## CITY OF PORTSMOUTH ZONING BOARD OF ADJUSTMENT

#### 361 HANOVER STREET, PORTSMOUTH, NEW HAMPSHIRE

**Tax Map 138 Lot 63** 

361 Hanover Steam Factory, LLC.

#### **APPLICANT'S PROJECT NARRATIVE**

#### THE APPLICANT

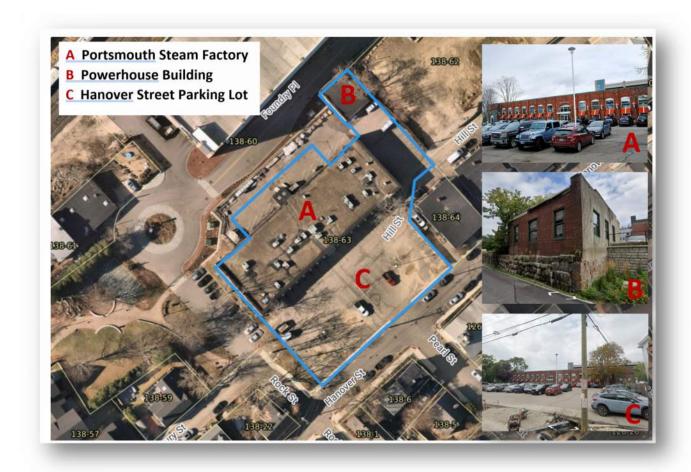
The Applicant is 361 Hanover Steam Factory, LLC who acquired the property at 361 Hanover Street, formerly the home of Heineman, in November 2021. The Applicant has hired Hampshire Development Corp., ("HDC"), a regional development company to redevelop, expand and convert the existing historic building on the site into a multi-family residential building and convert the existing surface parking along Rock Street and Hanover Street into three multi-family residential buildings with all required resident parking located inside the building and visitor parking within the courtyard between the buildings.

#### **PURPOSE**

361 Hanover Steam Factory is seeking variances to allow for a purely residential housing project without any first-floor commercial use. The project will consist of approximately 40-48 residential housing units with the final number and configuration to be determined with input from the Technical Advisory Committee, the Planning Board, and other relevant parties. This project is shown on the within illustrations and plans to closely represent the square footage and elevation of the project although colors textures and fenestrations may change. At this stage Building A will consist of 26-34 units, Building B will have 4 units, Building C will have 2 units and Building D will have 8 units. The project will also have a total of 71 on-site parking spaces which exceed the amount of parking required under the Portsmouth Zoning Ordinance ("Ordinance"). This plan will require three (3) variances from this Board. The first variance is from Section 10.642 of the Ordinance that requires ground floor commercial uses in the Downtown Overlay District. The second variance is also from the Downtown Overly District that requires that the minimum height of the ground-floor level of the buildings to be 12 feet and the third variance is from Section 10.5A41.10D to allow "Apartment", "Rowhouse" and "Duplex" building types where they are not permitted.

#### **EXISTING CONDITIONS - THE PROPERTY**

The lot is irregularly shaped, with approximately 188' frontage on 361 Hanover Street and it abuts a city-owned property fronting on Rock Street and Foundry Place. There are two existing structures on the lot. See Figure 1.



*Figure 1 – Existing Conditions* 

#### HISTORIC LAND USE

The Property has a long history of Industrial and Commercial land use. Built in the late 19th century as a 5-story structure with a flat roof and slab on grade, the main building was originally owned and occupied by the Portsmouth Steam Factory. In the late 19<sup>th</sup> century, a fire reduced the buildings to two-stories. In the 1950s, the building was later occupied with an auto dealership/repair shop and later, in the 1970s, an architectural design firm. In 21<sup>st</sup> Century, the building was occupied by an international publishing company. A single story "modern" block addition with a shed roof was added mid-century toward the rear facing Foundry Place which was used as a loading dock for shipping and receiving.

#### **EXISTING ZONING**

Consistent with other properties along Foundry Place and Hill Street, the property is zoned CD5. The CD5 District is an urban zoning district that allows for a wide array of higher density commercial and residential uses. The Property is also subject to several Overlay Districts.

The entire property also sits in the Downtown Overlay District ("DOD") which was established as an overlay to promote the economic vitality of the downtown by ensuring continuity of pedestrian oriented business uses along street.

The northern half of the property is also located within the North End Incentive Overlay District (NEIOD).

The goals and objectives of the North End Vision Plan (the "North End Vision Plan") are focused on generating buildings, land uses, and site designs that support economic development while being respectful and sensitive to the surrounding context. Buildings are intended to step up or down in transitional areas - like the property at 361 Hanover Street – in response to the surrounding land use pattern.

This stepping element is why the North End Incentive Overlay District (the "NEIOD"), and its encouragement of larger buildings, does not carry over to the parking lot portion of the property along Hanover Street.

In the case of 361 Hanover Street, the North End Vision Plan called for high density zoning and taller, commercial, or mixed-use buildings along Foundry Place and lower buildings along Hanover Street.

The Building Height Standards for 361 Hanover Street are limited to three (3) stories or 40'. Some of the heights of the abutting structures are as follows: 349 Hanover Street (multi-unit condominium); 39' to flat roof. 45 Pearl Street (The Pearl); 47' to peak plus 12' steeple. 48 Pearl Street (single family); 32' to peak. 394 Hanover Street (single family); 32' to peak. 407 Hanover Street (single family); 30' to peak (4' grade change from front to back of lot). 100 Foundry Place (Parking Garage); 62' to top of wall plus appurtenant structures up to 72' high. 89 Foundry Place (new multi-use development); 50' to flat roof plus appurtenant structures up to 60' high. See neighboring property heights map attached.

Although the Downtown Overlay District (the "DOD") includes 361 Hanover Street it is important to acknowledge that there are no other properties fronting on Hanover Street included in the DOD. This is a result of the DOD following property lines of the entire parcel. No other parcel spans the area between Foundry Place and Hanover Street. Under the Zoning Ordinance, the DOD requires ground-floor commercial uses within all buildings with the intention of activating the street edge and enhance the pedestrian experience.

Unfortunately, in this area along Hanover Street, only 293 Hanover Street is designed and used as a ground floor commercial use. All other adjacent properties along Hanover Street and its intersecting streets have residential uses on the ground floor. Simply put, commercial uses in this

section of the city is not practical and not in keeping with residential characteristics of this neighborhood.

#### REQUESTED ZONING RELIEF

Approval of the current application requires approval of the following variances:

- 1. Ground Floor Commercial Uses The Downtown Overlay District (the "DOD") requires the ground-floor level of the buildings to be restricted to commercial uses. Additionally, in the CD5, all buildings are required to be either mixed-use (with upper floor residential uses) or commercial uses (on all floors). Thus, if the requested variance allowing for ground-floor residential uses is granted, the resulting residential buildings require zoning relief to allow for an "Apartment", "Duplex", and Rowhouse" buildings on the Property.
- 2. <u>Minimum First Floor Height</u> The CD5 Character District requires the minimum height of the ground floor to be 12 feet. The purpose of this requirement is two-fold: to design ground-floor spaces to support commercial uses and to ensure that ground-floor residential uses to be elevated above the sidewalk for privacy concerns.
- 3. <u>Building types</u> The zoning ordinance in Section 10.5A41.10D does not permit "Rowhouse", "Apartment" or "Duplex" housing in this zone.

#### VARIANCE CRITERIA

The Applicant believes that this project meets the criteria necessary for granting the requested variances.

Granting the requested variances will not be contrary to the spirit and intent of the ordinance nor will it be contrary to the public interest. The "public interest" and "spirit and intent" requirements are considered together pursuant to Malachy Glen Associates v. Chichester, 152 NH 102 (2007). The test for whether or not granting a variance would be contrary to the public interest or contrary to the spirit and intent of the ordinance is whether or not the variance being granted would substantially alter the characteristics of the neighborhood or threaten the health, safety and welfare of the public.

In this case, were the variances to be granted, there would be no change in the essential characteristics of the neighborhood, nor would any public health, safety or welfare be threatened. The property is located at the transition from larger (and taller) buildings located along Foundry Place and Hill Street to smaller, more traditionally scaled buildings along Hanover and Rock Streets. Approval of the variance to allow for ground-floor commercial use of the buildings will not adversely impact the health, safety and welfare of the public. The essentially urban character of the neighborhood will not be altered in any fashion by this project, nor will the health, safety or welfare of the public be threatened by granting the relief requested, as what is proposed is

consistent with the mass and scale of neighboring buildings. The project must obtain further approval from the Planning Board so the interest of the public will be more than adequately protected.

- Ground Floor Commercial Uses Approval of the variance to allow ground-floor residential uses in the buildings will result in a positive impact on the health, safety, and welfare of the public. The buildings on the property are located within a densely developed residential neighborhood where commercial uses are largely located along Islington and Bridge Streets.
- Minimum First-Floor Height Approval of the variance to allow the ground-floor height of the existing historic building to be approximately 10.5' versus 12' will result in a positive impact on the health, safety and welfare of the public given the ground floor of the building is primarily being used for covered parking and no commercial uses are proposed for the building. By reducing the minimum first floor height, it will also help reduce the overall height and massing of the buildings.
- Figure 10.5A41.10D The Character Standards of the CD5 zone require a mix of building types that do not consist of Rowhouse, Duplex or Apartment type buildings. The ordinance further states that streets need sidewalks in order to create an urban setting which the Applicant submits in not appropriate in this neighborhood. Although the property is not located in the Historic District, the buildings have been designed in such a fashion as if it were. The Streetscapes submitted with this application depict building types that are more appropriate than what is allowed by right in this zone.

<u>Substantial justice would be done by granting the variances</u>. Whether or not substantial justice will be done by granting a variance requires the Board to conduct a balancing test. If the hardship upon the owner/applicant outweighs any benefit to the general public in denying the variance, then substantial justice would be done by granting the variance. It is substantially just to allow a property owner the reasonable use of his or her property. In this case, there is no benefit to the public in denying the variances that is not outweighed by the hardship upon the owner.

- Ground Floor Commercial Uses Substantial justice will be done by approval of the variance to allow ground-floor residential uses in the buildings. Approval will result in a benefit to the public and will outweigh the hardship to the owner leasing any commercial space within a densely developed residential neighborhood with limited on-street parking. Furthermore, granting of this variance will eliminate competition for on-street parking with existing residents as well as the significant activity and congestion associated with commercial uses.
- <u>Minimum First-Floor Height</u> Substantial justice will be done by approval of the variance to allow the ground-floor height of the existing historic building to be 10'6"

versus 12'. Approval will result in a benefit to the public and will outweigh the hardship to the owner of using an additional 18" of the height of the ground floor of the building when the primary use of the ground-floor is for covered parking and no commercial uses are proposed for the building.

• <u>Figure 10.5A41.10D</u> - Substantial justice will be done by approval of the variance to allow building "Rowhouse", "Apartment" and "Duplex" buildings as shown on our plans.

The values of surrounding properties will not be diminished by granting the variances. Granting of the variances will not adversely impact the values of the surrounding properties will not be negatively affected in any way. Moreover, denial of the variances may result in an adverse impact on the values of the surrounding properties given the ground-floor commercial requirement which may result in spillover parking within the neighborhood, as well as lighting and noise impacts. Denial of the variances will likely result in a larger building (footprint, volume and height) being constructed along Hanover Street. A larger building that can be constructed as of right, coupled with ground-floor commercial uses will likely diminish the value of the surrounding properties.

- Ground Floor Commercial Uses The values of the surrounding properties will not be diminished by approval of the variance to allow ground-floor residential uses in the buildings. Approval of the variances will result in a benefit to the public and increase the added value of the surrounding properties.
- Minimum First-Floor Height The values of the surrounding properties will not be diminished by approval of the variance to allow the ground-floor height of the existing historic building to be 10'6" versus 12'. Approval of the variances will result in a benefit to the public and increase the added value to the surrounding properties. The shorter ground floor height of the existing building will improve the design of the upper floors of the building adding value to the project and, indirectly, the added value of the surrounding properties.
- Figure 10.5A41.10D The values of the surrounding properties will not be diminished by approval of the variance to allow building "Rowhouse", "Apartment" and "Duplex" buildings as shown on our plans. The streetscapes submitted with this application support that these building types are more in line with the neighborhood, especially when compared to development standards set forth in the Ordinance.

There are special conditions associated with the property which prevent the proper enjoyment of the property under the strict terms of the zoning ordinance and thus constitute unnecessary hardship. The two historic structures on the property date back to the late 19<sup>th</sup> century. Although the property has its legal frontage on Hanover Street, and fronts along Foundry Place and Rock Street. However, the City owns a thin strip of land consisting of 7,300 SF located

between the Property and the City's right-of-way for Foundry Place and Rock Street. This thin strip remains from the former Rock Street Garage property that was once used by the DPW prior to construction of Foundry Place. This is also the only property in this section of the North End that spans Foundry Place to Hanover Street. The property also has an eight (8) foot grade change from Foundry Place to Hill Street. Additionally, the existing historic building is located behind a 56-space surface parking lot; more than 100 feet from Hanover Street.

- Ground Floor Commercial Uses The special conditions associated with the property
  and its unique location on upper Hanover Street creates a hardship for the requirement
  of ground-floor commercial uses. Approval of the variances will result in a better
  design and a property enjoyment of the property and be consistent with the surrounding
  neighborhood context.
- Minimum First-Floor Height The special conditions associated with the property and the historic structure constitutes a hardship for the requirement of 12' first-floor heights. Approval of the variances will result in a reasonable use of the ground floor of the property and be consistent with the physical attributes of the building. Allowing the ground-floor height of the existing historic building to be 10'6" versus 12' will result in a better design and a property enjoyment of the property and be consistent with the surrounding neighborhood context.
- Figure 10.5A41.10D This property sits in the CD5 zone but is surrounded by residential properties so to require the Applicant to build consistent with the standards of the Ordinance will add to the existing hardship. To allow "Rowhouse" "Duplex" and "Apartment" type buildings is a reasonable use of the property and be consistent with the surrounding neighborhood context.

<u>The use is a reasonable use</u>. Except for the ground floor residential use, all the proposed uses of the buildings are permitted in the CD5.

- <u>Ground Floor Commercial Uses</u> Allowing for residential ground floor uses is not only reasonable given the surrounding context but also preferred given the lack of commercial uses along the Hanover Street corridor.
- <u>Minimum First-Floor Height</u> The use of the existing historic structure is reasonable given it does not front directly on a public way and is located more than 100 feet from Hanover Street and, if approved, will have three residential buildings between the front façade and Hanover Street.
- <u>Figure 10.5A41.10D</u> The use of "Rowhouse", "Apartment" and "Duplex" building types is not only reasonable, but also preferred.

There is no fair and substantial relationship between the purpose of the ordinance as it is applied to this particular property. The requirements for ground-floor commercial uses, added first-floor height and the smaller penthouse attic level do not present a fair and substantial relationship between the purpose of the ordinance as it is applied to this particular property. Thus, there is no fair and substantial relationship between the purposes of the height requirements and their application to this property.

- Ground Floor Commercial Uses The requirement of ground-floor commercial uses in all the existing or proposed buildings bears no fair and substantial relationship between the ordinance and this particular property. In contrast, approval of the variances will avoid any off-site impacts of commercial activity at this location, result in a benefit to the public, and increase the added value to the surrounding properties.
- Minimum First Floor Height The requirement of a 12' first-floor height in the existing building bears no fair and substantial relationship between the ordinance and this particular property. In contrast, allowing the ground-floor height of the existing historic building to be 10'6" versus 12' will result in a benefit to the public and increase the added value to the surrounding properties. The shorter ground floor height of the existing building will improve the design of the upper floors of the building adding value to the project and, indirectly, the added value of the surrounding properties.
- <u>Figure 10.5A41.10D</u> The "Rowhouse", "Apartment" and "Duplex" building make sense for this section of the City particularly in light of the alternative urban looking structures the development standards of the CD5 zone otherwise require.

#### I. Conclusion.

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

Respectfully submitted,

DATE: February 4, 2025

John X. Bosen

John K. Bosen, Esquire

	ZONIN	G DEVELOP	MENT STANDARI	)		
CD5: CHARACTER DISTRICT 5,	DOD: DOWNTOWN OVERLAY DISTRICT					
	REQUIRED	EXISTING	PROPOSED - Building A	PROPOSED - Building B	PROPOSED - Building C	PROPOSED - Building D
Height	2-3 stories 40'	2 Stories/ 18' +/-	3 stories with attic/ 40'	3 stories / 36'	3 stories / 36'	3 stories with attic/ 40
Penthouses	may exceed bldg height by 2'	N/A	N/A	N/A	N/A	N/A
Roof appurtenance	may exceed bldg height by 10'	<10'	<10'	No	No	<10'
Façade Types		N/A	N/A	N/A	N/A	N/A
Building Types	commercial, live-work, mixed use, flex space & community.	Commerical	Apartment	Rowhouse	Duplex	Apartment
Front (principle) max S/B	5	99'	99'	0'	5'	2'
Front (secondary) max S/B	5	0'	0'	2'	N/A	N/A
Side S/B	NR	NR	NR	NR	NR	NR
Rear yard S/B	5'	N/A	N/A	>5'	>5'	>5'
Front lotline buildout	80% min	100%	100%	80%	80%	80%
Lot area (sf)	NR	N/A	N/A	N/A	N/A	N/A
LOT area per dwelling	NR	N/A	N/A	N/A	N/A	N/A
Building coverage, maximum	95%	38%	47%	8%	6%	11.0%
Maximum building footprint	20,000	14,808	18,082	3,116	2,280	4,320
Ground floor area per use, max	15,000	14,808	<15,000	3,116	2,280	4,320
Open space, minimum	5%	<5%	>5%	>5%	>5%	>5%
Permitted uses		Commercial	Residential	Residential	Residential	Residential
Block length, max (ft)	225	205'	205'	82'	40'	72'
Façade modulation length, max (ft)	100	205	205	82'	40'	72'
Entrance spacing, max (ft)	50	>50'	50	20'	20'	<50'
Floor height above				11		
sidewalk, max	36"	0'	0'	24"	24"	24'
Ground story height, min	12'	10'	10.5'	12'	12'	12'
Second story height, min	10'	10'	10.5'	11'	11'	11'
Glazing, shopfront, min	70%	N/A	N/A	N/A	N/A	N/A
Glazing, other	20%-50%	>20%	>20%	>20%	>20%	>20%
Roof types	flat, gable, hip, gambrel, mansard	Flat	Mansard	Hip	Hip	Mansard

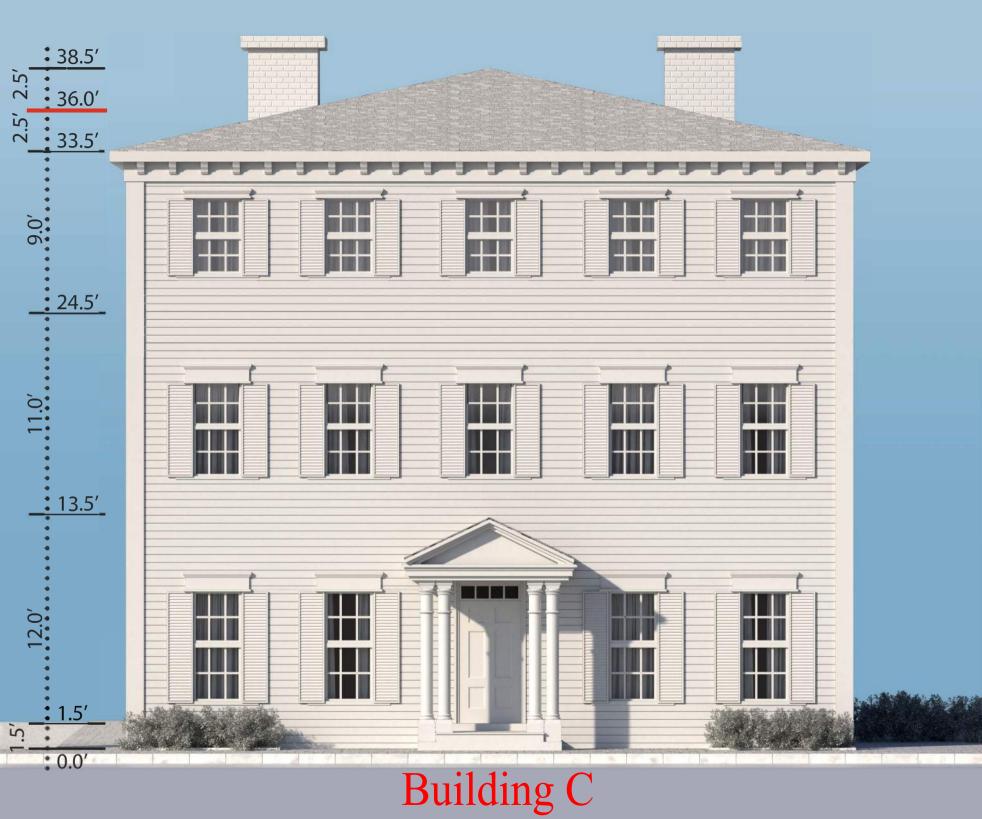
S/B = Setback

# Exhibit B





Building B





**Building D** 













# PROPOSED DEVELOPMENT

#### OWNER/APPLICANT:

361 HANOVER STEAM FACTORY, LLC 41 INDUSTRIAL DRIVE UNIT 20 EXETER, NH 03833

#### CIVIL ENGINEER/LAND SURVEYOR:

AMBIT ENGINEERING, INC. 200 GRIFFIN ROAD, UNIT 3 PORTSMOUTH, N.H. 03801 TEL. (603) 430-9282

#### ARCHITECT:

SCOTT BROWN 29 WATER STREET, SUITE 209 NEWBURYPORT, MA 01950 TEL. (978) 465-3535

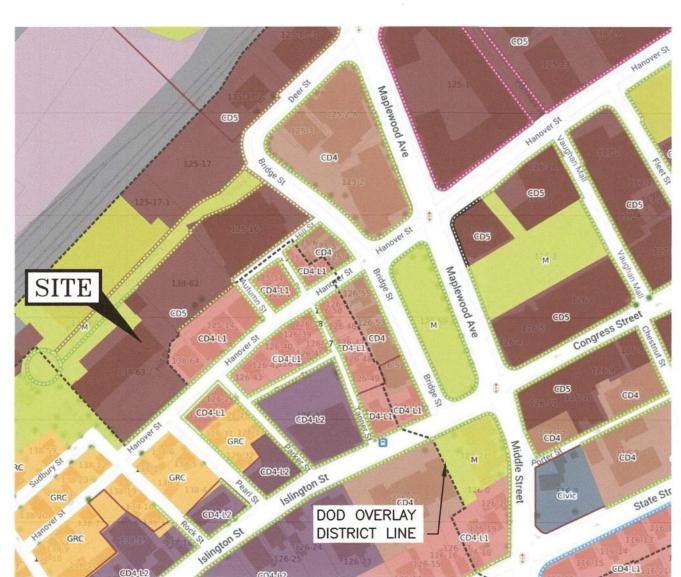
#### **PLANNING CONSULTANT:**

NICHOLAS CRACKNELL

TEL. (978) 270-4789

#### LAND USE ATTORNEY:

**BOSEN & ASSOCIATES** 266 MIDDLE STREET PORTSMOUTH, N.H. 03801 TEL. (603) 427-5500



## MAP 10.5A21A



requirement		Maximum ouilding neight*	
	1 Story	20'	
_	2 Stories	35'	
	2 Stories (short 3rd*)	35'	
	2-3 Stories	40'	
	2-3 Stories (short 4th	) 45'	
	2-4 Stories	50"	
	2-4 Stories (short 5th*	) 60'	
	2-5 Stories	60'	

# AND CIVIC DISTRICTS

CD5	Character District 5
CD4	Character District 4
CD4W	Character District 4-W
CD4-L1	Character District 4-L1
CD4-L2	Character District 4-L2
Civic Di	
unicipal Dis	
Municip	al District
verlay Distri	icts
remay Disu	icto

OLOD Osprey Landing Overlay District Downtown Overlay District Historic District MAP 10.5A21B

BUILDING HEIGHT

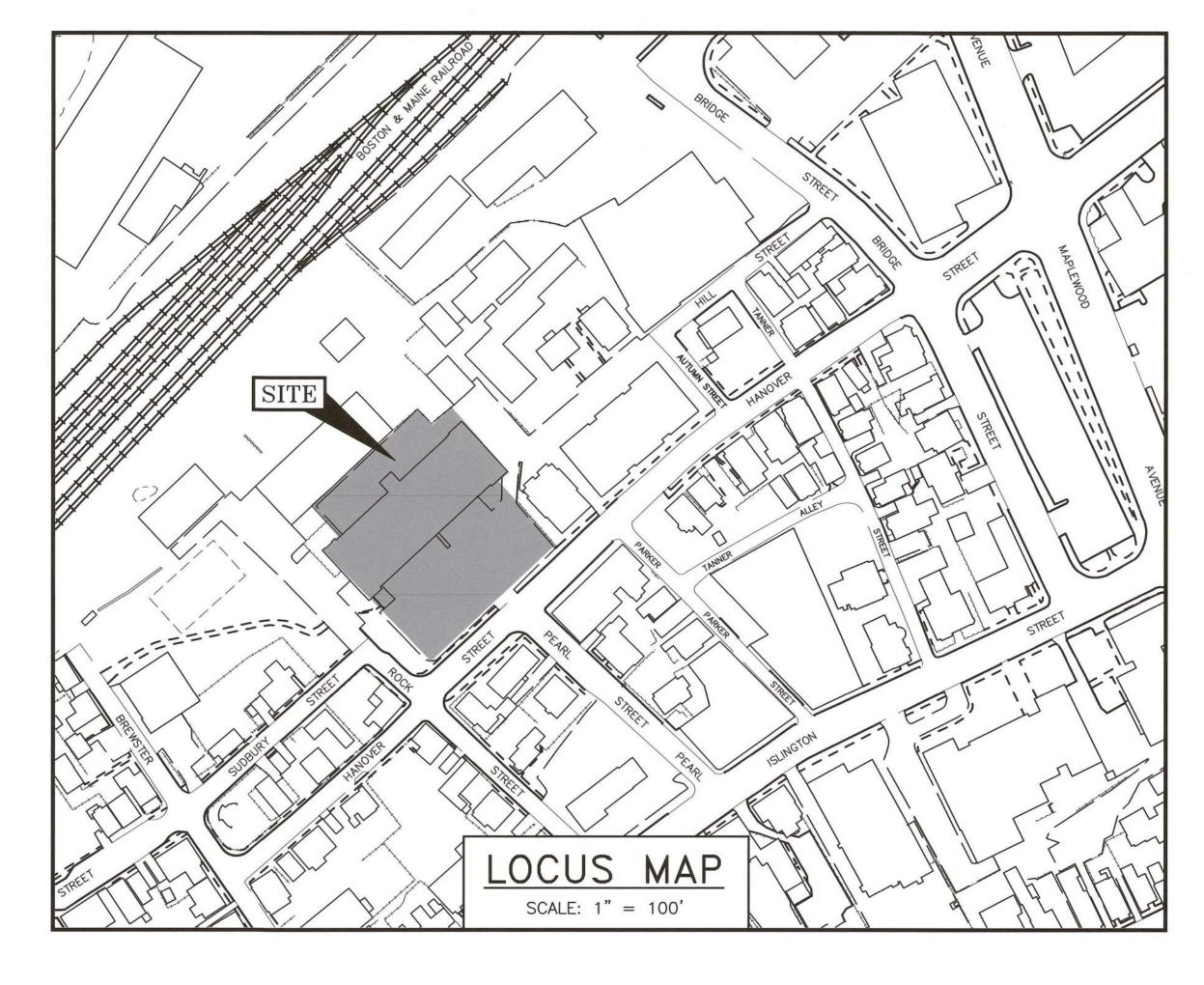
#### INDEX OF SHEETS

#### DWG NO.

SUBDIVISION PLAN SITE ORTHOPHOTO EXISTING CONDITIONS PLAN DEMOLITION PLAN C3 SITE PLAN

LICENSE AREA PLAN

# 361 HANOVER STREET PORTSMOUTH, NEW HAMPSHIRE VARIANCE APPLICATION PLAN





#### UTILITY CONTACTS

**ELECTRIC: EVERSOURCE** 1700 LAFAYETTE ROAD PORTSMOUTH, N.H. 03801 Tel. (603) 436-7708, Ext. 555.5678 ATTN: MICHAEL BUSBY, P.E. (MANAGER)

SEWER & WATER: PORTSMOUTH DEPARTMENT OF PUBLIC WORKS 680 PEVERLY HILL ROAD PORTSMOUTH, N.H. 03801 Tel. (603) 427-1530 ATTN: JIM TOW

NATURAL GAS: UNITIL 325 WEST ROAD PORTSMOUTH, N.H. 03801 Tel. (603) 294-5144

ATTN: DAVE BEAULIEU

CABLE:

COMCAST

155 COMMERCE WAY

ATTN: MIKE COLLINS

PORTSMOUTH, N.H. 03801

Tel. (603) 679-5695 (X1037)

**COMMUNICATIONS:** FAIRPOINT COMMUNICATIONS JOE CONSIDINE 1575 GREENLAND ROAD GREENLAND, N.H. 03840 Tel. (603) 427-5525

## Exhibit C

PERMIT LIST: PORTSMOUTH HDC: PORTSMOUTH ZONING BOARD: PORTSMOUTH SITE REVIEW: PORTSMOUTH CONDITIONAL USE PERMIT:

#### LEGEND:

LEGE	ND:
PROPOSED	
S SL  G D W WS UGE OHW UD 1100 98x0	PROPERTY LINE SETBACK SEWER PIPE SEWER LATERAL GAS LINE STORM DRAIN WATER LINE WATER SERVICE UNDERGROUND ELECTRIC OVERHEAD ELECTRIC/WIRES FOUNDATION DRAIN EDGE OF PAVEMENT (EP) CONTOUR SPOT ELEVATION UTILITY POLE
	WALL MOUNTED EXTERIOR LIGHTS
	TRANSFORMER ON CONCRETE PA
	ELECTRIC HANDHOLD
450 GS0	SHUT OFFS (WATER/GAS)
<del></del>	GATE VALVE
+ <b>←</b> + <sup>HYD</sup>	HYDRANT
CB	CATCH BASIN
SMH	SEWER MANHOLE
DMH	DRAIN MANHOLE
<b>●</b> TMH	TELEPHONE MANHOLE
14	PARKING SPACE COUNT
	PARKING METER
\(\frac{\psi}{\psi}\)\(\psi\)\	LANDSCAPED AREA
TBD CI COP DI PVC RCP - VC EP EL. FF INV S = TBM TYP	TO BE DETERMINED  CAST IRON PIPE  COPPER PIPE  DUCTILE IRON PIPE  POLYVINYL CHLORIDE PIPE  REINFORCED CONCRETE PIPE  ASBESTOS CEMENT PIPE  VITRIFIED CLAY PIPE  EDGE OF PAVEMENT  ELEVATION  FINISHED FLOOR  INVERT  SLOPE FT/FT  TEMPORARY BENCH MARK  TYPICAL
	PROPOSED  S SL  G D  WS UGE  OHW  UD  100  98x0  AND  TMH  14  TBD  CI  COP  DI  PVC  RCP  VC  EP  EL.  FF  INV  S =  TBM

VARIANCE APPLICATION PLAN PROPOSED DEVELOPMENT **361 HANOVER STREET** PORTSMOUTH, N.H.



### HALEYWARD

200 Griffin Rd. Unit 14 Portsmouth, New Hampshire 03801 603.430.9282

PLAN SET SUBMITTAL DATE: 2 JANUARY 2024

**CHAIRMAN** 

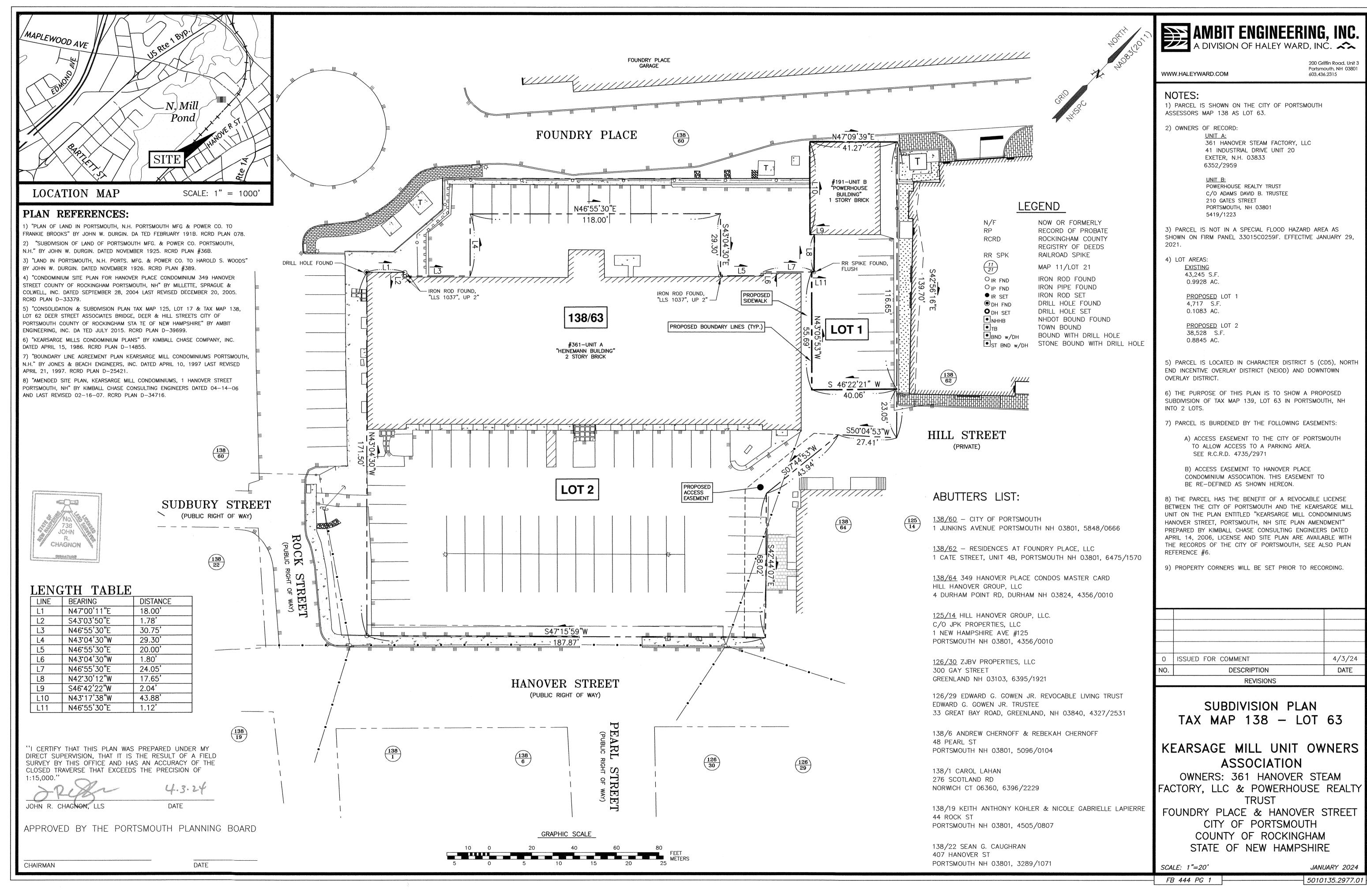
PORTSMOUTH APPROVAL CONDITIONS NOTE:

PORTSMOUTH SITE PLAN REVIEW REGULATIONS.

ALL CONDITIONS ON THIS PLAN SET SHALL REMAIN IN EFFECT IN

APPROVED BY THE PORTSMOUTH PLANNING BOARD

PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE CITY OF



200 Griffin Road, Unit 3



WWW.HALEYWARD.COM

200 Griffin Road, Unit 3 Portsmouth, NH 03801 603.436.2315

#### NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 138 AS LOT 63.

#### 2) APPLICANT:

361 HANOVER STEAM FACTORY, LLC 41 INDUSTRIAL DRIVE UNIT 20 EXETER, NH 03833 6352/2959

MAP 138 LOT 63.

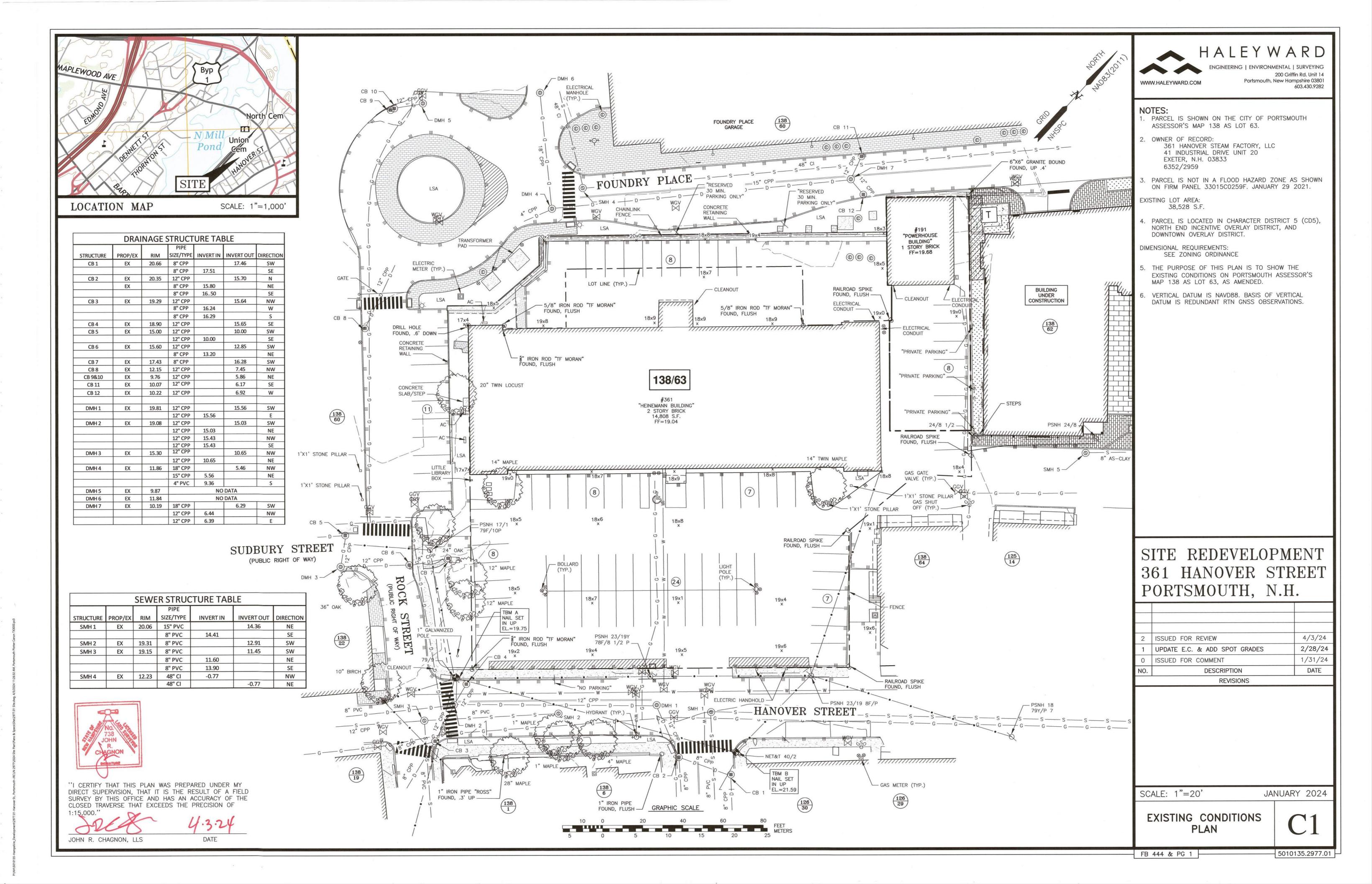
DESCRIPTION DATE REVISIONS SITE ORTHOPHOTO

361 HANOVER STEAM FACTORY, LLC FOUNDRY PLACE & ROCK STREET CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE

FEBRUARY 2023

4/3/24

5010135-2977.01



#### **DEMOLITION NOTES** A) THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND THE LOCATIONS ARE NOT GUARANTEED BY THE OWNER OR THE DESIGNER. IT IS THE CONTRACTORS' RESPONSIBILITY TO LOCATE UTILITIES AND ANTICIPATE CONFLICTS. CONTRACTOR SHALL REPAIR EXISTING UTILITIES DAMAGED BY THEIR WORK AND RELOCATE EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED PRIOR TO COMMENCING ANY WORK IN THE IMPACTED AREA OF THE B) ALL MATERIALS SCHEDULED TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTORS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES AND CODES. THE CONTRACTOR SHALL COORDINATE REMOVAL, RELOCATION, DISPOSAL, OR SALVAGE OF UTILITIES WITH THE OWNER AND APPROPRIATE UTILITY COMPANY. C) ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION / DEMOLITION ACTIVITIES SHALL BE REPLACED OR FOUNDRY PLACE REPAIRED TO THE ORIGINAL EXISTING CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. "RESERVED LSA 30 MIN. D) THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES PARKING ONLY" AND CALL DIG SAFE AT LEAST 72 HOURS PRIOR TO THE CONCRETE COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITIES. RETAINING CHAINI INK FENCE -E) SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF PROPOSED EDGE OF PAVEMENT TRENCH IN AREAS WHERE PAVEMENT IS TO BE F) IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL THE PERMIT APPROVALS. G) THE CONTRACTOR SHALL OBTAIN AND PAY FOR ADDITIONAL CONSTRUCTION PERMITS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK AND ARRANGE FOR AND PAY FOR ANY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES HAVING GATE -JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL AND OFF-SITE DISPOSAL OF MATERIALS REQUIRED TO LOT LINE (TYP.) -COMPLETE THE WORK. LSA H) THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING REMOVE ADDITION STRUCTURES, CONCRETE, UTILITIES, VEGETATION, PAVEMENT, AND CONTAMINATED SOIL WITHIN THE WORK LIMITS SHOWN UNLESS SPECIFICALLY IDENTIFIED TO REMAIN. ANY EXISTING DOMESTIC / IRRIGATION SERVICE WELLS IN THE PROJECT AREA IDENTIFIED DURING THE CONSTRUCTION AND NOT CALLED OUT ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER FOR PROPER CAPPING / RE-USE. CONCRETE RETAINING ) PROVIDE INLET PROTECTION BARRIERS AT ALL CATCH BASINS WITHIN WALL -CONSTRUCTION LIMITS AND MAINTAIN FOR THE DURATION OF THE PROJECT. INLET PROTECTION BARRIERS SHALL BE HIGH FLOW SILT 138/63 SACK BY ACF ENVIRONMENTAL OR APPROVED EQUAL. INSPECT BARRIERS WEEKLY AND AFTER EACH RAIN OF 0.25 INCHES OR GREATER. CONTRACTOR SHALL COMPLETE A MAINTENANCE INSPECTION REPORT AFTER EACH INSPECTION. SEDIMENT DEPOSITS 20" TWIN LOCUST CONCRETE SHALL BE REMOVED AFTER EACH STORM EVENT OR MORE OFTEN IF SLAB/STEP -WARRANTED OR FABRIC BECOMES CLOGGED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY "HEINEMANN BUILDING" CLEARING OR DEMOLITION ACTIVITIES. 2 STORY BRICK 14,808 S.F. J) THE CONTRACTOR SHALL PAY ALL COSTS NECESSARY FOR FF=19.04 TEMPORARY PARTITIONING, BARRICADING, FENCING, SECURITY AND SAFELY DEVICES REQUIRED FOR THE MAINTENANCE OF A CLEAN AND PROTECT TREE K) ANY CONTAMINATED MATERIAL REMOVED DURING THE COURSE OF THE WORK WILL REQUIRE HANDLING IN ACCORDANCE WITH NHDES PROTECT TREE 1'X1' STONE PILLAR -REGULATIONS. CONTRACTOR SHALL HAVE A HEALTH AND SAFETY PLAN IN PLACE, AND COMPLY WITH ALL APPLICABLE PERMITS, APPROVALS, AUTHORIZATIONS, AND REGULATIONS LITTLE BOX — PROTECT TREE 1'X1' STONE PILLAR -EXISTING PARKING LOT LIGHT POLES & BOLLARDS TO BE REMOVED, TYP. SUDBURY STREET (PUBLIC RIGHT OF WAY) - BOLLARD (TYP.) SIDEWALK TO BE REMOVED AND REPLACED HANOVER STREET



200 Griffin Rd. Unit 14 Portsmouth, New Hampshire 03801

603.430.9282

#### NOTES:

"RESERVED

PARKING ONLY"

PAVEMENT TO

BE REMOVED

"POWERHOUSE

BUILDING"

1 STORY BRICK FF=19.68

"PRIVATE PARKING" -

"PRIVATE PARKING"

"PRIVATE PARKING"

- 1'X1' STONE PILLAR

PAVEMENT TO BE REMOVED

BUILDING

CONSTRUCTION

UNDER

GRAPHIC SCALE

(E) (E)

30 MIN.

1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.

2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.

3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).

4) COORDINATE ACCESS IN STREET/ROW AREAS ADJACENT TO DEMOLITION TO INSURE SAFE PASSAGE. UTILIZE DETOURS IF NEEDED.

5) EXISTING UTILITIES TO BE ABANDONED SHALL BE REMOVED TO THE UTILITY MAIN AND CAPPED PER THE UTILITY COMPANY REQUIREMENT.

## SITE REDEVELOPMENT 361 HANOVER STREET PORTSMOUTH, N.H.

7/3/24 4/3/24 O ISSUED FOR COMMENT DESCRIPTION DATE **REVISIONS** 



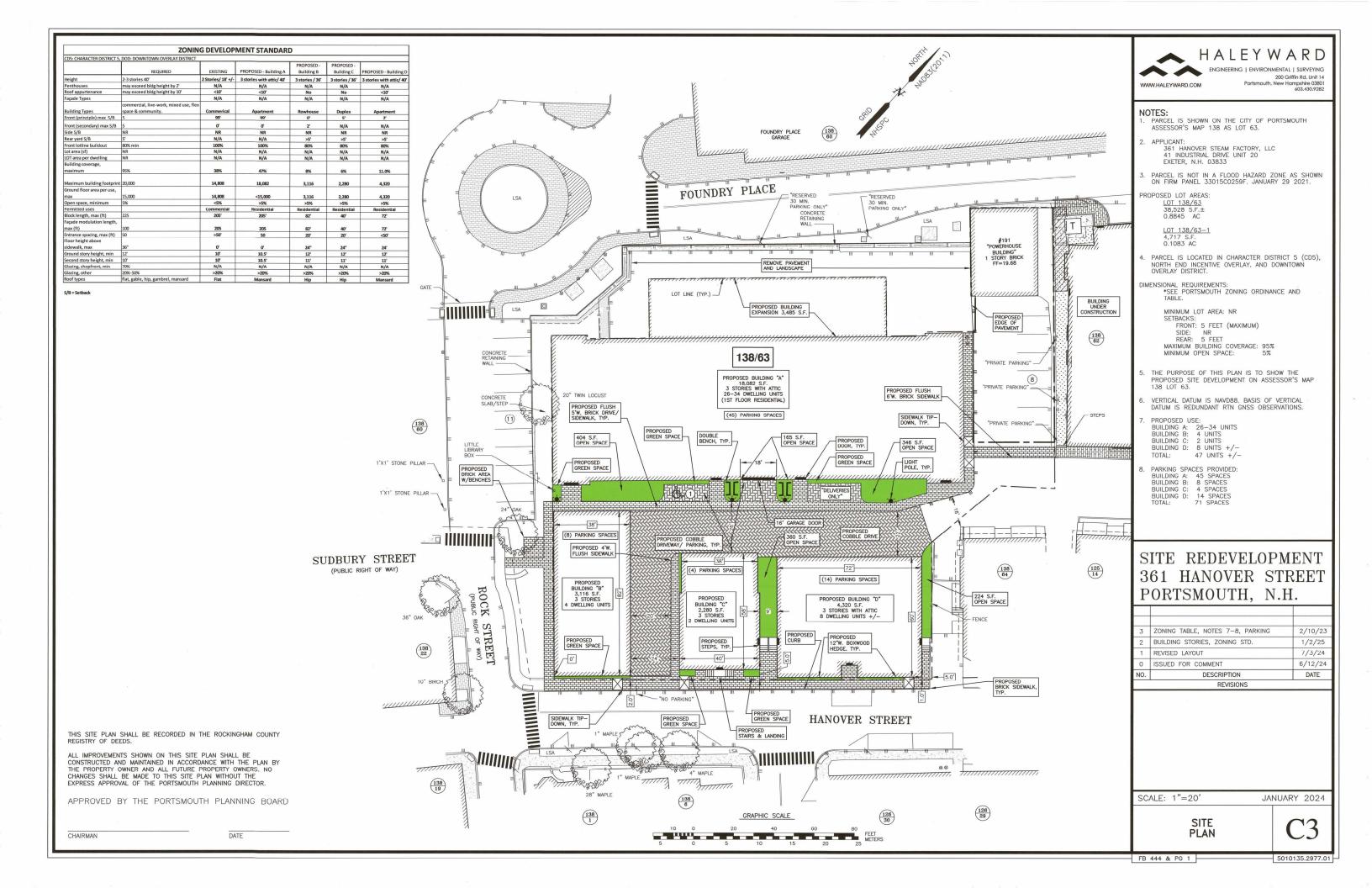
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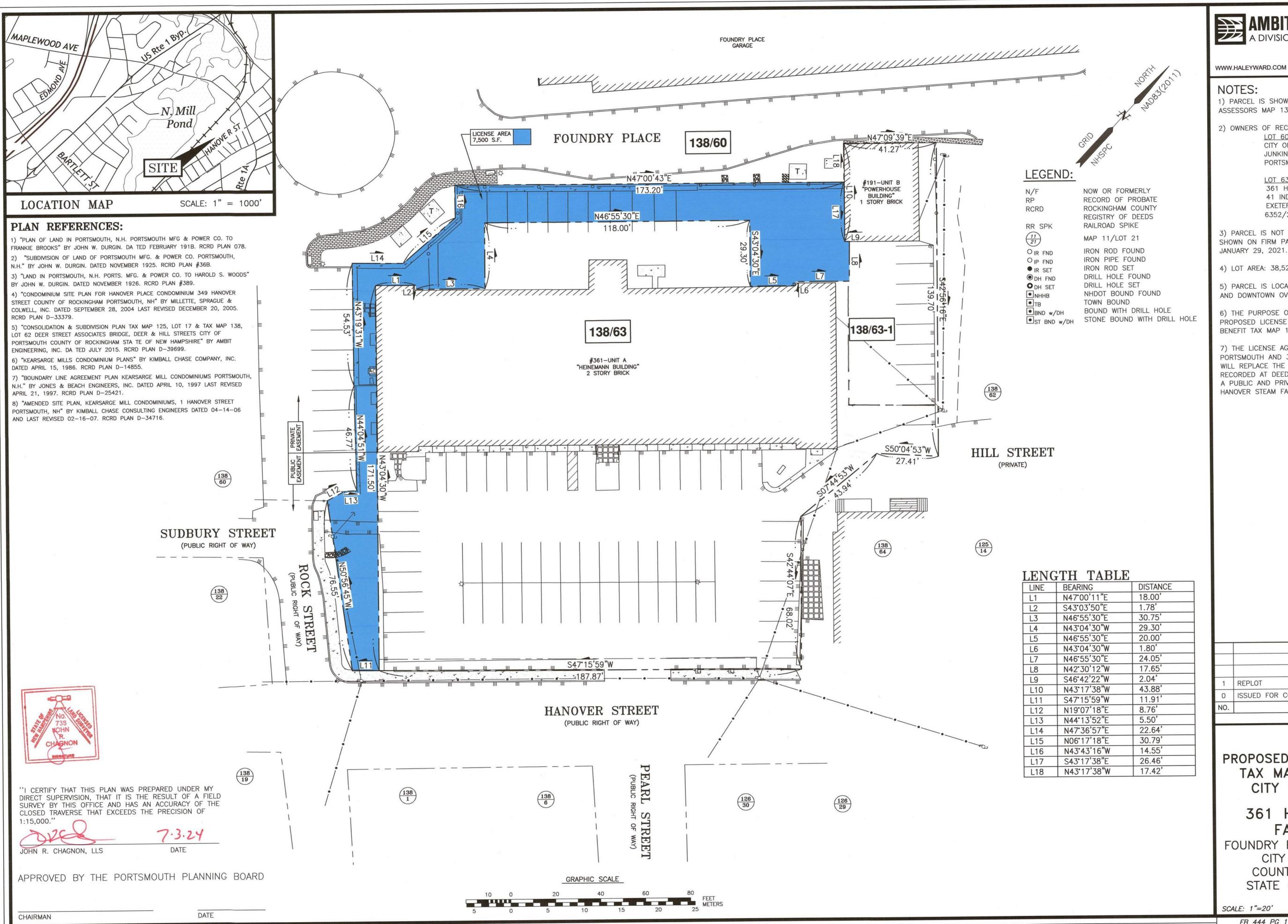
JANUARY 2024

**DEMOLITION PLAN** 

FB 444 & PG 1

5010135.2977.01





AMBIT ENGINEERING, INC. ADIVISION OF HALEY WARD, INC.

200 Griffin Road, Unit 3 Portsmouth, NH 03801 603.436.2315

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSORS MAP 138 AS LOT 60.

2) OWNERS OF RECORD:

CITY OF PORTSMOUTH JUNKINS AVENUE PORTSMOUTH, NH 03801

LOT 63 - UNIT A 361 HANOVER STEAM FACTORY, LLC 41 INDUSTRIAL DRIVE UNIT 20 EXETER, N.H. 03833 6352/2959

3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.

4) LOT AREA: 38,528 S.F.

5) PARCEL IS LOCATED IN CHARACTER DISTRICT 5 (CD5) AND DOWNTOWN OVERLAY DISTRICT.

6) THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED LICENSE AREA ON TAX MAP 138, LOT 60 TO BENEFIT TAX MAP 138, LOT 63 IN PORTSMOUTH, NH.

7) THE LICENSE AGREEMENT BETWEEN THE CITY OF PORTSMOUTH AND 361 HANOVER STEAM FACTORY, LLC WILL REPLACE THE EXISTING PARKING LICENSE AGREEMENT RECORDED AT DEED BOOK 4735 PAGE 2971 AND PROVIDE A PUBLIC AND PRIVATE LANDSCAPING EASEMENT TO 361 HANOVER STEAM FACTORY, LLC.

7/3/24 3/21/24 ISSUED FOR COMMENT DATE DESCRIPTION **REVISIONS** 

PROPOSED LICENSE AREA PLAN TAX MAP 138 - LOT 63 CITY OF PORTSMOUTH 361 HANOVER STEAM FACTORY, LLC

FOUNDRY PLACE & ROCK STREET CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE

SCALE: 1"=20'

DECEMBER 2022

FB 444 PG 1

5010135.2977.01

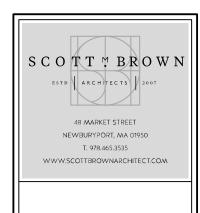
# Building "A" Elevations



WEST ELEVATION (MIRRORED ON EAST ELEVATION TYP.)
Scale: 1/8" = 1'-0"



SOUTH ELEVATION



# 361 HANOVER STREET, PORTSMOUTH, NH 03801

HEINEMANN BUILDING ADDITIONS/ALTERATIONS TO THE:

REVISION & REISSUE NOTES No. Date Notes Project Manager 2024-09 X.X. 04.02.2024 Scale: AS NOTED

A2.4

**PROPOSED ELEVATIONS** 



2 NORTH ELEVATION
Scale: 1/8" = 1'-0"



HEINEMANN BUILDING ADDITIONS/ALTERATIONS TO THE:

361 HANOVER STREET, PORTSMOUTH, NH 03801

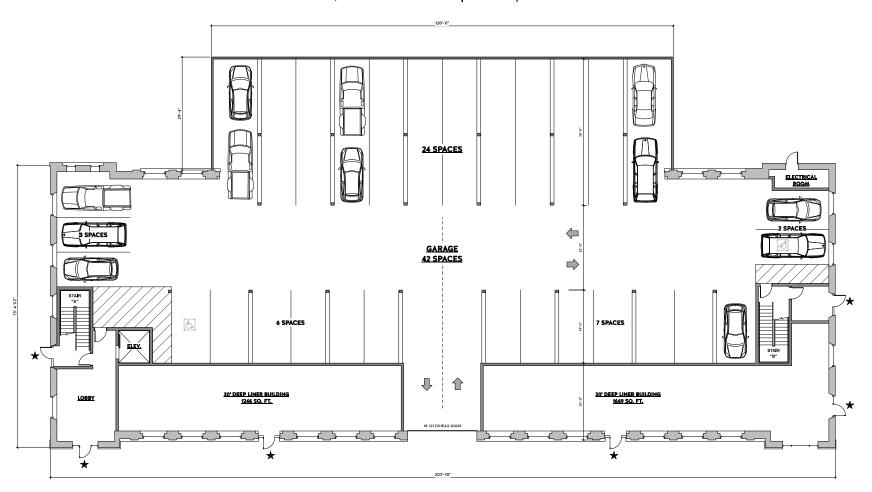
REVISION & REISSUE NOTES						
No. Date	Notes					
Project #	Project Manager	Date				
2024-09	X.X.	04.02.2024				
Scale: AS NOTED						

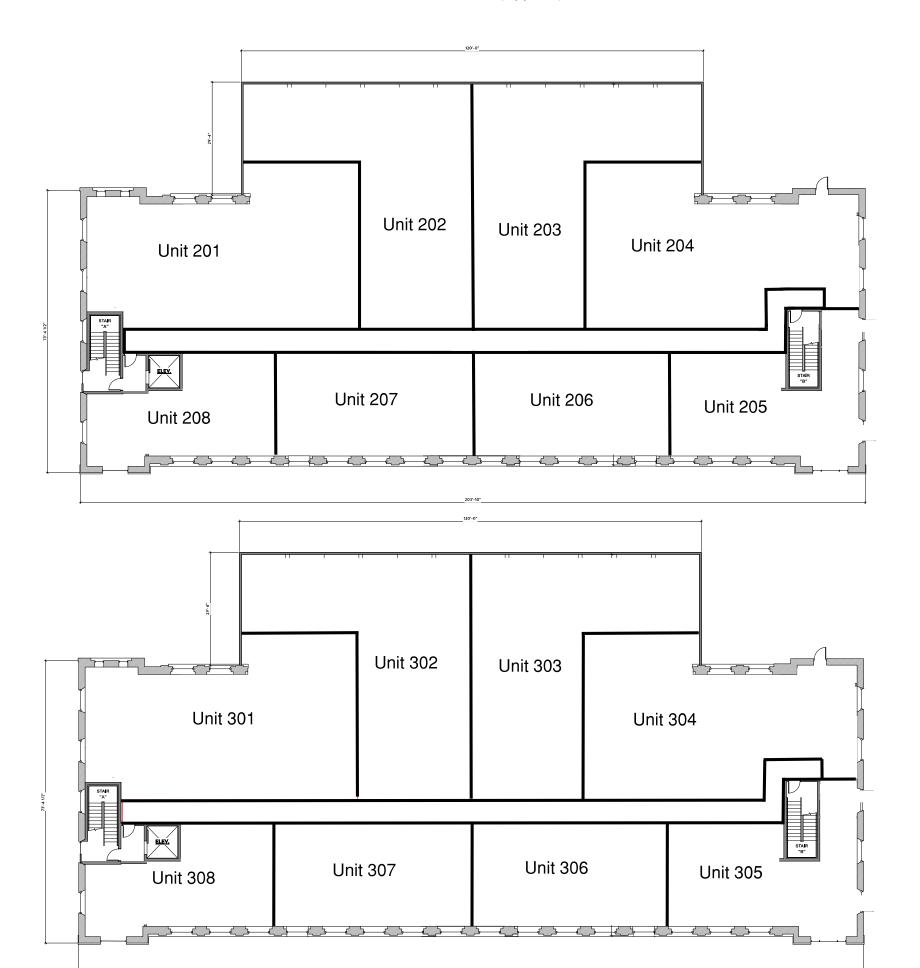
**PROPOSED ELEVATIONS** 

A2.5

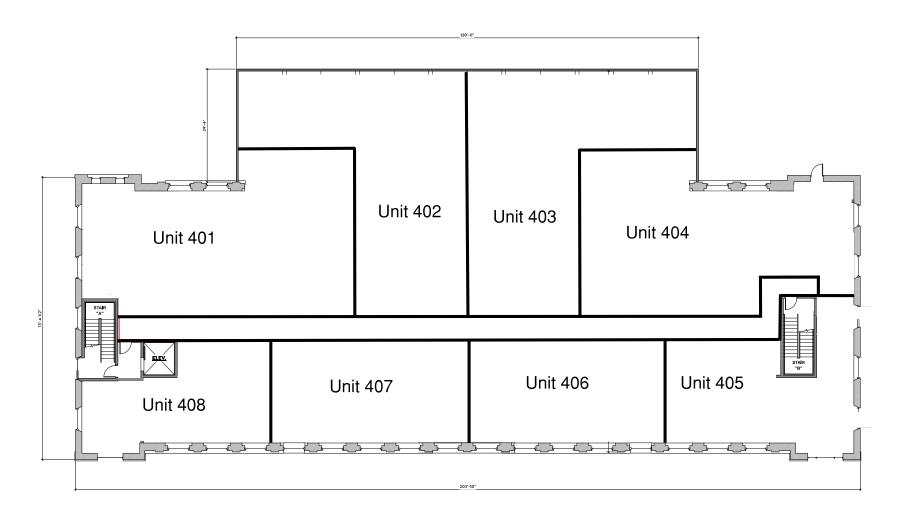
# Building "A" Floorplans

## 1st Floor Parking Plan (Commercial Units Shown, Residential Requested)



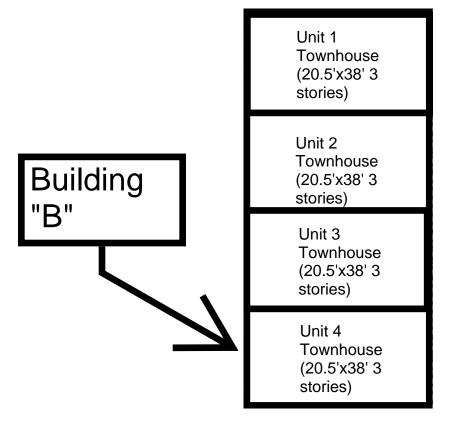


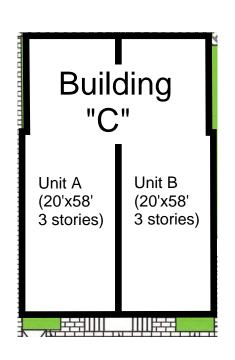
#### 4th Floor (Typical)

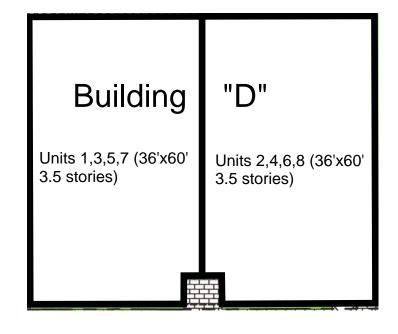


Buildings "B, C, & D" Floorplans

# ZBA "Preferred Plan" Building B, C, D Floor plans







Neighboring Property Heights

