

Findings of Fact | Site Plan Review

City of Portsmouth Planning Board

Date: 12/15/2022

Property Address: 85 Daniel Street

Application #: LU-22-75

Decision: Approve Deny Approve with Conditions

Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, I now reads as follows: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of the all conditions necessary to obtain final approval.

Site Plan Regulations Section 2.9 Evaluation Criteria - in order to grant site plan review approval, the TAC and the Planning Board shall find that the application satisfies evaluation criteria pursuant to NH State Law and listed herein. In making a finding, the TAC and the Planning Board shall consider all standards provided in Articles 3 through 11 of these regulations.

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Crit eria)	Supporting Information (provided by the applicant)
1	Compliance with all City Ordinances and Codes and these regulations. <u>Applicable standards:</u>	Meets Does Not Meet	<u>Applicable standards:</u> - Project complies with the City of Portsmouth Zoning Ordinance, - Project will abide by all requirements from the IBC and NFPA per discussions with the City Building Inspector and Fire Chief through TAC
2	Provision for the safe development, change or expansion of use of the site.	Meets Does Not Meet	TAC reviewed traffic and safety; no issues. Plans show all utility and drainage connections.
3	Adequate erosion control and stormwater management practices and other mitigative measures, if needed, to prevent adverse effects on downstream water quality and flooding of the property or that of another.	Meets Does Not Meet	Site Plan (Sheet 2) and Notes (Sheet 3), project site is currently 73.0% impervious and have been decreased to 69% impervious, pervious pavers are located at two surface parking spaces

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information (provided by the applicant)
4	Adequate protection for the quality of groundwater.	Meets Does Not Meet	Site Plan (Sheet 2) and Notes (Sheet 3), pervious pavers are located at the two surface parking spaces
5	Adequate and reliable water supply sources.	Meets Does Not Meet	Site Plan (Sheet 2) and Notes (Sheet 3), Connecting to existing City water, reviewed by TAC
6	Adequate and reliable sewage disposal facilities, lines, and connections.	Meets Does Not Meet	Site Plan (Sheet 2) and Notes (Sheet 3), Connecting to existing City sewer, reviewed by TAC
7	Absence of undesirable and preventable elements of pollution such as smoke, soot, particulates, odor, wastewater, stormwater, sedimentation or any other discharge into the environment which might prove harmful to persons, structures, or adjacent properties.	Meets Does Not Meet	Site Plan (Sheet 2) and Notes (Sheet 3), means of heating has not been decided will be properly exhausted per code, mini-split condensers will provide cooling with potential heating, two natural gas fire places will be properly exhausted per code vertically at the two chimneys
8	Adequate provision for fire safety, prevention and control.	Meets Does Not Meet	Project will abide by all requirements from the IBC and NFPA per discussions with the City Building Inspector and Fire Chief through TAC, sprinkler system will be installed
9	Adequate protection of natural features such as, but not limited to, wetlands.	Meets Does Not Meet	N/A – urban site, all excavation materials will be environmentally tested prior to removal from site.
10	Adequate protection of historical features on the site.	Meets Does Not Meet	Project has received a Historic District Commission Approval where these features have been addressed
11	Adequate management of the volume and flow of traffic on the site and adequate traffic controls to protect public safety and prevent traffic congestion.	Meets Does Not Meet	Proposed residential use is less intense than existing mixed-use, parking is accessed from rear dead-end street, parking meets zoning requirements for 4 units
12	Adequate traffic controls and traffic management measures to prevent an unacceptable	Meets Does Not	Proposed residential use is less intense than existing mixed-use, parking is accessed from rear dead-end street, parking meets

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Criteria)	Supporting Information (provided by the applicant)
	increase in safety hazards and traffic congestion off-site.	Meets	zoning requirements for 4 units
13	Adequate insulation from external noise sources.	Meets Does Not Meet	Project will be provided with exterior wall insulation to meet code standards, windows are being replaced to have higher acoustic qualities (approved by HDC)
14	Existing municipal solid waste disposal, police, emergency medical, and other municipal services and facilities adequate to handle any new demands on infrastructure or services created by the project.	Meets Does Not Meet	Site Plan (Sheet 2) and Notes (Sheet 3), Project has been through TAC where all TAC Board Members concerns have been addressed.
15	Provision of usable and functional open spaces of adequate proportions, including needed recreational facilities that can reasonably be provided on the site	Meets Does Not Meet	See Plans (A-1 – A-3), two 3' side yard setbacks remain where 0' is the minimum, top floor units are provided with deck space
16	Adequate layout and coordination of on-site accessways and sidewalks in relationship to off-site existing or planned streets, accessways, bicycle paths, and sidewalks.	Meets Does Not Meet	Site Plan (Sheet 2), there are no changes to the existing sidewalk/Daniel Street side
17	Demonstration that the land indicated on plans submitted with the application shall be of such character that it can be used for building purposes without danger to health.	Meets Does Not Meet	Site Plan (Sheet 2), Currently used as an urban building site. Plans follow ordinance and guidelines; see TAC approval.
18	Adequate quantities, type or arrangement of landscaping and open space for the provision of visual, noise and air pollution buffers.	Meets Does Not Meet	No landscaping, planters will be on deck spaces, refer to sheets A-2 – A-7
19	Compliance with applicable City approved design standards.	Meets Does Not Meet	Project has received a Historic District Commission Approval, abides by Character District standards as an existing building
	Other Board Findings:		

	Site Plan Review Regulations Section 2.9 Evaluation Criteria	Finding (Meets Standard/Crit eria)	Supporting Information (provided by the applicant)

DRAFT

November 23, 2022

Mr. Rick Chellman, Chair
Planning Board
1 Junkins Ave.
Portsmouth, NH 03801

Re: 85 Daniel St
LU-22-75

Dear Mr. Chellman:

On behalf of Seaport Realty, LLC, please find enclosed our application for site plan approval. Included are site and floor plans with exterior elevations for the above-referenced site and site plan checklist.

At the November 1 Technical Advisory Committee meeting, the committee voted to recommend approval to the Planning Board with the following condition:

To be satisfied prior to the Planning Board submittal date:

1. Applicant will work with Fire and Building department to confirm proposed lift system is compliant with building and life safety codes or will request a parking Conditional Use Permit.

Our office met with chief building inspector, Shanti Wolph on 11/3/22 and 11/4/22 to review the parking lift information and it was determined that the proposed model lift and layout would be compliant with applicable codes.

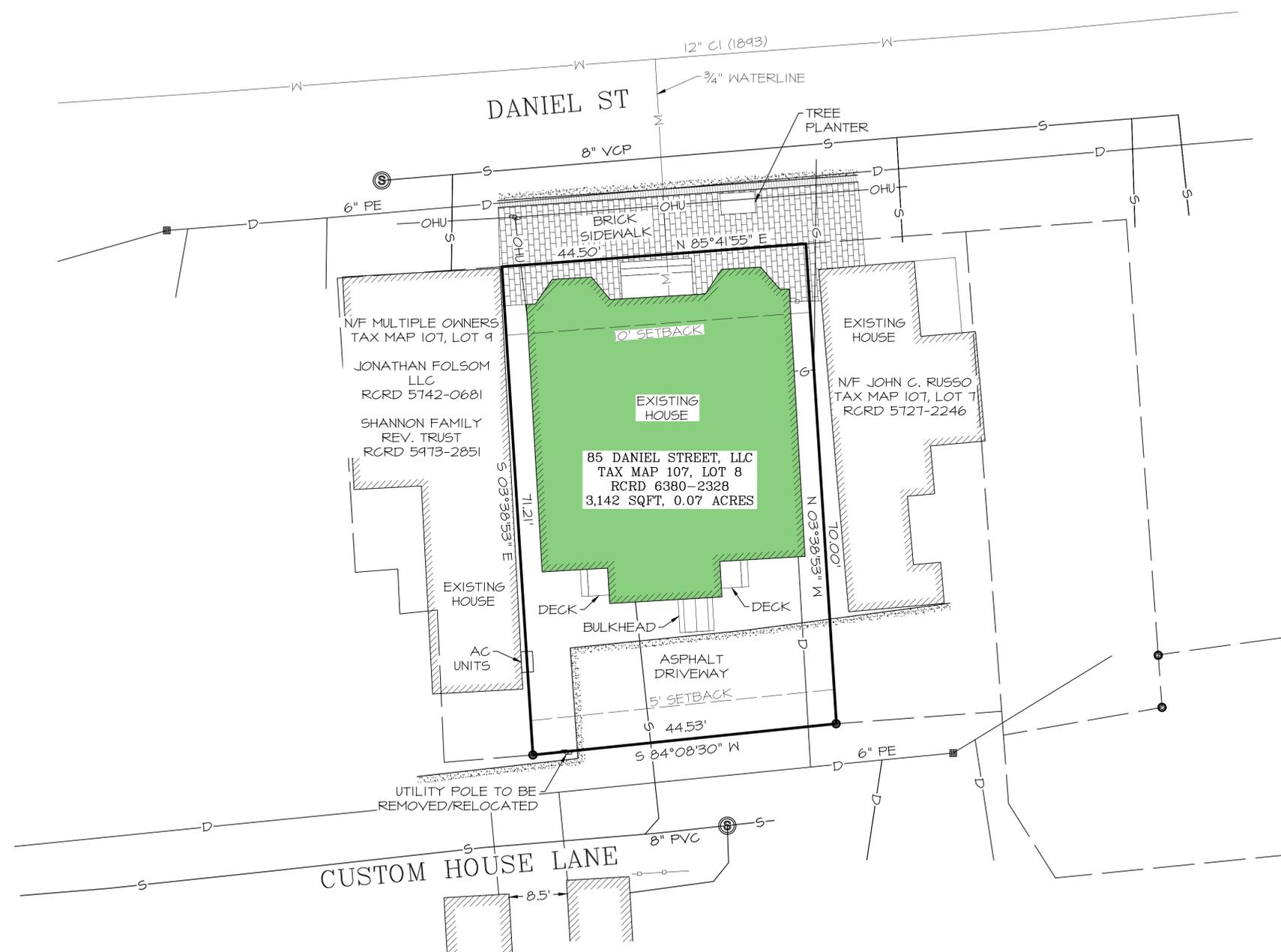
We look forward to meeting with you at the December 15th Planning Board meeting.

Regards,



Mark Gianniny, AIA
Senior Associate

SEE NOTE 2



- LEGEND**
- ⊙ SEWER MANHOLE
 - ⊕ MONUMENT TO BE SET
 - ⊙ MONUMENT FOUND
 - ⊕ UTILITY POLE
 - FENCE
 - ▨ VERTICAL GRANITE CURB
 - S— SEWER LINE
 - OHU— OVERHEAD UTILITIES
 - W— WATER LINE
 - D— DRAIN LINE
 - G— GAS LINE
 - ⊞ CATCH BASIN



REFERENCE PLANS

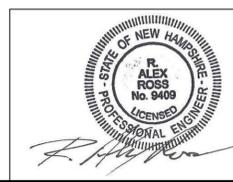
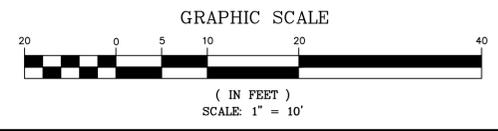
- 1) "STANDARD PROPERTY SURVEY LAND OF EMILIO V. & LINDA MADDALONI" BY ECKMAN ENGINEERING, LLC. DATED JUNE 10, 2019.
- 2) "LOT LINE REVISION PLAN FOR PROPERTY AT 99 DANIEL STREET & 49 SHEAFE STREET" BY EASTERLY SURVEYING. DATED AUGUST 27, 2006. RCRD D-34170
- 3) "79 DANIEL STREET CONDOMINIUM ASSESSOR'S PARCEL NUMBER: 107-009" BY JAMES VERRA AND ASSOCIATES, INC. DATED JULY 16, 2004. RCRD D-33712

NOTES

- 1) OWNER OF RECORD:
85 DANIEL STREET, LLC
46 MANGROVE STREET,
PORTSMOUTH, NH 03801
- LOT INFORMATION
TAX MAP 107, LOT 8
RCRD: 6380-2328
AREA: 3,142 SF, 0.07 ACRES
- 2) BASIS OF BEARING HELD FROM PLAN REFERENCE #1.
- 3) PARCEL IS IN CHARACTER DISTRICT 4 (CD4) AND HISTORIC DISTRICT:
SETBACKS:
FRONT.....10 FT
SIDE.....0 FT
REAR.....5 FT
MAXIMUM BUILDING HEIGHT.....40 FT
MAXIMUM BUILDING COVERAGE.....90%
MINIMUM OPEN SPACE.....10%
- 4) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0259F, PANEL 259 OF 681, DATED JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.

I ALEX ROSS, HEREBY CERTIFY:
A) THAT THIS SURVEY PLAT WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
B) THIS PLAN IS A RESULT OF FIELD SURVEY PERFORMED BY DDD, & ICA DURING MARCH OF 2022. THE ERROR OF CLOSURE IS BETTER THAN 1/15,000. SURVEY PER NHLSA STANDARDS; CATEGORY 1, CONDITION 1.
C) "I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUB-DIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

R. ALEX ROSS _____ DATE _____



9	11/23/2022	PRELIMINARY
8	10/19/2022	PRELIMINARY
7	10/4/2022	PRELIMINARY
6	9/23/2022	PRELIMINARY
5	9/20/2022	PRELIMINARY
4	9/9/2022	PRELIMINARY
3	9/2/2022	PRELIMINARY
2	8/18/2022	FOR RECORDING
1	3/2/2022	PRELIMINARY
ISS.	DATE	DESCRIPTION OF ISSUE

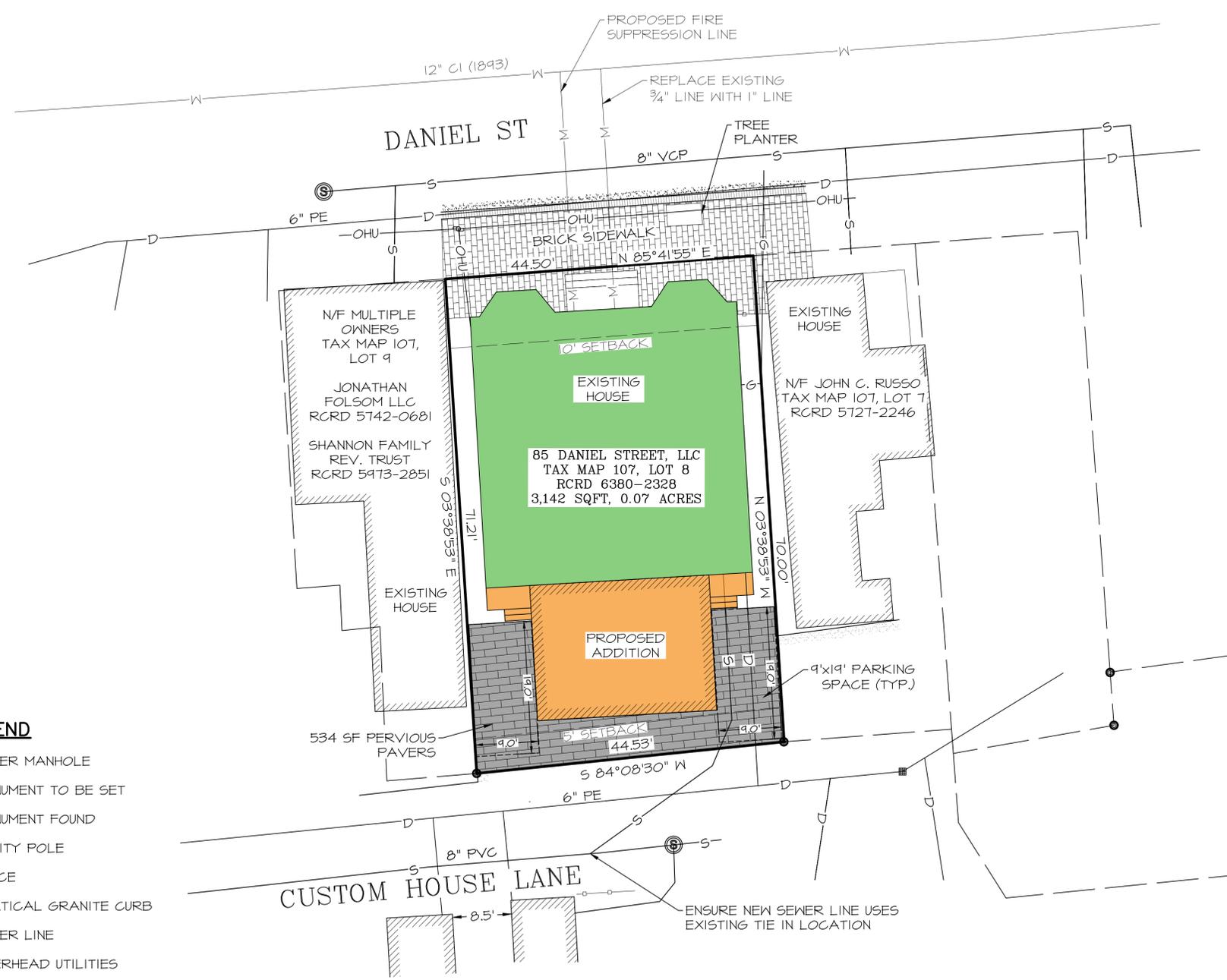
SCALE 1" = 10'
CHECKED A.ROSS
DRAWN D.D.D.
CHECKED

ROSS ENGINEERING, LLC
Civil/Structural Engineering
& Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

CLIENT
SEAPORT REALTY, LLC
76 EXETER RD.
NEWMARKET, NH 03857

TITLE
BOUNDARY SURVEY
for
85 DANIEL STREET, LLC
85 DANIEL ST
PORTSMOUTH, NH 03801
TAX MAP 107, LOT 8

JOB NUMBER	DWG. NO.	ISSUE
22-029	1 OF 3	9



NOTES

- OWNER OF RECORD:
85 DANIEL STREET, LLC
46 MANGROVE STREET,
PORTSMOUTH, NH 03801
 - PARCEL IS IN CHARACTER DISTRICT 4 (CD4) AND HISTORIC DISTRICT SETBACKS:
FRONT.....10 FT
SIDE.....0 FT
REAR.....5 FT
MAXIMUM BUILDING HEIGHT.....40 FT
MAXIMUM BUILDING COVERAGE.....90%
MINIMUM OPEN SPACE.....10%
 - PARKING SPACE CALCULATIONS
FIRST FLOOR UNITS
UNIT A: 550 SF ; UNIT B: 623 SF
500 SF-750 SF/1 SPACE PER UNIT= 2 SPACE
SECOND & THIRD FLOOR UNITS
UNIT C: 1,478 SF; UNIT D: 1,416 SF
OVER 750 SF/1.3 SPACES PER UNIT = 2.6 SPACES
TOTAL REQUIRED = 4.6 SPACES
TOTAL PROVIDED = 6 SPACES
 - COVERAGES:
BUILDING COVERAGE
EXISTING BUILDING COVERAGE
HOUSE.....1,641 SF
EXISTING STRUCTURE.....1,641 SF
BUILDING COVERAGE 1,641 / 3,142 = 52.2%

PROPOSED BUILDING COVERAGE
HOUSE.....1,556 SF
PROPOSED ADDITION.....504 SF
PROPOSED STRUCTURE.....2,060 SF
BUILDING COVERAGE 2,060 / 3,142 = 65.6%

OPEN SPACE
EXISTING OPEN SPACE
BUILDING COVERAGE.....1,641 SF
PLATFORM & STEPS.....87 SF
BULKHEAD.....24 SF
ASPHALT.....569 SF
TOTAL COVERAGE.....2,321 SF
EXISTING OPEN SPACE = 3,142 - 2,321 = 821 SF
EXISTING OPEN SPACE = 821 / 3,142 = 26.1%

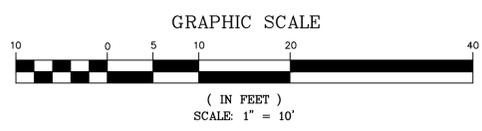
PROPOSED OPEN SPACE
BUILDING COVERAGE.....2,060 SF
(2)9'x19' PARKING SPACES.....342 SF
PLATFORM & STEPS.....109 SF
TOTAL COVERAGE.....2,511 SF
PROPOSED OPEN SPACE = 3,142-2,511 = 631 SF
PROPOSED OPEN SPACE = 631 / 3,142 = 20.1%

*IMPERVIOUS COVERAGE DECREASE FROM 73.9% TO 69.0%
 - SNOW TO BE COLLECTED AND DISPOSED OF OFF-SITE.
 - UTILITIES:
WATER
- EXISTING 3/4" DOMESTIC WATER LINE TO BE CUT AND CAPPED. NEW 1" LINE TO BE INSTALLED.
- FIRE SUPPRESSION ; INSTALL NEW CAST IRON LINE, SIZE TO BE DETERMINED.

SEWER
- NEW SEWER LINE TO BE INSTALLED, ENSURE NEW LINE USES EXISTING TIE IN LOCATION
- INSTALLATION OF PARKING LIFTS IN THE GARAGE; RESULTING IN A TOTAL OF 6 OFF STREET PARKING SPACES (4 IN GARAGE, 2 OUTSIDE)
- ALL WORK TO BE COORDINATED & APPROVED BY CITY DPW. DPW TO WITNESS INSTALLATION & CONNECTION TO MAIN.

LEGEND

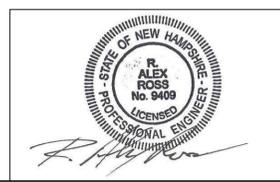
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- S — SEWER LINE
- OHU — OVERHEAD UTILITIES
- W — WATER LINE
- D — DRAIN LINE
- G — GAS LINE
- █ EXISTING HOUSE
- █ PROPOSED STRUCTURE
- ▤ CATCH BASIN



ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.

CITY OF PORTSMOUTH PLANNING BOARD

CHAIRPERSON _____ DATE _____



9	11/23/2022	PRELIMINARY	
8	10/19/2022	PRELIMINARY	
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ROSS ENGINEERING, LLC Civil/Structural Engineering & Surveying 909 Islington St. Portsmouth, NH 03801 (603) 433-7560			
CLIENT	SEAPORT REALTY, LLC 76 EXETER RD. NEWMARKET, NH 03857		
TITLE	SITE PLAN for 85 DANIEL STREET, LLC 85 DANIEL ST PORTSMOUTH, NH 03801 TAX MAP 107, LOT 8		
JOB NUMBER	22-029	DWG. NO.	2 OF 3
ISSUE			9

TECHO-BLOC & PERVIOUS PAVER INSTALLATION
GENERAL NOTES

DATA COLLECTION

1. DETERMINE THE SIZE, SHAPE AND INTENDED USE OF FINISHED AREAS.
2. CLASSIFY SUB-GRADE SOILS.
3. DOCUMENT ALL EXISTING CONDITIONS. (FIXED POINTS, EXISTING GRADES, SITE CONTOURS, ETC)
4. DOCUMENT SOIL TYPE, LOCATION, AND ELEVATION OF BELOW GRADE AND OVERHEAD UTILITIES BOTH PUBLIC AND PRIVATE.
5. ENSURE PUBLIC UTILITIES ARE MARKED THROUGH THE USE OF LOCATING SERVICE.
6. DETERMINE THE CROSS SECTION DESIGN OF THE SYSTEM BASED ON SOIL TYPE AND APPLICATION, SHOWING PROPOSED SUB-GRADE AND FINISHED GRADE ELEVATIONS AND ALL GEOTEXTILES AND DRAINAGE DRAINAGE PIPES NEEDED FOR CONSTRUCTION.
7. ESTABLISH THE TYPE, LOCATION, AND ELEVATION OF RELIEF STRUCTURES IF REQUIRED (OVERFLOW PIPE DISCHARGING TO RAIN GARDEN, ETC).
8. DETERMINE CURB OR EDGE RESTRAINT TYPE, ELEVATION, AND LOCATION.
9. CHOOSE PATTERN APPROPRIATE TO THE APPLICATION (TRAFFIC TYPE AND LOAD).

EXCAVATION

1. BEFORE EXCAVATING, CALL ALL LOCAL UTILITY COMPANIES (E.G., PHONE, GAS, ELECTRICAL) TO ENSURE THAT THE AREA IN WHICH YOU PLAN TO DIG IS CLEAR OF UNDERGROUND CABLES OR WIRES. IF ANY ARE FOUND, PLEASE NOTIFY THE APPROPRIATE COMPANIES BEFORE YOU BEGIN.
2. EXCAVATION DEPTH IS DETERMINE FROM THE FOUNDATION THICKNESS ACCORDING TO THE PROJECT SPECIFICATIONS (FOUNDATION THICKNESS IS DETERMINED BY QUALIFIED ENGINEERS BASED ON STRUCTURAL AND HYDROLOGIC ANALYSIS.)
3. THE SLOPE OF THE SUB-GRADE WILL DEPEND ON DRAINAGE DESIGN AND INFILTRATION TYPE, A MINIMUM SLOPE OF 5% (1/2" PER FOOT) IS REQUIRED.
4. THE DISTANCE THAT THE EXCAVATED AREA SHOULD EXTEND BEYOND THE AREA TO BE PAVED SHALL BE ONE TO 15 TIMES THE THICKNESS OF THE FOUNDATION. EXTRA SPACE ENSURE STABILITY OF PAVERS NEAR EDGE AND EDGE RESTRAINTS.
5. LEVEL THE BOTTOM OF THE EXCAVATED AREA WITH A RAKE.
6. COMPACTION WILL REDUCE THE PERMEABILITY OF THE SUB-GRADE. CARE SHOULD BE TAKEN TO MAINTAIN UNDISTURBED SOIL INFILTRATION DURING EXCAVATION AND CONSTRUCTION. STABILIZATION OF SUB-GRADE MAY BE REQUIRED WITH WEAK, OR CONTINUOUSLY SATURATED SOILS. REDUCED INFILTRATION MAY REQUIRE DRAINAGE PIPES WITHIN THE SUB-BASE TO CONFORM TO STORMWATER DRAINAGE REQUIREMENTS.

GEOTEXTILES, IMPERMEABLE LINERS, AND DRAIN PIPES.

1. USE A WOVEN GEOTEXTILE WITH HIGH BI-AXEL STRENGTH.
2. PLACE THE GEOTEXTILE ON THE BOTTOM AND SIDES OF THE SOIL SUB-GRADE. ELIMINATE WRINKLES IN THE GEOTEXTILE AND ENSURE IT IS NOT DAMAGED DURING CONSTRUCTION.
3. OVERLAP OF GEOTEXTILE SHALL BE A MINIMUM 2'-0" IN THE DIRECTION OF DRAINAGE. OVERLAPPING SHOULD BE "SHINGLE" STYLE WITH RESPECT TO ANY SLOPE DIRECTION AND BASE STONE DISTRIBUTION DIRECTION. KEEP PROPERLY TENSIONED, ELIMINATE WRINKLES, AND AVOID DAMAGING FABRIC (NO SPIKES).

SUB-BASE

1. USE SUB-BASE ASTM NO. 2 OR NO. 3 MEETING THE FOLLOWING REQUIREMENTS:
 - A. 90% FRACTURED SYMMETRICAL PARTICALS
 - B. LESS THAN 5% PASSING 200 SIEVE
 - C. INDUSTRY HARDNESS TESTED
2. MOISTEN SPREAD AND COMPACT ASTM NO. 2 AGGREGATE SUB-BASE IN MINIMUM 6" LIFTS (WITHOUT DAMAGING OR DISTORTING THE GEOTEXTILE).
3. MAKE AT LEAST TWO PASSES IN VIBRATORY MODE FOLLOWED BY AT LEAST TWO PASSES IN STATIC MODE WITH A MINIMUM 10 TON VIBRATORY ROLLER, UNTIL THERE IS NO VISIBLE MOVEMENT OF THE AGGREGATE.
4. DO NOT ALLOW COMPACTOR TO CRUSH AGGREGATE.
5. SURFACE TOLERANCE OF THE ASTM NO. 2 SUB-BASE SHOULD BE ±2½" OVER 10'.

EDGE RESTRAINT

1. INSTALL AVIGNON, BELGIK, PIETRA, TUNDRA, OR UNIVERSAL EDGE CUT UNITS. CAST-IN-PLACE CONCRETE OR PREGAST CONCRETE CURBS SHALL BE UTILIZED IN VEHICULAR APPLICATIONS.
2. EDGE RESTRAINT MAY REST ON AN OPEN-GRADED OR DENSE-GRADED AGGREGATE BASE.

BASE

1. MOISTEN, SPREAD AND COMPACT THE ASTM NO. 57 AGGREGATE BASE LAYER IN ONE 4" THICK LIFT.
2. MAKE A MINIMUM OF TWO PASSES IN VIBRATORY MODE FOLLOWED BY AT LEAST TWO STATIC MODE WITH A MINIMUM 10 TON ROLLER, UNTIL NO VISIBLE MOVEMENT OF THE AGGREGATE. ALTERNATIVELY, A 13,500 LB PLATE COMPACTOR CAN BE USED TO COMPACTER ASTM NO. 57 AGGREGATE BASE.
3. DO NOT ALLOW COMPACTOR TO CRUSH AGGREGATE.
4. SURFACE TOLERANCE OF THE ASTM NO. 57 BASE SHOULD BE ±1" OVER 10'.

BEDDING COURSE

1. MOISTEN, SPREAD AND SCREED ASTM NO 8. AGGREGATE BEDDING LAYER IN ONE 2" THICK LIFT
2. SURFACE TOLERANCE OF THE ASTM NO 8. BEDDING COURSE ±3/8" OVER 10'
3. CONSTRUCTION EQUIPMENT AND PEDESTRIAN TRAVEL ON SCREEDED BEDDING COARSE IS PROHIBITED.

PAVER

1. PAVERS SHOULD BE PLACED IN PATTERN SHOWN ON DRAWINGS. LAY UNITS TIGHT TO DESIGNATED LAYING PATTERNS. UNITS HAVE LUGS TO MAINTAIN CONSISTENT JOINT WIDTH.
2. IN SLOPED CONDITIONS START LAYING FROM THE BOTTOM IN AN UPHILL DIRECTION.
3. THE MINIMUM SLOPE FOR PERMEABLE PAVEMENT SURFACE IS 1%.
4. INFLO PAVERS CAN BE INSTALLED WITH TBIOOSI (TECHO-BLOC MECHANICAL TOOL) TO EXPEDITE INSTALLATION.
5. WHEN SUBJECT IT VEHICULAR TRAFFIC, CUT UNITS SHOULD NOT BE SMALLER THEN 1/3 THE WHOLE PAVER. WHEN USING CUT PAVERS MAINTAIN JOINT.
6. IN VEHICULAR APPLICATION LAY PATTERN PERPENDICULAR TO TRAFFIC FLOW.

JOINT FILL

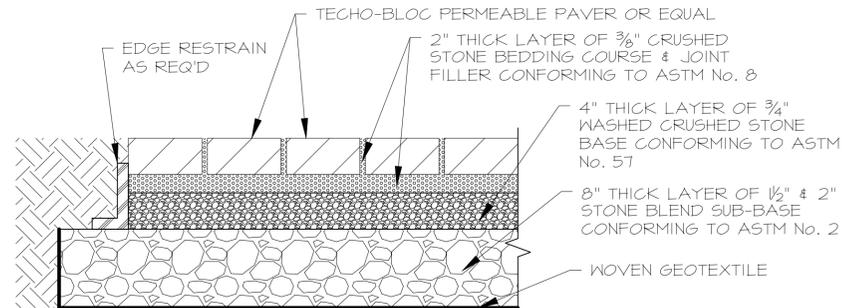
1. FILL PAVER JOINT OPENINGS WITH ASTM NO. 8 AGGREGATE. SWEEP STONE TO FILL JOINTS. SURFACE MUST BE SWEEP CLEAN PRIOR TO COMPACTION
2. COMPACT WITH 5,000 LB PLATE COMPACTOR (TWO PASSES MINIMUM). INSTALL OF NEOPRENE PAD TO PROTECT THE TEXTURE OF THE PAVING UNITS.
3. DO NOT COMPACT WITHIN 6" OF UNRESTRAINED EDGES OF PAVERS.
4. APPLY ADDITIONAL AGGREGATE TO FILL THE JOINT OPENINGS IF NEEDED AND COMPACT.
5. SURFACE TOLERANCE OF COMPACTED PAVERS SHOULD BE ±3/8" OVER 10'.

POST INSTALLATION PROTECTION

1. MAINTAIN EROSION AND SEDIMENT MEASURES AT PERIMETER TO PREVENT CONTAMINATION OF POROUS PAVEMENT SYSTEM.

MAINTENANCE NOTES

- A. Maintenance of Common Facilities or Property
 1. Future owners or assigns are responsible for maintenance of all stormwater infrastructure associated with the facility and the property. This includes the roof drainage system, stone infiltration beds, gravel areas, and the pervious pavers.
- B. General Inspection and Maintenance Requirements
 1. Permanent stormwater and sediment and erosion control facilities to be maintained on the site include but are not limited to the following:
 - a. Pervious Pavers
 2. Maintenance of permanent measures shall follow the following schedule:
 - a. The following requirements will help assure that the pervious pavers system is maintained to preserve its effectiveness:
 - i. Inspection of site shall occur monthly for the first few months after construction. Then inspections can occur on an annual basis, preferably after rain events when clogging can occur and be obvious. Permeable pavers require minimal maintenance; however maintenance is absolutely necessary to ensure a proper working system.
 - ii. Asphalt seal coating is absolutely forbidden. Surface seal coating is not reversible.
 - iii. Street sweepers with vacuums, water, and brushes can be used to restore permeability. Follow sweeping with high-pressure hosing of the surface pores. Surface should be vacuumed 4 times per year, and at any additional times sediment is spilled, eroded, or tracked onto the surface.
 - iv. Planted areas adjacent to pervious pavers should be well maintained to prevent soil washout onto the pavement. If any bare spots or eroded areas are observed within the planted areas, they should be replanted and/or stabilized at once.
 - v. Immediately clean any soil deposited on pavers. Superficial dirt does not necessarily clog the voids. However, dirt that is ground in repeatedly by tires can lead to clogging. Therefore, trucks or other heavy vehicles should be prevented from tracking or spilling dirt onto the pavement. Replace any damaged paving blocks.
 - vi. Do not allow construction staging, soil/mulch storage, etc. on unprotected pavers surface.
 - vii. No winter sanding. Mechanical snow and ice removal preferred.
 - viii. Written and verbal communication to the porous paver's future owner should make clear the special purpose and special maintenance requirements such as those listed here.



PERVIOUS PAVERS DETAIL

N.T.S.

ANNUAL OPERATIONS & MAINTENANCE REPORT

ACTIVITY	DATE OF INSPECTION	WHO INSPECTED	SATISFACTORY: YES, NO, N/A	MAINTENANCE NEEDED	IMPLEMENTED DATE OF CORRECTIVE ACTION	FINDINGS OF INSPECTOR
PARKING LOT SWEEPING PERVIOUS PAVEMENT						

9	11/23/2022	PRELIMINARY
8	10/19/2022	PRELIMINARY
7	10/4/2022	PRELIMINARY
6	9/23/2022	PRELIMINARY
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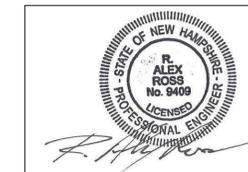
ISS.	DATE	DESCRIPTION OF ISSUE
SCALE	1" = 10'	
CHECKED	A. ROSS	
DRAWN	D. D. D.	
CHECKED		

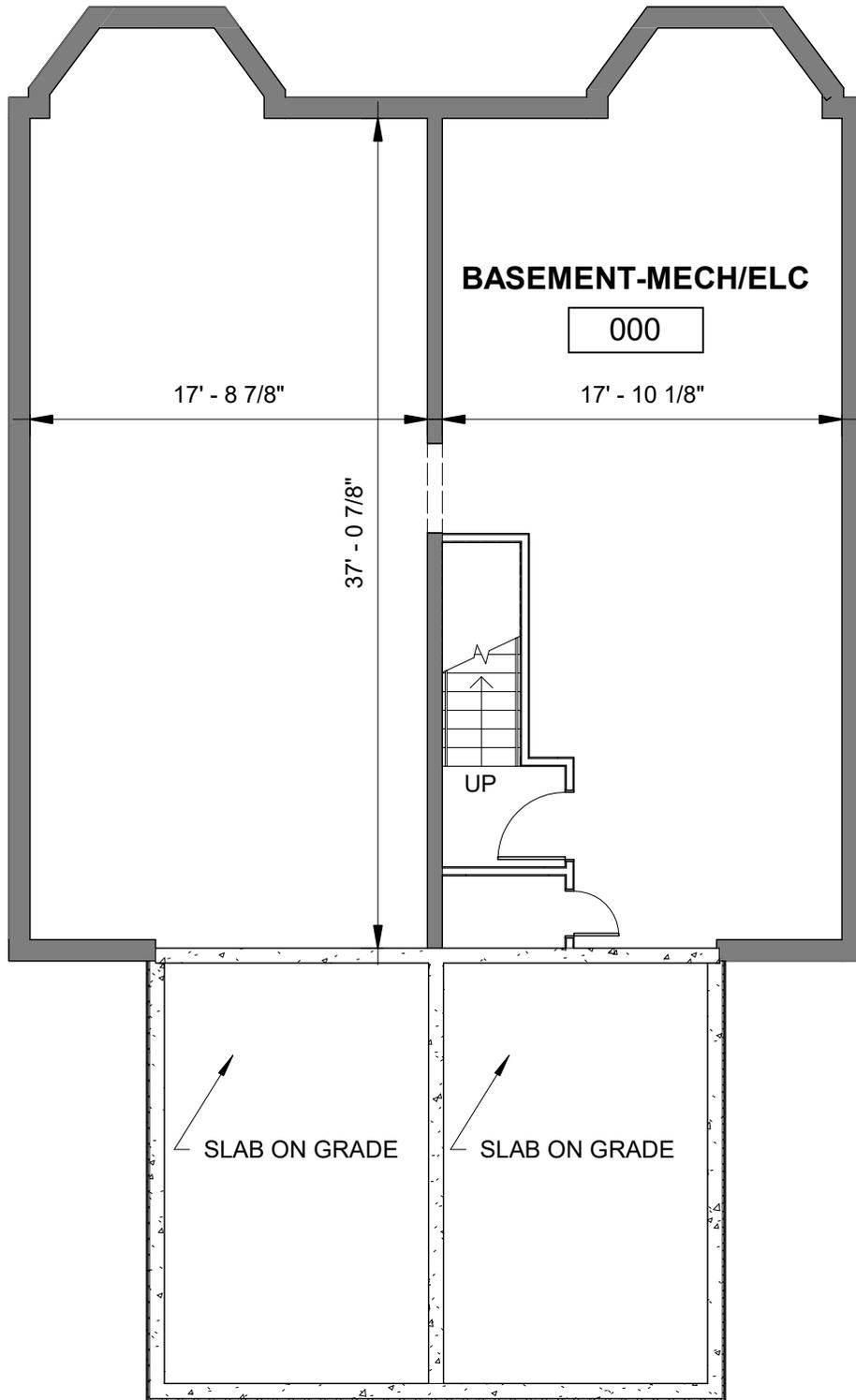
ROSS ENGINEERING, LLC
Civil/Structural Engineering & Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

CLIENT
SEAPORT REALTY, LLC
76 EXETER RD.
NEWMARKET, NH 03857

TITLE
NOTES
for
85 DANIEL STREET, LLC
85 DANIEL ST
PORTSMOUTH, NH 03801
TAX MAP 107, LOT 8

JOB NUMBER	DWG. NO.	ISSUE
22-029	3 OF 3	9





85 DANIEL STREET
 PORTSMOUTH, NH 03801

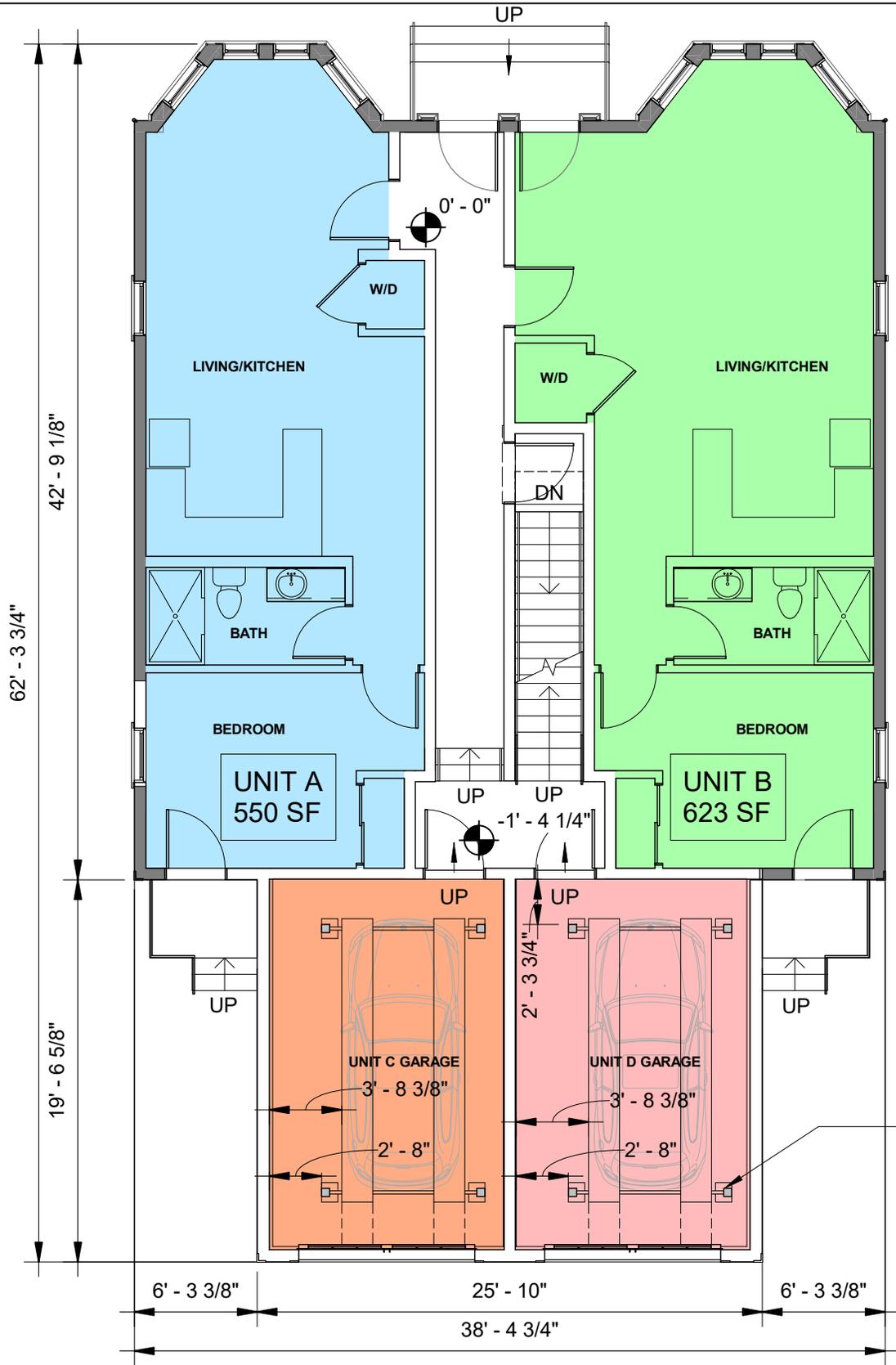
McHENRY
 ARCHITECTURE

BASEMENT PLAN
 PLANNING BOARD - DECEMBER 2022

Project Number:	22081
Date:	11/23/2022
Drawn By:	RD
Checked By:	MG

A-0

Scale 1/8" = 1'-0"



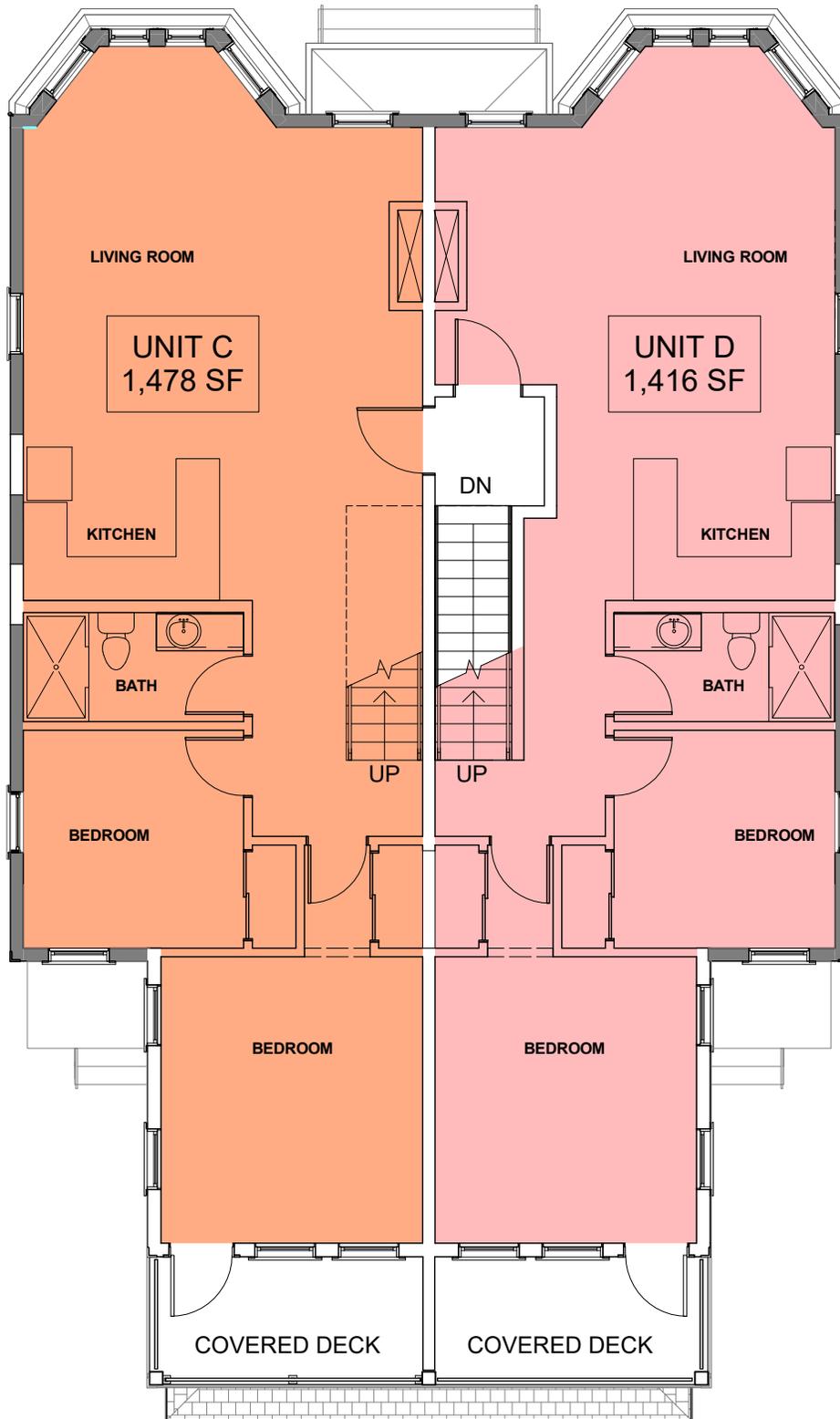
85 DANIEL STREET
 PORTSMOUTH, NH 03801

McHENRY
 ARCHITECTURE

FIRST FLOOR PLAN
 PLANNING BOARD - DECEMBER 2022

Project Number: 22081
 Date: 11/23/2022
 Drawn By: RD
 Checked By: MG

A-1
 Scale 1/8" = 1'-0"



85 DANIEL STREET
 PORTSMOUTH, NH 03801

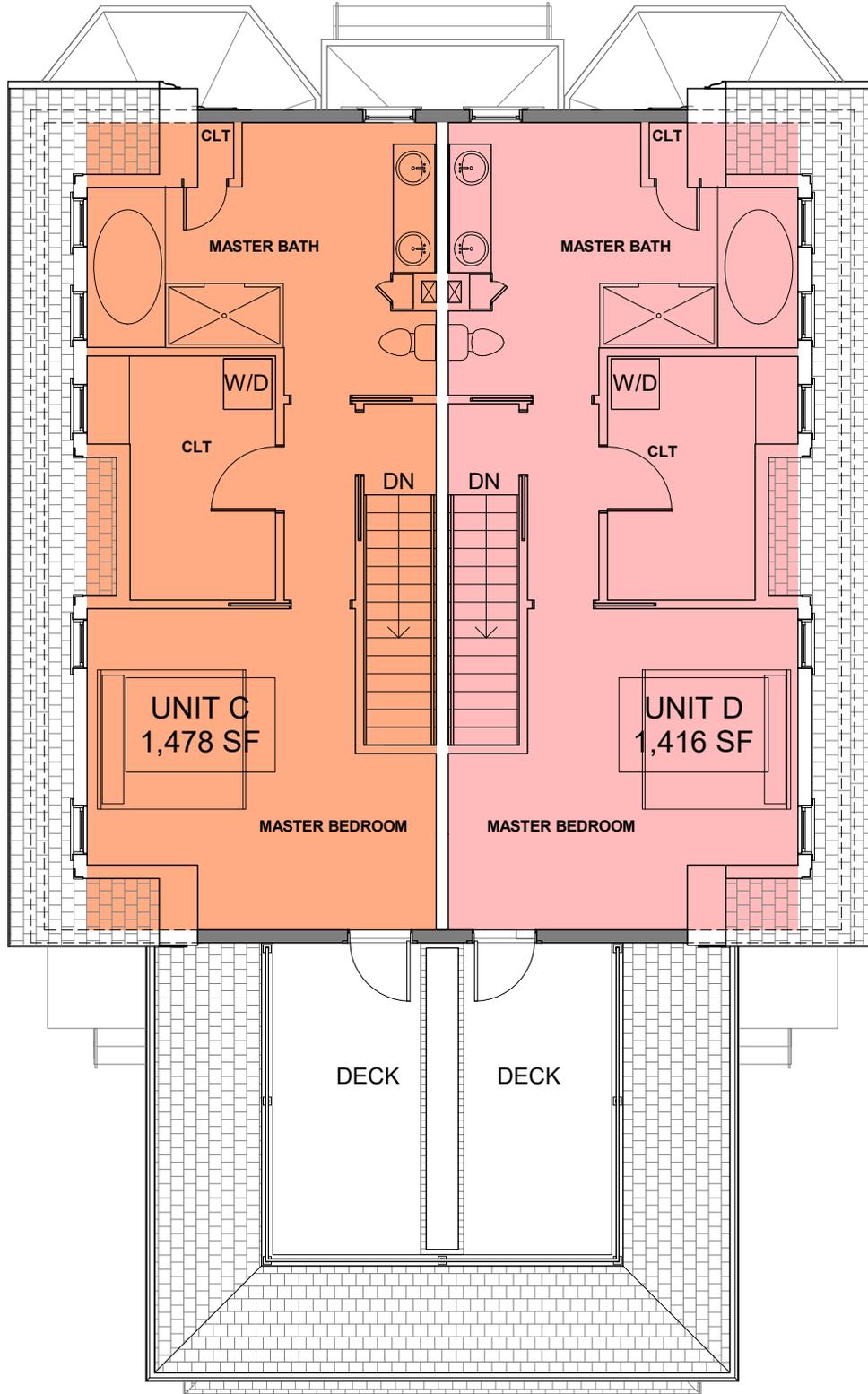
SECOND FLOOR
 PLANNING BOARD - DECEMBER 2022

McHENRY
 ARCHITECTURE

Project Number:	22081
Date:	11/23/2022
Drawn By:	RD
Checked By:	MG

A-2

Scale 1/8" = 1'-0"



85 DANIEL STREET
 PORTSMOUTH, NH 03801

THIRD FLOOR
 PLANNING BOARD - DECEMBER 2022

McHENRY
 ARCHITECTURE

Project Number:	22081
Date:	11/23/2022
Drawn By:	RD
Checked By:	MG

A-3

Scale 1/8" = 1'-0"



STREET TREE IS OMITTED FROM DANIEL STREET TO REMAIN. IT IS OMITTED FOR GRAPHIC PURPOSES ONLY.

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MARKETING PACKAGE

85 DANIEL STREET
PORTSMOUTH, NH 03801

VIEW FROM DANIEL STREET

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A-4

06/17/2022
McHA: JD / RD / MG
NOT TO SCALE



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MARKETING PACKAGE
85 DANIEL STREET
PORTSMOUTH, NH 03801

VIEW FROM DANIEL STREET

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A-5

06/17/2022
McHA: JD / RD / MG
NOT TO SCALE



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MARKETING PACKAGE

85 DANIEL STREET
PORTSMOUTH, NH 03801

VIEW FROM REAR ALLEY

McHENRY ARCHITECTURE

4 Market Street
Portsmouth, New Hampshire

A-6

06/17/2022
McHA: JD / RD / MG
NOT TO SCALE



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MARKETING PACKAGE
85 DANIEL STREET
PORTSMOUTH, NH 03801

VIEW FROM REAR ALLEY

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A-7

06/17/2022
McHA: JD / RD / MG
NOT TO SCALE



1 NORTH ELEVATION (DANIEL STREET)
1/8" = 1'-0"

2 EAST ELEVATION (LEFT SIDE YARD)
1/8" = 1'-0"

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85 DANIEL STREET
PORTSMOUTH, NH 03801

ELEVATIONS
PLANNING BOARD - DECEMBER 2022

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

A-8

11/23/2022
McHA: RD / MG
AS INDICATED



City of Portsmouth, New Hampshire

Site Plan Application Checklist

This site plan application checklist is a tool designed to assist the applicant in the planning process and for preparing the application for Planning Board review. The checklist is required to be completed and uploaded to the Site Plan application in the City's online permitting system. A pre-application conference with a member of the planning department is strongly encouraged as additional project information may be required depending on the size and scope. The applicant is cautioned that this checklist is only a guide and is not intended to be a complete list of all site plan review requirements. Please refer to the Site Plan review regulations for full details.

Applicant Responsibilities (Section 2.5.2): Applicable fees are due upon application submittal along with required attachments. The application shall be complete as submitted and provide adequate information for evaluation of the proposed site development. Waiver requests must be submitted in writing with appropriate justification.

Name of Applicant: SEAPORT REALTY, LLC Date Submitted: 9-23-2022

Application # (in City's online permitting): LU-22-

Site Address: 85 Daniel St Map: 107 Lot: 8

Application Requirements			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Complete application form submitted via the City's web-based permitting program (2.5.2.1(2.5.2.3A))		N/A
<input checked="" type="checkbox"/>	All application documents, plans, supporting documentation and other materials uploaded to the application form in viewpoint in digital Portable Document Format (PDF). One hard copy of all plans and materials shall be submitted to the Planning Department by the published deadline. (2.5.2.8)		N/A

Site Plan Review Application Required Information			
<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Statement that lists and describes "green" building components and systems. (2.5.3.1B)		
<input checked="" type="checkbox"/>	Existing and proposed gross floor area and dimensions of all buildings and statement of uses and floor area for each floor. (2.5.3.1C)	A-1, A-2, A-3	N/A
<input checked="" type="checkbox"/>	Tax map and lot number, and current zoning of all parcels under Site Plan Review. (2.5.3.1D)	Sheet 1	N/A

Site Plan Review Application Required Information

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Owner's name, address, telephone number, and signature. Name, address, and telephone number of applicant if different from owner. (2.5.3.1E)	Sheet 1	N/A
<input checked="" type="checkbox"/>	Names and addresses (including Tax Map and Lot number and zoning districts) of all direct abutting property owners (including properties located across abutting streets) and holders of existing conservation, preservation or agricultural preservation restrictions affecting the subject property. (2.5.3.1F)	Sheets 1 & 2	N/A
<input checked="" type="checkbox"/>	Names, addresses and telephone numbers of all professionals involved in the site plan design. (2.5.3.1G)		N/A
<input checked="" type="checkbox"/>	List of reference plans. (2.5.3.1H)	Sheet 1	N/A
<input checked="" type="checkbox"/>	List of names and contact information of all public or private utilities servicing the site. (2.5.3.1I)		N/A

Site Plan Specifications

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Full size plans shall not be larger than 22 inches by 34 inches with match lines as required, unless approved by the Planning Director.. (2.5.4.1A)	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Scale: Not less than 1 inch = 60 feet and a graphic bar scale shall be included on all plans. (2.5.4.1B)	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	GIS data should be referenced to the coordinate system New Hampshire State Plane, NAD83 (1996), with units in feet. (2.5.4.1C)	Sheets 1 & 2	N/A
<input checked="" type="checkbox"/>	Plans shall be drawn to scale and stamped by a NH licensed civil engineer. (2.5.4.1D)	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Wetlands shall be delineated by a NH certified wetlands scientist and so stamped. (2.5.4.1E)	N/A No Wetlands	N/A
<input checked="" type="checkbox"/>	Title (name of development project), north point, scale, legend. (2.5.4.2A)	Sheet 2	N/A
<input checked="" type="checkbox"/>	Date plans first submitted, date and explanation of revisions. (2.5.4.2B)	Sheet 1 & 2	N/A
<input checked="" type="checkbox"/>	Individual plan sheet title that clearly describes the information that is displayed. (2.5.4.2C)	Required on all plan sheets	N/A
<input checked="" type="checkbox"/>	Source and date of data displayed on the plan. (2.5.4.2D)	Sheet 1	N/A

Site Plan Specifications – Required Exhibits and Data

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	<p>1. Existing Conditions: (2.5.4.3A)</p> <ul style="list-style-type: none"> • Surveyed plan of site showing existing natural and built features; • Existing building footprints and gross floor area; • Existing parking areas and number of parking spaces provided; • Zoning district boundaries; • Existing, required, and proposed dimensional zoning requirements including building and open space coverage, yards and/or setbacks, and dwelling units per acre; • Existing impervious and disturbed areas; • Limits and type of existing vegetation; • Wetland delineation, wetland function and value assessment (including vernal pools); • SFHA, 100-year flood elevation line and BFE data, as required. 	Sheet 1	
<input checked="" type="checkbox"/>	<p>2. Buildings and Structures: (2.5.4.3B)</p> <ul style="list-style-type: none"> • Plan view: Use, size, dimensions, footings, overhangs, 1st fl. elevation; • Elevations: Height, massing, placement, materials, lighting, façade treatments; • Total Floor Area; • Number of Usable Floors; • Gross floor area by floor and use. 	A-1, A-2, A-3	
<input checked="" type="checkbox"/>	<p>3. Access and Circulation: (2.5.4.3C)</p> <ul style="list-style-type: none"> • Location/width of access ways within site; • Location of curbing, right of ways, edge of pavement and sidewalks; • Location, type, size and design of traffic signing (pavement markings); • Names/layout of existing abutting streets; • Driveway curb cuts for abutting prop. and public roads; • If subdivision; Names of all roads, right of way lines and easements noted; • AASHTO truck turning templates, description of minimum vehicle allowed being a WB-50 (unless otherwise approved by TAC). 	Sheet 2	
<input checked="" type="checkbox"/>	<p>4. Parking and Loading: (2.5.4.3D)</p> <ul style="list-style-type: none"> • Location of off street parking/loading areas, landscaped areas/buffers; • Parking Calculations (# required and the # provided). 	Sheet 2	
<input checked="" type="checkbox"/>	<p>5. Water Infrastructure: (2.5.4.3E)</p> <ul style="list-style-type: none"> • Size, type and location of water mains, shut-offs, hydrants & Engineering data; • Location of wells and monitoring wells (include protective radii). 	Sheet 2	
<input checked="" type="checkbox"/>	<p>6. Sewer Infrastructure: (2.5.4.3F)</p> <ul style="list-style-type: none"> • Size, type and location of sanitary sewage facilities & Engineering data, including any onsite temporary facilities during construction period. 	Sheet 2	

<input checked="" type="checkbox"/>	7. Utilities: (2.5.4.3G) <ul style="list-style-type: none"> The size, type and location of all above & below ground utilities; Size type and location of generator pads, transformers and other fixtures. 	Sheet 2	
<input checked="" type="checkbox"/>	8. Solid Waste Facilities: (2.5.4.3H) <ul style="list-style-type: none"> The size, type and location of solid waste facilities. 	N/A	
<input checked="" type="checkbox"/>	9. Storm water Management: (2.5.4.3I) <ul style="list-style-type: none"> The location, elevation and layout of all storm-water drainage. The location of onsite snow storage areas and/or proposed off-site snow removal provisions. Location and containment measures for any salt storage facilities Location of proposed temporary and permanent material storage locations and distance from wetlands, water bodies, and stormwater structures. 	N/A Due to reduction in Impervious Surface	
<input checked="" type="checkbox"/>	10. Outdoor Lighting: (2.5.4.3J) <ul style="list-style-type: none"> Type and placement of all lighting (exterior of building, parking lot and any other areas of the site) and photometric plan. 	N/A Lighting Exists	
<input checked="" type="checkbox"/>	11. Indicate where dark sky friendly lighting measures have been implemented. (10.1)	N/A	
<input checked="" type="checkbox"/>	12. Landscaping: (2.5.4.3K) <ul style="list-style-type: none"> Identify all undisturbed area, existing vegetation and that which is to be retained; Location of any irrigation system and water source. 	N/A	
<input checked="" type="checkbox"/>	13. Contours and Elevation: (2.5.4.3L) <ul style="list-style-type: none"> Existing/Proposed contours (2 foot minimum) and finished grade elevations. 	N/A	
<input checked="" type="checkbox"/>	14. Open Space: (2.5.4.3M) <ul style="list-style-type: none"> Type, extent and location of all existing/proposed open space. 	Sheet 2	
<input checked="" type="checkbox"/>	15. All easements, deed restrictions and non-public rights of ways. (2.5.4.3N)	N/A	
<input checked="" type="checkbox"/>	16. Character/Civic District (All following information shall be included): (2.5.4.3P) <ul style="list-style-type: none"> Applicable Building Height (10.5A21.20 & 10.5A43.30); Applicable Special Requirements (10.5A21.30); Proposed building form/type (10.5A43); Proposed community space (10.5A46). 	Sheet 2	
<input checked="" type="checkbox"/>	17. Special Flood Hazard Areas (2.5.4.3Q) <ul style="list-style-type: none"> The proposed development is consistent with the need to minimize flood damage; All public utilities and facilities are located and construction to minimize or eliminate flood damage; Adequate drainage is provided so as to reduce exposure to flood hazards. 	Sheet 1, Note 4	

Other Required Information

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	Traffic Impact Study or Trip Generation Report, as required. (3.2.1-2)	N/A	
<input checked="" type="checkbox"/>	Indicate where Low Impact Development Design practices have been incorporated. (7.1)	N/A	
<input checked="" type="checkbox"/>	Indicate whether the proposed development is located in a wellhead protection or aquifer protection area. Such determination shall be approved by the Director of the Dept. of Public Works. (7.3.1)	N/A	
<input checked="" type="checkbox"/>	Stormwater Management and Erosion Control Plan. (7.4)	N/A	
<input checked="" type="checkbox"/>	Inspection and Maintenance Plan (7.6.5)	N/A	

Final Site Plan Approval Required Information

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	All local approvals, permits, easements and licenses required, including but not limited to: <ul style="list-style-type: none"> • Waivers; • Driveway permits; • Special exceptions; • Variances granted; • Easements; • Licenses. (2.5.3.2A)	N/A	
<input checked="" type="checkbox"/>	Exhibits, data, reports or studies that may have been required as part of the approval process, including but not limited to: <ul style="list-style-type: none"> • Calculations relating to stormwater runoff; • Information on composition and quantity of water demand and wastewater generated; • Information on air, water or land pollutants to be discharged, including standards, quantity, treatment and/or controls; • Estimates of traffic generation and counts pre- and post- construction; • Estimates of noise generation; • A Stormwater Management and Erosion Control Plan; • Endangered species and archaeological / historical studies; • Wetland and water body (coastal and inland) delineations; • Environmental impact studies. (2.5.3.2B)	N/A	
<input checked="" type="checkbox"/>	A document from each of the required private utility service providers indicating approval of the proposed site plan and indicating an ability to provide all required private utilities to the site. (2.5.3.2D)	To Be Submitted	

Final Site Plan Approval Required Information

<input checked="" type="checkbox"/>	Required Items for Submittal	Item Location (e.g. Page/line or Plan Sheet/Note #)	Waiver Requested
<input checked="" type="checkbox"/>	A list of any required state and federal permit applications required for the project and the status of same. (2.5.3.2E)	No state or federal permits required	
<input checked="" type="checkbox"/>	A note shall be provided on the Site Plan stating: "All conditions on this Plan shall remain in effect in perpetuity pursuant to the requirements of the Site Plan Review Regulations." (2.5.4.2E)	Sheet 2	N/A
<input checked="" type="checkbox"/>	For site plans that involve land designated as "Special Flood Hazard Areas" (SFHA) by the National Flood Insurance Program (NFIP) confirmation that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334. (2.5.4.2F)	N/A	
<input checked="" type="checkbox"/>	Plan sheets submitted for recording shall include the following notes: <ul style="list-style-type: none"> a. "This Site Plan shall be recorded in the Rockingham County Registry of Deeds." b. "All improvements shown on this Site Plan shall be constructed and maintained in accordance with the Plan by the property owner and all future property owners. No changes shall be made to this Site Plan without the express approval of the Portsmouth Planning Director." (2.13.3)	Sheet 2	N/A

Applicant's Signature: _____ **Date:** _____

MEMORANDUM

Date: September 22, 2022

Project: 85 Daniel St.

Subject: Green building components

The scope of the project modifies an existing building located on the site of 85 Daniel St. while incorporating green building materials and systems into the renovation and addition. As part of the site plan review application, section 2.5.3.1b, the project has incorporated green components into the project as listed below.

- Increased roof and wall insulation to provide code minimum.
- Reuse of existing structure and cladding.
- Energy efficient glazing and frames for replacement and new windows.
- Low flow plumbing fixtures.
- LED energy efficient lighting.
- Recycled content for many building components including interior finishes.

Richard Desjardins

From: Kosko, Nikolai E <nickolai.kosko@eversource.com>
Sent: Tuesday, October 18, 2022 6:57 AM
To: Lane Cheney
Cc: david@lemieuxbuildersllc.com
Subject: RE: Custom House Court Pole Relocation

Good Morning Mr Cheney:

Eversource will indeed help you relocate the pole to a more suitable position for your construction. This may include putting facilities underground in order to make this happen. However in any circumstance Eversource will help with a solution to get you access to your parking location.

Sincerely,

Thanks

Nickolai Kosko

Nick Kosko
Field Supervisor Electrical Design
Eastern Region
Phone: 603-332-7565
Cell: 603-842-0416
Email: nickolai.kosko@eversource.com

EVERSOURCE

From: Lane Cheney <lane@cheneyco.com>
Sent: Monday, October 17, 2022 3:24 PM
To: Kosko, Nikolai E <nickolai.kosko@eversource.com>
Cc: david@lemieuxbuildersllc.com
Subject: Custom House Court Pole Relocation

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Hello Mr. Kosko,

I am writing as a follow up to our meeting a few weeks back. As discussed, we hope to work with Eversource to have a utility pole relocated a few feet in order to allow access to a proposed parking space at our property, located on Custom House Court. Alternatively, converting the roadway to underground power would also work and in fact would be preferred, but we get that that is a very involved project.

We don't expect guarantees and are aware that there will be costs to us. That being said, we are looking for some sort of acknowledgement from you folks that we will work together in good faith to allow access to the parking spot. We would share this acknowledgement with the city, so that they are aware that access to the parking spot is feasible. This spot has a significant impact on the project, regarding the number of units allowed.

Thanks for your attention to this matter. We look forward to working with you.

Thanks, Lane

Lane Cheney 603-502-8232

Dave Lemieux 603-235-4370

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THIRD FLOOR
20' - 1" 

SECOND FLOOR
10' - 5" 

FIRST FLOOR
0' - 0" 

GRADE
-2' - 0" 

1 SOUTH ELEVATION (CUSTOM HOUSE LANE)
1/8" = 1'-0"

2 WEST ELEVATION (RIGHT SIDE YARD)
1/8" = 1'-0"

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85 DANIEL STREET
PORTSMOUTH, NH 03801

ELEVATIONS
PLANNING BOARD - DECEMBER 2022

McHENRY ARCHITECTURE
4 Market Street
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A-9

11/23/2022
McHA: RD / MG
AS INDICATED