

BOSEN & ASSOCIATES, P.L.L.C.
ATTORNEYS AT LAW

October 31, 2018

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VIA HAND DELIVERY

David Rheume, Chair
Zoning Board of Adjustment
1 Junkins Ave.
Portsmouth, NH 03801

BY: _____

**RE: Gosling Meadows
40 Wedgewood Road, Portsmouth**

Dear Mr. Rheume:

Enclosed please find the original and eleven (11) copies of the following relative to the above properties:

1. Zoning Board Adjustment Application;
2. Site Plans;
3. Floor Plan;
4. Existing Conditions Photos;
5. Applicant's Narrative; and
6. Our check in the amount of \$400.00 for the application fee.

Thank you for your attention.

Sincerely,

John K. Bosen

JKB/sdm

Encls.

cc: Portsmouth Housing Authority

John K. Bosen
Admitted in NH & MA

Christopher P. Mulligan
Admitted in NH & ME

David M. Howard
Admitted in NH

Molly C. Ferrara
Admitted in NH & ME

Bernard W. Pelech
Admitted in NH & ME

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Seacoast Community School

Gosling Meadows Preschool

Portsmouth Zoning Board of Adjustment

September 2018

Part I: The School

Mission *"To provide nurturing care and quality education for all children of the seacoast."*

The Seacoast Community School has been a committed partner with the community of Portsmouth and the Greater Seacoast area to provide quality child care for families as an independent school for over fifty years. SCS is a non-profit organization, governed by a Board of Directors comprised of dedicated community members. Established in 1967, the tradition of partnership with the community and responsibility to families stays true to the mission which has guided the agency from the beginning. Living this commitment means offering quality childcare to all families of the Seacoast region, giving priority services to children from families who are financially in need, and taking a leadership role in advocacy for the highest quality early childhood education.

We are a school whose tale is told through the quality service that we provide our community, and since our founding we have shared our story with thousands of children and their families. Our chapters are written through their lives, the evolution of best practice in the field of early childhood education, dedication to our mission, and our commitment to our community to be leaders in our field. Respecting our families, collaborating with civic agencies, adapting to the changing need of society, setting contemporary childcare standards, retaining qualified and experienced staff, increasing programming, and working in partnership to provide comprehensive resources for children and families, allows the agency to prosper and serve more of our target clientele every year.

Our mission allows us the privilege of caring for others. It is about genuine love and compassion for children and the sanctity of childhood. It is about working with families and the community to support children and meet their complex physical, social, emotional, cognitive, and developmental needs.

Social responsibility

SCS is under contract with, The Department of Health and Human Services, The Division of Children Youth and Families, Child and Family Services and The City of Portsmouth Welfare Department to accept referrals and to provide financial assistance and support for families in need. In addition, Community Block Grants, privately funded scholarships and emergency scholarships are available to our families. We are a United Way Agency partner. In a given year 20-25% of our families fall in the very low-to-moderate income range identified by HUD guidelines, and 30-35% are on some form of financial assistance. Regardless of one's financial position, we provide an Early Childhood Program that advocates quality standards of care and education for all children. We are committed to offering children and their families a safe and healthy environment to nurture and to provide responsive care. Our program combines the understanding of child development, best practice, and sound principles, based on science, of early childhood education.

Community service, partnership, and collaboration

In October 1999 SCS was invited to join The Seacoast Foundation for Health in their collaborative endeavor to combine the best of child and family services in one location, the Community Campus, located at 100 Campus Drive Suite 20, in Portsmouth, NH. The acceptance of this honor and our participation in this unprecedented collaboration established our current base of operations for the school. Further partnering with the City of Portsmouth School Department, the Portsmouth Early Education Program (PEEP) for special needs children, and SAU 50 School district in Greenland NH to provide additional services, all demonstrate our commitment to continued collaboration.

Faculty and Staff

Educated and experienced faculty provide the cornerstone of our program. We require that they have degrees in Early Childhood or like fields depending on the program they work within. Many have advanced degrees and all experience regular and appropriate professional development throughout every year. They are loving professionals who recognize the importance of living our mission. They guide children's learning by using a wide range of teaching strategies, and by providing natural, informal, and formal teaching experiences. Teachers assess the developmental levels of the children and combine them with their knowledge. Teachers prepare an interesting and rich environment that offers children learning experiences and choices.

Administration and direct care staff alike live the mission of SCS. They dedicate themselves to the greater good through their work for and with our children and families. They believe in their importance as early childhood caregivers and educators. Countless daily examples of their work demonstrate the passion with which they strive to accomplish the mission of the agency. Staff is committed to quality care and developmental opportunities that make children feel happiness, success, and a sense of belonging. These experiences provide the foundation needed for children to advance beyond childhood into a world that holds promise.

Some of the combined competencies and credentials of the faculty and administrative team provide expertise in the following areas; family and community relationships, health safety and

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nutrition, early childhood knowledge and skill; historical and philosophical foundations of early childhood and child growth and development, early childhood curriculum and instructional methods, child observation and assessment, learning environments, guidance and discipline, educational programming, program operations and facilities management, family support, leadership and advocacy.

Values: Seacoast Community School C.A.R.E.S.

Recently identifying our school values as Community, Acceptance, Respect, Empathy, and Self-confidence (CARES), we seek to instill in every child these things we hold most dear. Building Community relationships through regular gatherings among children, families, and staff is an essential component of our program. We foster a sense of Acceptance through our open admissions policy, our embrace of diversity, and welcoming of all races, creeds, and beliefs. Respecting each other and working together we are able to foster this value in all children, and likewise showing Empathy builds understanding in all our students. Finally, the Self-confidence we instill in our our charges allows them to start life feeling great about who they are, and gives them the strength to handle adversity. The history of success that our families experience in our program is reflected in the number of alumni who return to use our services for their own kids. We proudly serve our children, our families, the Seacoast community and the City of Portsmouth with humility, dedication, these values, and a strong sense of mission.

Education for all children

Seacoast Community School has the great responsibility of educating and caring for the youngest children in our community. We take this responsibility seriously. We know the great importance of fostering brain development in these early years. We know that building relationships and providing language rich environments with children enhances this development. We recognize each child’s individuality and meet the children and the family where they are.

Our philosophy at Seacoast Community School is that children learn best through play and hands on experiences. Through play children are allowed to explore materials openly. This fosters problem solving and social emotional skills. Teachers scaffold children as they play to challenge them to go further, whether it is communicating with their peers or figuring out a difficult puzzle. We also believe in nurturing and educating the whole child and we recognize that a child’s family is a large part of this. We work closely with families as they know their children best. We see families as part of our community and encourage them to be a part of their children’s education.

Lastly, we believe we have a responsibility to be advocates and leaders in the field of early childhood. This means we create an environment of growth and learning for our teachers. We acknowledge what children in our world are facing today and learn, through the research and expertise, what we can do and what is best practice for our children.

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Part II: Preschool Program Specifics - Gosling Meadows

The prospect of starting a preschool program at the Gosling Meadows site is well within our mission and very attractive to us as a school. We look forward to this challenge and if selected to start this program, will put our full energies into its success.

The Partnership: Critical to the success of this program will be the partnership between the Portsmouth Housing Authority, the Portsmouth School Department, and Seacoast Community School. It is our understanding that from the start, each organization should look to shouldering their share of the burden it will take to design, implement, house, execute, and sustain the program. SCS is prepared to undertake all educational aspects of staffing, licensing, managing, designing, evaluating, and running the program and will do so with a level of exceptional quality commensurate with our regular preschool offerings. SCS will seek grant funding to help ease the costs of the program and expects the other two entities to do the same. It is expected that the Housing Authority will fit up, maintain, insure, and when necessary improve the facility and surrounding environs. They will also provide functional utilities including water, heat, electricity, and internet. The School System will provide access to a family counseling liaison, as well as future supports.

The Families: The target families would be those housed in Gosling Meadows and nearby Housing Authority sites, as well as other families with educational needs in the area. Although preference will always be given to low income families, siblings, and those housed in the area, spaces will also be afforded to full pay families and children from nearby neighborhoods and towns as well. This will cause a slight increase in traffic in the morning and evening as detailed below.

The School Program: The Gosling Meadows Program will be fully licensed by the State of New Hampshire Department of Human Services, accept state assistance monies from them and other sources, and maintain a “Licensed Plus” quality status at all times. SCS will provide two experienced faculty on site every day, and a part time staff member to assist families during the week. SCS will also provide appropriate administrative management necessary to run the school, including but not limited to, purchase and oversight of educational supplies, parent communications, educational documentation, computer tracking, billing, receiving, payroll, admissions, insurances (workers compensation, health, etc.), grant writing, evaluations, hiring/firing, problem solving, etc.

The program will be full-year and follow the regular SCS calendar of holidays and shutdown weeks. It will start by running from 8:00am to 12:30pm five days per week M-F with the options of MWF and TH as well. These times could expand or contract as demand necessitates. If the demand for a full day program exists at the outset, we will offer that, likewise, if demand is for only three days per week we will offer that.

Zoning “Special Exception” Standards Addressed

There will be no hazards to the public or adjacent properties - in fact, the neighborhood will greatly benefit from the school’s presence. There will be no detriment to the property values in

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the vicinity, or change to the essential characteristics of the neighborhood other than the improvements engendered by a high quality school functioning at its center. The use of the building will be enhanced by the school, the addition of children, and the values espoused by the institution and school community will only help the neighborhood. Families, students, teachers, and school employees will be welcome additions. Although our goal is to serve the immediate families at Gosling, there may be an increase in the number of cars entering and exiting the neighborhood due to a modicum of non-Gosling families. Parking and drop-off at open and closing times may increase traffic slightly, and the small size of the school will keep that minimal. An increase of approximately 5-6 cars during the morning and evening may be the result. There will be no increased demand on municipal services, although increased police protection would be appreciated if offered. There will be no significant increase in stormwater run-off as we are not changing the footprint of the building.

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APPLICATION OF PORTSMOUTH HOUSING
GOSLING MEADOWS/ 40 WEDGEWOOD ROAD
Map 239, Lot 12

APPLICANT'S NARRATIVE

The Portsmouth Housing Authority seeks a special exception to convert 670 square feet of space within the existing Gosling Meadows recreation center into pre-school class space, per the attached statement of the Seacoast Community School. Part of the project will include the upgrading of the existing bathrooms to be ADA Compliant. This is an important opportunity to improve the Gosling development and the community at large.

The property lies in the G-1 zone, the purpose of which is "to facilitate a broad range of housing types together with compatible commercial, fabrication and civic uses in a high-quality pedestrian environment with moderate to high density." §10.410. The proposed pre-school, totally within the existing Gosling Meadows development, is precisely the type of compatible civic use the ordinance seeks to promote. Nevertheless, such a use is permitted only by special exception. §10.440.7.12.

The applicant believes the proposal easily meets the criteria for the necessary special exception. Those criteria are set forth in the ordinance at §10.232.20.

First, the use proposed here, a pre-school, is permitted within this district by special exception, see §10.440 Table of Uses, no. 3.20. §10.232.10.

Second, the proposed use will pose no hazard to the public or adjacent properties on account of potential fire, explosion or release of toxic materials. §10.232.22. No explosives, toxic materials or unusual accelerants will be stored on site.

Third, there will be no detriment to property values in the vicinity or change in the essential characteristics of any area including residential neighborhoods or business and industrial districts on account of the location or scale of buildings and other structures, parking areas, accessways, odor, smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials. §10.232.22. The use is entirely within and complementary to the Gosling Meadows housing facility.

Fourth, there will be no creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity. §10.232.23. The proposal is a complementary civic use within the Gosling housing development that will primarily serve area residents. A slight increase in traffic is anticipated, however, the size of the proposed school will keep the increase minimal.

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Fifth, there will be no excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools. §10.232.24. None of these services will be implicated by this proposal.

Finally, the project will result in no significant increase of stormwater runoff onto adjacent property or streets. §10.232.25. There will be no change to the existing building footprint.

For the foregoing reasons, the applicant respectfully requests the Board grant the special exception as requested and advertised.

Respectfully submitted,

Dated:

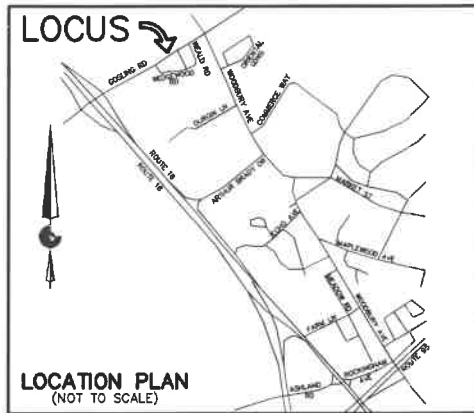
By:


John K. Bosen, Esquire

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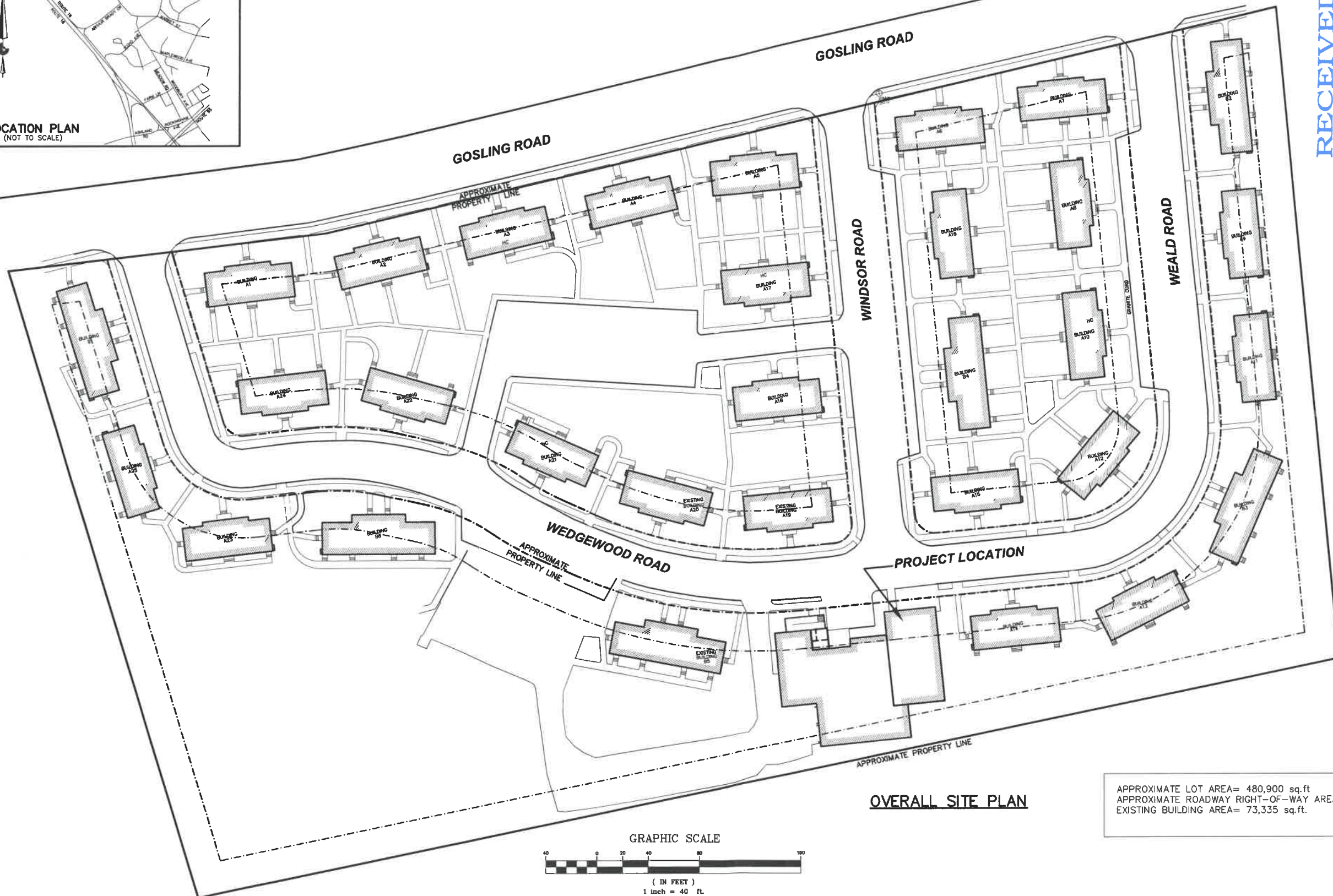


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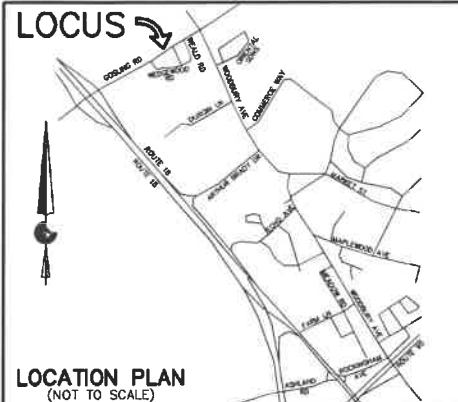
BY:

CIVIL CONSULTANTS			
CIVIL CONSULTANTS			
Engineers Planners Surveyors			
P.O. Box 100 South Berwick Maine 03908 207-384-2550 civcon@civcon.com			
NO.		DATE	
REVISED		INT.	
PORTSMOUTH HOUSING AUTHORITY GOSLING MEADOW ADMINISTRATIONS CLASSROOM RENOVATIONS PORTSMOUTH BOARD OF ADJUSTMENT PREPARED FOR: PORTSMOUTH HOUSING AUTHORITY MAILING ADDRESS: 245 MIDDLE STREET - PORTSMOUTH, NH 03801			
CIVIL CONSULTANTS			
DRAWN GRA/HPP		CALC. GRA	
DATE 10/1/18			
CHECKED			
APPROVED			
SCALE 1"=40'			
SHEET TITLE: • OVERALL SITE PLAN			
SHEET NUMBER: C1			
SHEET 1 of 2			
PROJECT # 09-132.21			



OVERALL SITE PLAN

APPROXIMATE LOT AREA= 480,900 sq.ft.
APPROXIMATE ROADWAY RIGHT-OF-WAY AREA= 82,900 sq.ft.
EXISTING BUILDING AREA= 73,335 sq.ft.



LOCATION PLAN
(NOT TO SCALE)

LEGEND:

- UTILITY POLE
- GUY WIRE
- ⊙ TELEPHONE MANHOLE
- ⊙ MANHOLE (UNKNOWN UTILITY)
- ⊙ SANITARY SEWER MANHOLE
- ⊙ DRAIN MANHOLE
- ⊙ CATCH BASIN
- ⊙ MONITORING WELL
- ⊙ SURVEY BENCHMARK

PLAN INTENT:

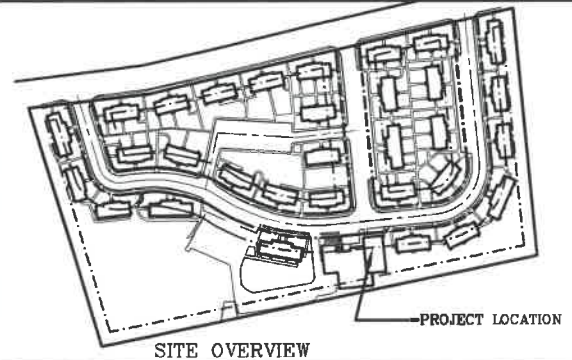
1. PROJECT SCOPE IS TO SHOW AREA FOR PROPOSED INTERIOR RENOVATIONS AND CODE UPGRADES FOR CLASSROOM / DAY CARE AREA TO EXISTING ACTIVITY-COMMUNITY ROOM SPACE

PLAN REFERENCES:

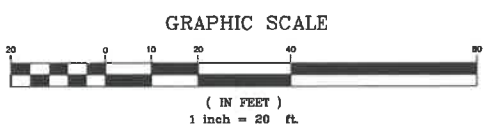
1. PLANS ENTITLED: " P.H.A AIDED LOW RENT HOUSING PROJECT FOR PORTSMOUTH HOUSING AUTHORITY OF PORTSMOUTH, N.H. AS-BUILT DRAWINGS", DATED: DECEMBER 10, 1957.

PLAN NOTES:

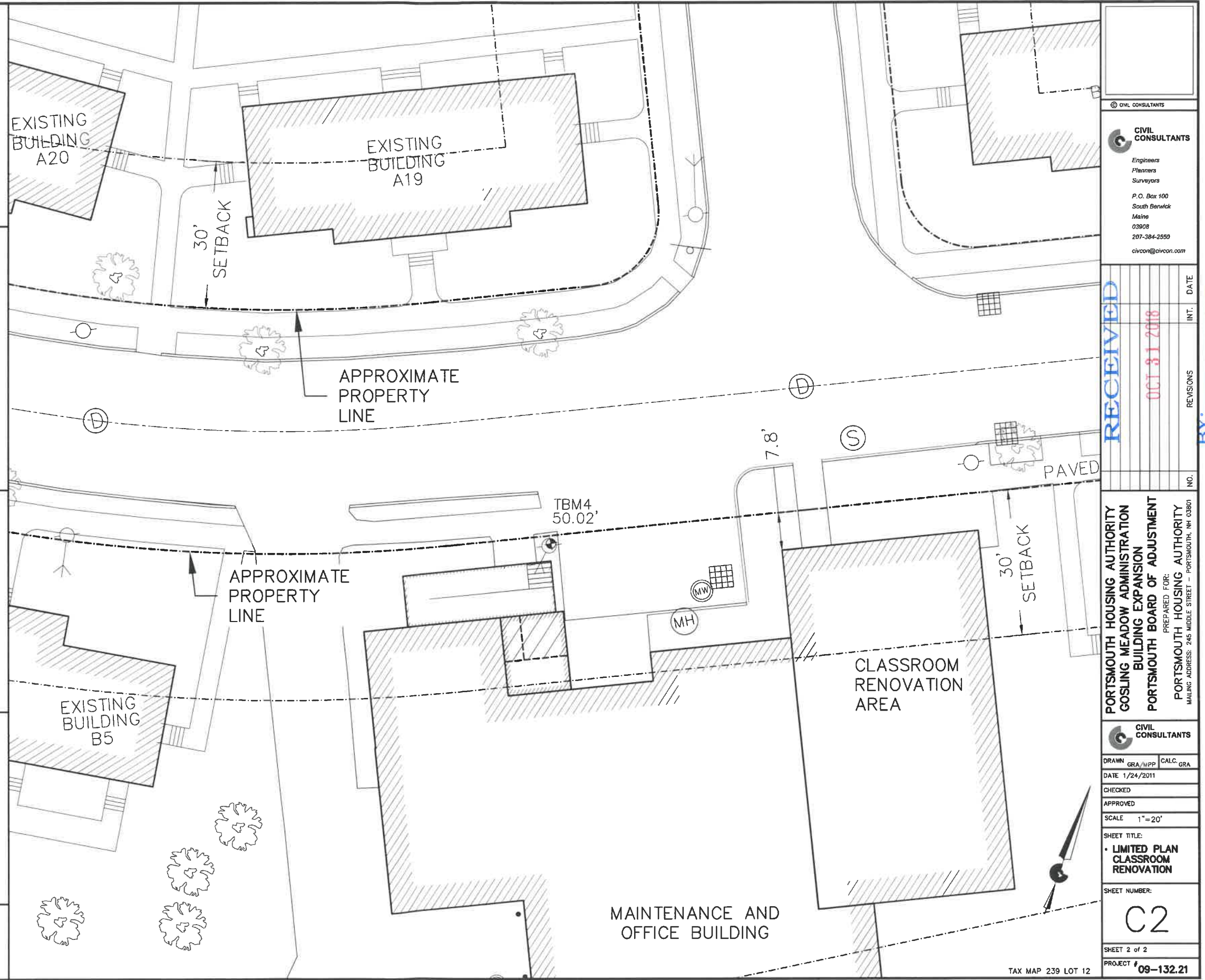
1. PROJECT IS LOCATED IN CITY OF PORTSMOUTH GARDEN APARTMENT / MOBILE HOME PARK ZONE (GA / MH).
2. PLANIMETRIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY BY CIVIL CONSULTANTS BETWEEN JUNE 15 AND JUNE 30, 2009.
3. NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY COMPUTED UTILIZING THE NGS OPS ON-LINE PROCESSING SERVICE. REFERENCE FRAME IS NAD83 COR596 EPOCH 2002.0000. THE SURVEY IS TIED TO COR5 STATIONS BOSTON WAAS 1 COR5 (ZBW1), BARTLETT COR5 (BARN) AND BRUNSWICK 1 COR5 (BRU1). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCE BY 1.0003022734 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE).
4. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NAVD83, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY.
5. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIGSAFE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.



SITE OVERVIEW



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft



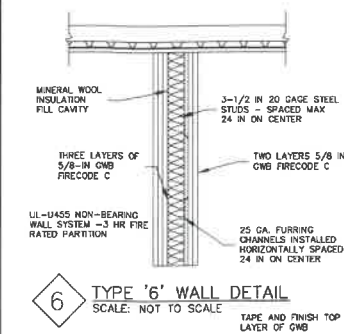
CIVIL CONSULTANTS
Engineers
Planners
Surveyors
P.O. Box 100
South Berwick
Maine
03908
207-384-2550
civcon@civcon.com

NO.	REVISIONS	INT.	DATE

PORTSMOUTH HOUSING AUTHORITY
GOSLING MEADOW ADMINISTRATION
BUILDING EXPANSION
PORTSMOUTH BOARD OF ADJUSTMENT
PREPARED FOR:
PORTSMOUTH HOUSING AUTHORITY
MAILING ADDRESS: 245 MIDDLE STREET - PORTSMOUTH, NH 03801

CIVIL CONSULTANTS

DRAWN	GRA/MPP	CALC.	GRA
DATE 1/24/2011			
CHECKED			
APPROVED			
SCALE 1"=20'			
SHEET TITLE: • LIMITED PLAN CLASSROOM RENOVATION			
SHEET NUMBER: C2			
SHEET 2 of 2			
PROJECT '09-132.21			



DOOR SCHEDULE - CHANGES TO BE APPROVED BY ENGINEER AND OWNER PRIOR TO INSTALLATION									
MARK	SIZE			DOOR MATERIAL	DOOR TYPE	HARDWARE		AUTO CLOSER	NOTE
	WIDTH	HEIGHT	THICKNESS			ENTRY	EXIT		
100	3'-0"	7'-0"	1 1/2"	METAL	EXTERIOR, EXIT DOOR	PULL LEVER	PUSH BAR	YES	EXISTING
101	3'-0"	7'-0"	1 1/2"	METAL	EXTERIOR, EXIT DOOR	NO HARDWARE	PUSH BAR	YES	EXISTING
102	3'-0"	7'-0"	1 1/2"	METAL / GLASS	INTERIOR	KNOB	KNOB	NO	EXISTING
103	2'-6"	7'-0"	1 1/2"	METAL / GLASS	INTERIOR	PUSH PLATE	PUSH PLATE	YES/NO	EXISTING
104	2'-4"	7'-0"	1 1/2"	METAL	INTERIOR	KNOB	KNOB	NO	EXISTING
105	2'-8"	7'-0"	1 1/2"	METAL / GLASS	INTERIOR	KNOB	KNOB	NO	EXISTING
106	3'-0"	7'-0"	1 1/2"	METAL	INTERIOR	LEVER	PULL LEVER	YES	EXISTING
107	3'-0"	7'-0"	1 1/2"	METAL	INTERIOR	LEVER	PULL LEVER	YES	EXISTING
108	3'-0"	7'-0"	1 1/2"	METAL / GLASS	INTERIOR	KNOB	KNOB	NO	EXISTING
109	3'-4"	7'-0"	1 1/2"	METAL / GLASS	INTERIOR	PULL HANDLE	PUSH PLATE	YES	EXISTING
110	3'-4"	7'-0"	1 1/2"	METAL / GLASS	EXTERIOR EXIT DOOR	PULL HANDLE	PUSH BAR	YES	EXISTING
111	3'-4"	7'-0"	1 1/2"	METAL / GLASS	EXTERIOR EXIT DOOR	NONE	REVISE	YES	EXISTING
112	3'-0"	7'-0"	1 1/2"	METAL / GLASS	INTERIOR	LEVER	LEVER	NO	EXISTING
113	3'-0"	7'-0"	1 1/2"	WOOD	INTERIOR	KNOB	KNOB	NO	EXISTING
114	3'-4"	7'-0"	1 1/2"	METAL	INTERIOR 3-HR FIRE RATED	LEVER	PULL LEVER	YES	NEW

1 TYPE '1' WALL DETAIL
SCALE: NOT TO SCALE

2 TYPE '2' WALL DETAIL
SCALE: NOT TO SCALE

3 TYPE '3' WALL DETAIL
SCALE: NOT TO SCALE

4 TYPE '4' WALL DETAIL
SCALE: NOT TO SCALE

5 TYPE '5' WALL DETAIL
SCALE: NOT TO SCALE

SHEET: 1 OF 1

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