snow Plowing etc. \$37,571.43
 Library Annex (Cohen Estate)
 Sand pet-Bach of Sherburne
 School 6/23/52

*SHERBURN RD
 6/23/52
 to South St.*

*WESTFIELD RD
 7/6/58*

(KERO)

(KERO)

*City of Portsmouth
Court
named by 70/10/79
city still controlled*

STREETS IN PORTSMOUTH

* Anne Avenue 2/5/79
* Adams Ave
A * Albany Street
Aldrich Court
Aldrich Road* 1/1/79 536 dead
Artwill Avenue Bl. SP. Dmn. 1/1/79 1,217
* Ash Street
Ashland Street
Atkinson Street
* Austin Street - del - 1924
Autumn Street

Alumni Drive 7/1/57 1956
Bell Street
* Banfield Road* (Pho-VI 1986 (cut))
Banberry Lane
Bartlett Street
Baycliffe Road* V.25 1934
Beachwood Street

* Bonson Street (road closed)
* Borsum Lane
Birch Street
Blissom Street
Boas Avenue 9.7.1950
Bow Street
Boyd Road* V.44 1918

6/2/55 - Brackett Road & Lane* 6/2/55
Brewster Street
Bridge Street
Broad Street
- Burkitt
* Booth & Northwick Aves

C Cabot Street
Caldwell Avenue
Calvin Court* 1/12/50
Cass Street
Cato Street - portion of Cal. St
Cedar Street

xx Central Avenue Mun. Services
Ceres Street - discontinued
Chapel Street
Chapel Court
Charles Street
Chatham Street* V.3 1948
Chauncy Street
Chestnut Street
Church Street

* Circuit Road
xx Cliff Road - Municipal Services
- Clinton Street* V. 1908 part of
xx Coffin's Court
xx Clover Lane *Clareland Dr.
* Coakley Rd. (road closed) 1/12/57
* Accepted Streets

* Municipal Services

- of Colonial Pine Rd. accepted 10/16/76

* Colonial Pines St. 2/5/79
Colonial Drive* V.26 1940
Colonial Street
- Columbia Street
Columbia Court
Commercial Place
Concord Way
* Congress Street 10.25.4 1991
xx Coolidge Drive *Coolidge Rd. 6.5
Cornwall Street 2.2.74
Cottage Street* V.2 1945
Court Street
Court Place - del - 1915
Cutts Street

7/1/57 Cut-off of 1915
* Daniel Street
Donahorn Street
Donahorn St. Ext. * 275 1918
Donahorn Place
Decatur Road* V.26 1902
Deer Street
Dennett Street
Depot Avenue

9/4/52 Dodge Avenue* 10/7/57
Doris Avenue* - Dodge Ave. Ept
3846 1945
Dover Street* V.2 1941
Durgin Lane
Dutton Avenue Diamond 4-136

E * Dwyer Ave.
Edo Avenue - West 1940
Edward Street 1/1/57
Elm Court* V.9 1912
Elwyn Avenue
Elwyn Road
Essex Avenue - 1912

Exchange Avenue
ELM ST.
* Elmwood Ave.
Atlantic Heights
All Streets*

CYA Streets in Industrial Park
accepted 1/3/77

Constellation Ave 8/1/50
Accepted
named 11/10/50
del immediately 1/12/75

Portion of Farm Lane discontinued at intersection of Spaulding Tapk 9/1/83

Streets in Portsmouth (2)

F Fairview Avenue* 11/6/52
Fairview Drive + St. St. Gmn. 11/2/44
Falkland Way (H)
Farm Lane* - Farm Lane Church
Fields Road ** 11/6/58
Fleet Street *Fells Rd - 7/23/56
Fletcher Street dead
Foch Avenue (dead)
Forest Street
Foss Road
Framo Point
Franklin Street* V. P. 602 (1852)
Froeman's Point V. P. 443
Frenchman's Lane
Fryland Street
*F. L. Moore Rd.

G Garden Street T. J. G. Amester Drive 3/5/85
Gardner Street
Garrett's Court
*Gates Street
Georges Terrace* V. 26 P. 1007/18
Geolling Road
*Granite Street
Green Street
*Greenland Road
Greenleaf Avenue
Greenside Avenue* 300 ft - V. 45 P. 157
*Grant Avenue 90' front of 383 accepted
*H. C. 14 St. 3/25/53

H Hall Court* V. 46 - P. 107-110
Hancock Street
Hanover Street
Harvard Street
Havon Road* V. 25 - P. 11
Hawthorn Street F. W. HARTFORD 1. 4. 57
High Street
Highland Street* V. 7 P. 165 3/5/55
Hill Street* *Hill Street Drive 977'
Hillside Drive *Hill Street Boundary 7/5/56
Holly Street Kelly Lane 10/7/54 dead
Holmes Court dead
Howard Street description
Humphrey's Court*
Hunting Street
*Hunting Rd. *Hill Crest Dr.
I *Hillington Street

J Jackson Hill
Abandoned 1970 - Jackson Street* 1844 V. 4 P. 200
Jefferson Street
Jenkins Avenue
Jewell's Court

*Joan Avenue 2/5/79
Joffro Terrace
Johnson Court
- Jones Avenue *
Joseph Street
Junkins Avenue *
*Kearsarge St.
*Kearns Way
Kensington Road
Kent Street

Ladd Street
- Lafayette Road
*Lang Road
Langdon Street
*Lawrence Street
Leavitt Avenue
*Lens Avenue (dead) 1/1/35 - 1/1/79
Liberty Street
Lincoln Avenue * V. 5 P. 177
Lindon Street
Little Harbor Rd.
Livermore Street
Locust Street
Lola Street
Lockout Lane
*Lovell Street
LESLIE DRIVE 11/1/58

Madison Street *
Magnolia Street
*Mangrove Street
Manning Place
Manning Street
Maple Street* 2/7/58
Maplewood Avenue
Marcy Street
*Marjorie Street
Mox Street
*Market Street
Market Square
*Marno Avenue (dead) 1/1/79 - 7/2/35
Marston Avenue* V. 15 P. 49
Mason Avenue* V. 6 P. 110
Mast Street
McClintock Avenue
McDonough Street
McKinley Road 10/24/55 - dead
McLabb Court* 7/14/52
Meadow Road* 2.25
*Mechanic Street
Mocking House Hill
Melbourne Street - V. 11 P. 43
- Melcher Street* V. 1 P. 31 (1833)

*MARIETTE DR.
*MARTHA TERR.

*Accepted Streets

"H" All streets at night accepted by City

Streets in Portsmouth

(3) *Ricci Avenue 2/5/79
*Robert Avenue 2/5/79

M *Mendum Avenue *10/18/13 V15 P19 (died)
Morrinac Street *Morrinac Rd. 11/5/76
Middle Road *Morrinac Rd. Accepted 12/22/71
-Middle Street
Miller Avenue * (So. Summit St) V5 P11
Moffatt Street
*Monroe Street * 4/29/37 V23 P99
Monteith Street - Dalgie Park
Morning Street * V5 P35
Mount Vernon St. * 12/15 P219
-Myrtle Avenue
*MULBERRY ST.
N New Castle Avenue *
Newton Avenue * V12 P453
Noble's Island
North School Street
Northwest Street *

O Oak Street
-Ocean Road
Orange Street
Orchard Court
Orchard Street V10 P422-426
*Oxford Avenue
Oxford Road * 7/3/59 * 7.1.57

P *Park Street * - Pamela St. - 11/4/57
Parker Street
Parker Place
Parrott Avenue
Partridge Street
Pearl Street * V6 P714
Pearson Street * V20 P183
Pierce Island
Penhallow Street died 1/507 9/20
*Peverly Hill Road
Pickering Avenue
Pickering Street
Pine Street * V8 P226
Pinohurst Road * V21 P105 10/4/56

R *Plains Avenue
-Plonant Street * Pleasant St. "Poreal" C
*Porpoise Way ATLANTIC 11/9/24/55-245 P Long
Porter Street
Pray Street * V6-P608
Proble Way
Princeton Street
*Profile Avenue Acres
Prospect Street
Pleasant Pt. Dr. (12-1-55)
(12-25-60)
R Ralith's Court
Raleigh Way (P) *
Rands Court

Reginald Rd. 9-4-64
Ranger Way (P)
Raynes Avenue *
Richards Avenue *
Richmond Street
Ridges Court * 3-31-1921
Rock Street
Rockaway Street
*Rockhill Avenue Acres
Rockingham Avenue *
Rockingham Street * V5 P219
Rockland Street * V10 P204
Rogers Street
Russell Court (Alley)
-Russell Street
Rutland Street * V11 P443 died
Rutland Street * 7-24-134
Sagamore Avenue * Part VI P165
Sagamore Grove
Salem Street * V4 P449
Salter Street
Saratoga Way (P) *
School Street
Schurman Avenue * V22 P107110
Scott Avenue
Seruton Avenue 6-24-1963
Sevill Road 11/6/55 *
Shapleigh Island
Shenfo Street * 12/1/52
Shorburne Avenue
Shorburne Road - 6/23/52
Shoridan Avenue
Sims Avenue died
Snug Harbor Avenue
South Street
South Hill Street * V9 P449
South School Street
Sparhawk Street
Spinney Road
Spring Street * V8 P404
Spruce Street
Stark Street
State Street
Sudbury Street *
Summer Street *
Summit Ave. *
Sutton Ave. *
Swoett Avenue
Sylvester St.
Sunset Road *
Tanner Court
Tanner Street
Thaxter Road * 12-15-1927
*Taylor Lane V20 P133
*Sheffield Rd.
*Tart Rd.
*S. Zanne
S. Zanne

ROTH
31-71 B
Accepted
File 4-151

3016
V24-1915
3301
V25-1912
2

*Accepted Streets

Accepted Streets
1/3/77

1968 7-134

Post Rd
Lead in
Assessor
Office

Lead 12-20-33
1-12-61

Streets in Portsmouth (14)

Tyler Place

Thornton Street

Thornton St. Ext. 5/23/55 Portion abandoned

TRON ON PLACE

Union St. # V6 P470 (Jm. Haverstine)

VAN BUREN AVE 5-17-60

Vaughan Street

Vardon Street

Versailles Ave. 12/24/53 - 110 - 794 - 79 - 235

Victory Rd. # V46 P101-110

Walden Street

Walker Bunge Low Rd.

Walker Street

Wall Street

Walnut Street

Walton Avenue

Ward Park

Washington Street

Wendell Street

Wentworth Street # V1 P635 (1153)

Whitman Place

Whitman Street

Whipple Court # V46 P101-110

Whipple Street

Wild Street #

Willard Avenue #

Willow Lane

Winter Street

Witmer Avenue

Woodbury Avenue

Woodworth Avenue

Worthington Road # V26 P101-110

Wright Avenue #

Wheat Rd

Windsor Rd

Windsor Rd

Windsor Rd

Windsor Rd

Windsor Rd

Windsor Rd

Windsor Rd

Windsor Rd

Windsor Rd

Windsor Rd

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Windsor Rd

Windsor Rd

Windsor Rd

WHITE CEDAR BLVD Accepted 6/6/80

West Road (in the Lafayette Rd. sub-division)

Accepted 8/5/85

6/23/52

State Street Reconstructed

State Dept: \$63,000.

City Share: 12,000.

Wheat Rd & Wedge Wood Rd.

Windsor Rd. 18-P104 Street accepted from Middle St. road. Chas. D. H. H. H.

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Needs: Home for Aged Woman

Rockingham County Jail Bld. - Snow Planning, etc.)

Library Annex (Cohen Estate)

Sand Pit - Back of Sherburne School - 6/23/52