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HAND DELIVERED

March 18, 2025

Phyllis Eldridge, Chair
Zoning Board of Adjustment
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Lonza Biologics
101 International Drive, Tax Map 305, Lot 6

Dear Chair Eldridge and Board Members:

Enclosed please find supporting materials to accompany the information submitted via the City's on-line permitting system requesting variance relief to allow a canopy and related structural supports for a permitted outdoor patio within the 70 foot front setback. The construction cost for the canopy structure is \$125,000.00.

We respectfully request that this matter be placed on the Board's April 15, 2025 agenda. In the meantime, if you have any questions or require additional information do not hesitate to contact me.

Yours truly,
DONAHUE TUCKER & CIANDELLA, PLLC

Eric A. Maher, Esq.
emaher@dtclawyers.com
Enclosures

cc: Lonza Biologics
Pease Development Authority

4930-3007-1850, v. 1

LIZABETH M. MACDONALD
ROBERT M. DEROSIER
CHRISTOPHER L. BOLDT
SHARON CUDDY SOMERS
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111 Maplewood Avenue, Suite D, Portsmouth, NH 03801
Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253
83 Clinton Street, Concord, NH 03301

Pease Development Authority
55 International Drive, Portsmouth, NH 03801, (603) 433-6088



Request for Appeal/Variance Application

For PDA Use Only:			
Date Submitted: _____	Municipal Review: _____	Fee: _____	
Application Complete: _____	Date Forwarded: _____	Paid: _____	Check #: _____

Action Requested (please check one):	Appeal from Administrative Decision: <input type="checkbox"/>	Variance: <input checked="" type="checkbox"/>
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Applicant Information

Applicant: Lonza Biologics, Inc.	Contact Name: Kristopher Tiernan
Address: 101 International Dr., Portsmouth, NH 03801	Business Phone: 603-928-9046
	Mobile Phone:
	Fax:

Site Information

Address: 101 International Drive		Frontage: 4,059 ft.
Description of Property: Existing Lonza Biologics Facility		Left Side: 1,500 ft +/-
		Right Side: 1,500 ft +/-
Zone(s) Location: Airport Business Comm.	Lot #: 6	Rear: 4,000 ft +/-
Assessors Plan #: 305	Lot Area: 46.03 ac.	
Existing Use: Existing Lonza Facility		Proposed Use: canopy with supporting structures on portion of property

Request for Appeal from Administrative Decision:

Variance:

Applicable Rule/Regulation/Code Provision:
Applicable Zoning Regulation:
Interpretation Claimed:
Administrative Decision from which appeal is sought:

Zoning Regulation(s) from which Variance is Sought:
Section 317.03 of PDA Land Use Controls to
permit canopy and supporting structure within
required 70' setback
Reason(s) Why Variance Should Be Granted Including Circumstances Which Constitute Unnecessary Hardship:
see attached

Please attach any required site plans or drawings to this application with a fee of \$ _____. All forms must be completely filled out and signed by the applicant or their agent before they will be accepted. Additional sheets may be attached if required. Completed forms must be returned to the PDA for a hearing by the PDA Zoning Adjustment and Appeals Committee or referral to the appropriate municipality. The applicant or their agent is required to attend the Public Hearing for the Appeal/Variance. If you have any questions, please contact the PDA Engineering Department at 603-433-6088.

Certification

I hereby certify under the penalties of perjury that the foregoing information and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.	
3/19/2025	Eric A. Maher, Counsel for Lonza Biologics, Inc.
Date	Signature of Applicant
	Printed Name

VARIANCE APPLICATION FOR
Lonza Biologics, Inc. (“**Lonza**” or the “**Applicant**”) for property located at 101 International
Drive (City Assessor Map 305, Lot 6) (the “**Property**”).

The Applicant seeks a variance from Section 304.04(c) of the Pease Development Authority’s (“PDA”) Land Use Controls to allow a canopy and related structural supports for an outdoor patio to be allowed within 70-feet of the front boundary line of the Property. The patio, as proposed, will be located in front of the existing Lonza Building on the Property (the “101 Building”), but does not require variance relief to be allowed within the front setback and has already been approved by the PDA.

The Applicant requests that the City’s Board of Adjustment recommend approval of the Applicant’s variance request to PDA’s Board of Directors pursuant the process outlined in Section 317.03 of the PDA’s Land Use Controls. The PDA Board of Directors authorized the Applicant to proceed to the Board of Adjustment at the PDA Board’s March 11, 2025 meeting.

A. Factual Context

The Property, which is leased by Lonza from the PDA, is 46.03 acres in size and is located within the Airport, Business and Commercial Zoning District. The Property has frontage along International Drive and Corporate Drive and is the location of Lonza’s Portsmouth facility.

The portion of the Property that is the subject of this application has frontage on International Drive, which is where the 101 Building is located. There is a line of parking to the immediate south of the 101 Building running parallel to International Drive. That line of parking expands to a larger parking lot in the southwestern corner of the Property (in the vicinity to where the Property abuts Tax Map 305, Lot 7 owned by the PDA). The Property is accessed from International Drive by an accessway located to the northwest of Building 101. An existing conditions plan is attached hereto as **Exhibit 1**.

The proposed patio starts approximately 3’-7” from the Property’s southeastern boundary line. The patio is proposed to be 74 feet wide and 61 feet long. The patio is permissible within the front setback under the PDA Zoning Ordinance and has already been approved administratively by PDA. The patio will replace a portion of the parking lot that runs parallel to International Drive. The patio will have a variety of moveable tables and chairs, as well as planters, which will provide for an attractive addition to the Property. A rendering of the patio is attached hereto as **Exhibit 2**.

The patio will be partially shaded by a canopy made of High-Density Polyethylene (“HDPE”) shade fabric. The structural poles for the canopy will be approximately 11 & 15 feet in height, with the shade fabric hung at heights between 10 and 14 feet. These structural poles and the sunshade are the subject of this variance application as the PDA considers the sunshade and structural supports to be structures that are proposed to be located in the front setback for the Property. Details related to the canopy are attached hereto as **Exhibit 3**.

The Applicant has also provided for a 20’ emergency vehicle access ramp that will allow for access to the patio and the 101 Building in the event of an emergency. Stormwater will be

managed by tying into the existing stormwater system on the Property, which treats runoff prior to introducing the same into the PDA stormwater system.

At the southwestern corner of the patio, the structural support for the canopy will be 45'-4" from the front lot line on the Property. At the approximate midpoint of the patio, the structural support will be located approximately 52'-8" from the front lot line of the Property. At the southeastern corner of the patio, the structural support for the canopy will be 59'-5" from the front lot line on the Property. **Exhibit 4** attached reflects a Patio Layout Drawing reflecting the patio and the distances of the structural supports from the front lot line. **Exhibit 5** reflects a Sketch Site Plan Rendering identifying the sunshade and the structural supports in relation to the front setback.

The Applicant will provide additional landscaping along the west, south, and easterly portions of the patio. The landscaping includes a variety of plant types to ensure a depth of screening, particularly for the canopy's structural supports. See **Exhibit 4**. The landscaping is permissible under the PDA Zoning Ordinance and has been approved by the PDA Board.

The topography of the Property in the vicinity of the proposed patio starts at an elevation between 61 and 63 feet at the paved portion of International Drive and increases to an elevation between 72 and 75 feet. As such, the patio will sit at the top of an embankment that already provides a measure of concealment from International Drive, which is in addition to the landscaping to be placed along and throughout the patio. A photograph depicting the 101 Building and the existing parking area is attached hereto as **Exhibit 6**.

The 101 Building constitutes the Applicant's primary facility on the Property. The Applicant employs 1500 employees at the 101 Building, which has various necessary amenities needed to employ that number of employees, which includes a cafeteria. The patio will allow the Applicant to provide a more pleasurable working environment, who will be able to enjoy meals and breaks outdoors, and the canopy that is the subject of this application will provide protection from the sun to make the patio safe and enjoyable. The proposed patio and associated canopy provide an attractive solution by replacing an existing parking lot with a well-landscaped exterior area with an easy to maintain sunshade that is not visually intrusive.

On March 11, 2025, the PDA Board of Directors approved of the above-referenced concept. In so doing, PDA reviewed the plans and project narrative and determined that the "proposed changes have no impact with regard to traffic, safety, or intensity of use and have inconsequential impact to the site." As such the administratively approved the project upon the condition that the Applicant obtain a recommendation for approval from "the City of Portsmouth Zoning Board of Adjustment for a variance to allow the sunshade support structures in the front yard setback." A copy of the PDA Board of Director's March 14, 2025 letter, confirming its March 14, 2025 vote is attached hereto as **Exhibit 7**.

B. Variance Criteria

The variance criteria outlined in PDA 317.01(c) generally mirror those found within RSA 674:33, and will thus be analyzed pursuant to the statute and corresponding case law interpreting the same.

To obtain a variance pursuant to PDA 317.01, an applicant must show that that the variance is in harmony with the general purpose and intent of the PDA Land Use Controls and meets the following criteria: (1) no adverse effect or diminution in values of surrounding properties will be suffered; (2) granting the variance would be of benefit to the public interest; (3) denial of the variance would result in unnecessary hardship to the person seeking it; (4) granting the variance would be substantial justice; and (5) the proposed use would not be contrary to the spirit of the zoning rule.

1. No adverse effect or diminution in values of surrounding properties will be suffered if the variance request is approved.

Given the nature of the area and the existing use of the Property and surrounding properties, none of the surrounding properties will suffer any diminution in value or other adverse effects as a result of granting the requested variance. Certainly, the Applicant is aware of no evidence to the contrary. The neighborhood is already commercial and/or industrial in nature. The structural supports will largely blend in with the existing large-scale industrial development on the Property and will be located in the vicinity of a portion of the existing parking lot. The Applicant has proposed landscaping on around the structural supports to partially screen the supports from view. The placement of structural supports for a sunshade canopy over the proposed patio has been identified by PDA as being “inconsequential.”

Accordingly, the Applicant respectfully requests that the Board of Adjustment find that the requested variance will not diminish surrounding property values or cause other adverse effects.

2. Granting the variance will be of benefit to the public interest.

The New Hampshire Supreme Court has indicated that the requirement that a variance not be “contrary to the public interest” is coextensive and related to the requirement that a variance be consistent with the spirit of the ordinance. See Chester Rod & Gun Club v. Town of Chester, 152 N.H. 577, 580 (2005); Malachy Glen Associates, Inc. v. Town of Chichester, 155 N.H. 102, 105-06 (2007); and Farrar v. City of Keene, 158 N.H. 684, 691 (2009). A variance is contrary to the public interest only if it “unduly, and in a marked degree conflicts with the ordinance such that it violates the ordinance’s basic zoning objectives.” Chester Rod & Gun Club, 152 N.H. at 581; Farrar, 158 N.H. at 691. See also Harborside Associates, L.P. v. Parade Residence Hotel, LLC, 162 N.H. 508, 514 (2011) (“[m]ere conflict with the terms of the ordinance is insufficient.”)

Moreover, these cases instruct boards of adjustment to make the determination as to whether a variance application “unduly” conflicts with the zoning objectives of the ordinance “to a marked degree” by analyzing whether granting the variance would “alter the essential character of the neighborhood” or “threaten the public health, safety or welfare” and to make that determination by examining, where possible, the language of the Zoning Ordinance. Additionally, the Supreme Court has stated that the mere fact that an applicant is seeking a variance is not a valid reason for denying the variance. See Malachy Glen Associates, Inc. v. Town of Chichester, 155

N.H. 102, 107 (2007); see also Harborside Associates, 162 N.H. at 2011 (“mere conflict with the terms of the ordinance is insufficient” to deny a variance).

While Part 304 of the PDA Zoning Ordinance, establishing dimensional requirements for various zones in the PDA, does not have an express purpose provision, the general purpose of the PDA’s Zoning Ordinance is to:

[P]romote the public health, safety and general welfare, promote the safe operation of air transportation, conserve the value of property within the jurisdiction of the Pease Development Authority, assure the most efficient use of the existing natural and manmade resources, provide adequate light, air and open space, encourage the appropriate and wise use of land and promote high quality economic development and employment.

PDA 301.01. See also PDA 317.01(c)(requiring that in addition to satisfying the variance criteria, variances “shall not be approved or recommended for approval unless it is in harmony with the general purpose and intent of these regulations ...”).

As a foundational matter, the Applicant’s proposal is in harmony with the general purpose and intent of the PDA Land Use Controls, and therefore not contrary to the public interest, because it will advance the general purposes articulated in PDA 301.01. The proposal will allow for an attractive use of the Property and will allow for the Applicant to provide a safe and aesthetically pleasing location for the Applicant’s employees to enjoy meals and breaks. The proposed canopy allows employees to do without the risk of sunburn or excessive heat. Such a use is consistent with the goals of the PDA to provide “high quality . . . employment” and continues the Applicant’s tradition of providing a safe and healthy work environment. The use of a canopy sunshade – as opposed to a more permanent pavilion – further promotes the efficient use of resources and provides access the light and air, while maintaining the appearance of open space. The proposal does not result in an intensification of the use of the Property, re-uses existing developed parking area, and has no potential of adversely impacting public health, safety, or welfare. Further, the minor relief sought will not alter the essential character of the neighborhood, which involves commercial, industrial, and institutional land uses.

As the Applicant’s variance proposal will be consistent with and advance the general purposes of the PDA Land Use Controls, and as it will not alter the essential character of the neighborhood or threaten the public health or safety, it would be reasonable and appropriate for the Board of Adjustment to conclude that granting the variances will benefit the public interest.

3. Denial of the variance would result in unnecessary hardship to Lonza.

In New Hampshire, there are two options by which the Board of Adjustment can find that an unnecessary hardship exists:

(A) For purposes of this subparagraph, “unnecessary hardship” means that, owing to special conditions of the property that distinguish it from other properties in the area:

- (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
- (ii) The proposed use is a reasonable one.

or,

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

See RSA 674:33, I.

In Harborside Assocs. v. Parade Residence Hotel, the New Hampshire Supreme Court upheld the Portsmouth Board of Adjustment's finding that the physical improvements on a property, in that case the size of a building when compared to other buildings in the area within the context of sign variance request, could be considered "special circumstances." Affirming the analysis of the Board of Adjustment, the Supreme Court stated:

The [Respondent] is not attempting to meet the 'special conditions' test by showing that its *signs* would be unique in their settings, but that its *property* – the hotel and conference center – has unique characteristics that make the signs themselves a reasonable use of the property.

Harborside, 162 N.H. at 518 (emphasis added). Cf Farrar, 158, N.H. 689 (where variance sought to convert large, historical single use residence to mixed use of two residence and office space, size of residence was relevant to determining whether property was unique in its environment).

The "special conditions" of the Property for the purposes of this variance criterion are self-evident. The Property leased by Lonza from the PDA is 46 acres and appears larger than all surrounding privately leased parcels. The Property is improved by a large industrial facility that presently accommodates over 1500 employees. The existing use of the subject portion of the Property is parking that is already tied into the Property's existing stormwater management system, which makes the conversion of the Property to a patio and the use of the canopy system reasonable.

Due to these special conditions of the Property, there is no fair and substantial relationship between the public purposes of the PDA Land Use Controls and their specific application to the Property in this case. Front setbacks exist to ensure space for landscaping and parking facilities, establish a buffer from land uses and the public right-of-way, prevent visual obstructions from traffic and pedestrians, and prevent adverse aesthetic impacts. There is no relationship between these general purposes and their application to the current project. The property is an existing industrial land use. The portion of International Drive on which the Property has frontage is relatively flat with excellent lines of site. The proposed use sits atop an embankment that rises approximately 11 to 12 feet between the existing front parking area and the paved portion of the right of way. The structural supports will be screened by use of landscaping and the sunshade itself is of a minimal visual impact considering that the existing background remains the 101

Building. As the PDA Board of Directors determined there is no potential impact to traffic or safety arising from this proposal. Further, the proposed use will act as an improvement over the existing conditions, which is as a parking lot. Therefore, despite the technical lack of conformity, and as discussed above, the Applicant's proposal is consistent with PDA 301.01.

The variance is consistent with the PDA's stated purpose of encouraging the appropriate and wise use of land and promoting high quality employment. Stated differently, strictly enforcing the PDA 308.02(c) will not advance the public purposes of the PDA Land Use Controls, but granting the requested variances will clearly will.

Finally, because the Applicant's proposal constitutes an inconsequential change from the current industrial use, utilizing an existing parking area and drainage infrastructure, in an effort to provide a relaxing environment for employees to enjoy meals and breaks, the grant of the variance is reasonable under the circumstances. See Vigeant v. Town of Hudson, 151 N.H. 747, 752 - 53 (2005); and Malachy Glen, 155 N.H. at 107; see also Harborside at 518-519 (applicant did not need to show signs were "necessary" rather only had to show signs were a "reasonable use"). This is particularly so considering that the Property is surrounded by other commercial, industrial, and institutional uses.

Accordingly, the Applicant respectfully asserts that its application complies with the standard for Option A of the unnecessary hardship criterion and the Board of Adjustment should so find.

4. Granting the variance will be substantial justice.

As noted in Malachy Glen, supra, "perhaps the only guiding rule [on this factor] is that any loss to the individual that is not outweighed by a gain to the general public is an injustice." Malachy Glen, supra, citing 15 P. Loughlin, New Hampshire Practice, Land Use Planning and Zoning § 24.11, at 308 (2000) (quoting New Hampshire Office of State Planning, The Board of Adjustment in New Hampshire, A Handbook for Local Officials (1997)). In short, there must be some gain to the general public from denying the variance that outweighs the loss to the Applicant from its denial.

Granting the variance will provide a benefit to Lonza as it will permit the Lonza to provide a relaxing space for employees to enjoy breaks and meals. It will provide an intangible benefit meant to serve Lonza's broader goal of providing a healthy and productive work environment for its numerous employees. In this way, such initiatives, taken in their aggregate, improve employee retention and recruitment. The denial of the variance will deprive Lonza of a reasonable use of the Property and will prevent Lonza from performing an attractive improvement to its Property.

There is no discernible benefit to the general public that could be gained by denying the requested variance because the opposite is true: granting the variance will be a great benefit to the general public. As stated throughout, the intrusion into the front setback is minimal, involving merely the placement of sunshade and its structural supports to be placed over a permissible patio. If the variance is denied, the subject area will still be comprised of a parking area, which will be less visually appealing than the proposed patio and accompanying landscaping. Indeed, the denial

of the variance may prevent an improvement to the Property and would act as a net detriment to the public.

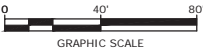
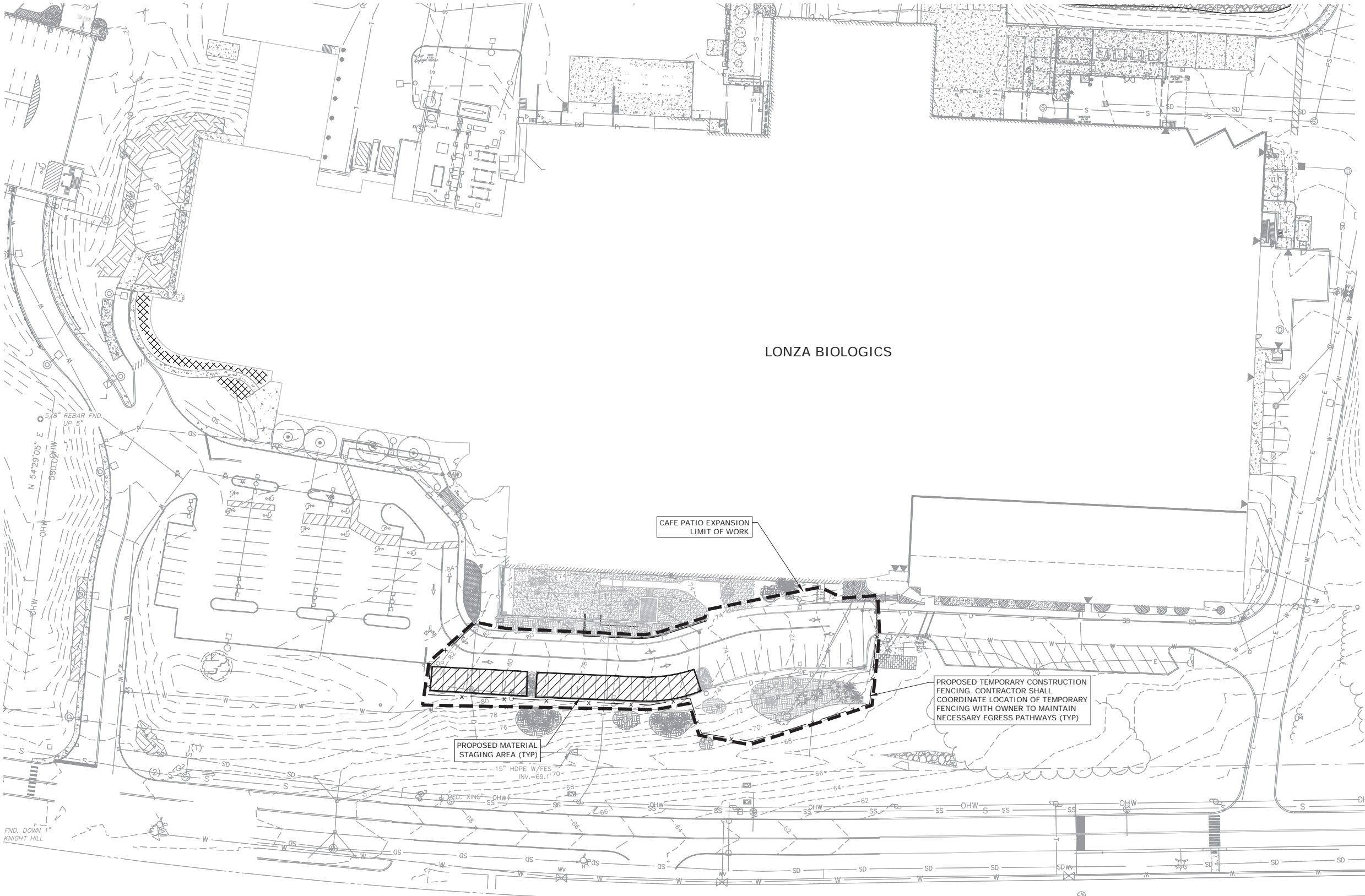
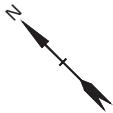
Because granting the requested variance will provide a benefit both to the Applicant and to the general public, and because there is no discernible benefit to the general public by denying the variance, Lonza's proposal accomplishes substantial justice.

5. The proposed use would not be contrary to the spirit of PDA 308.02(c).

As referenced in Section 2, above, the requested variance will satisfy the "public interest" prong of the variance criteria because it advances the general purpose and intent of the PDA Land Use Controls and will not alter the essential character of the neighborhood or threaten the public health and welfare. As the New Hampshire Supreme Court has indicated in both Chester Rod & Gun Club and in Malachy Glen, the requirement that the variance not be "contrary to the public interest" is coextensive and is related to the requirement that the variance be consistent with the spirit of the ordinance. See Chester Rod & Gun Club, 152 N.H. at 580. A variance is contrary to the spirit of the ordinance only if it "unduly, and in a marked degree conflicts with the ordinance such that it violates the ordinance's basic zoning objectives." Chester Rod & Gun Club, 152 N.H. at 581; Farrar, 158 N.H. at 691. As discussed above, the requested variance is consistent with the general purpose and intent of the PDA Land Use Controls because of the reasons stated in Section 2. As a result, for the reasons stated above, the Applicant respectfully asserts that it would be reasonable and appropriate for the Board of Adjustment to conclude that the requested variance will not be contrary to the spirit of the PDA's Land Use Controls.

C. Conclusion

Lonza respectfully submits that its Variance Application meets the underlying standard of review and respectfully requests the same be granted.



Cafe Patio Expansion

Lonza Biologics

Portsmouth,
New Hampshire

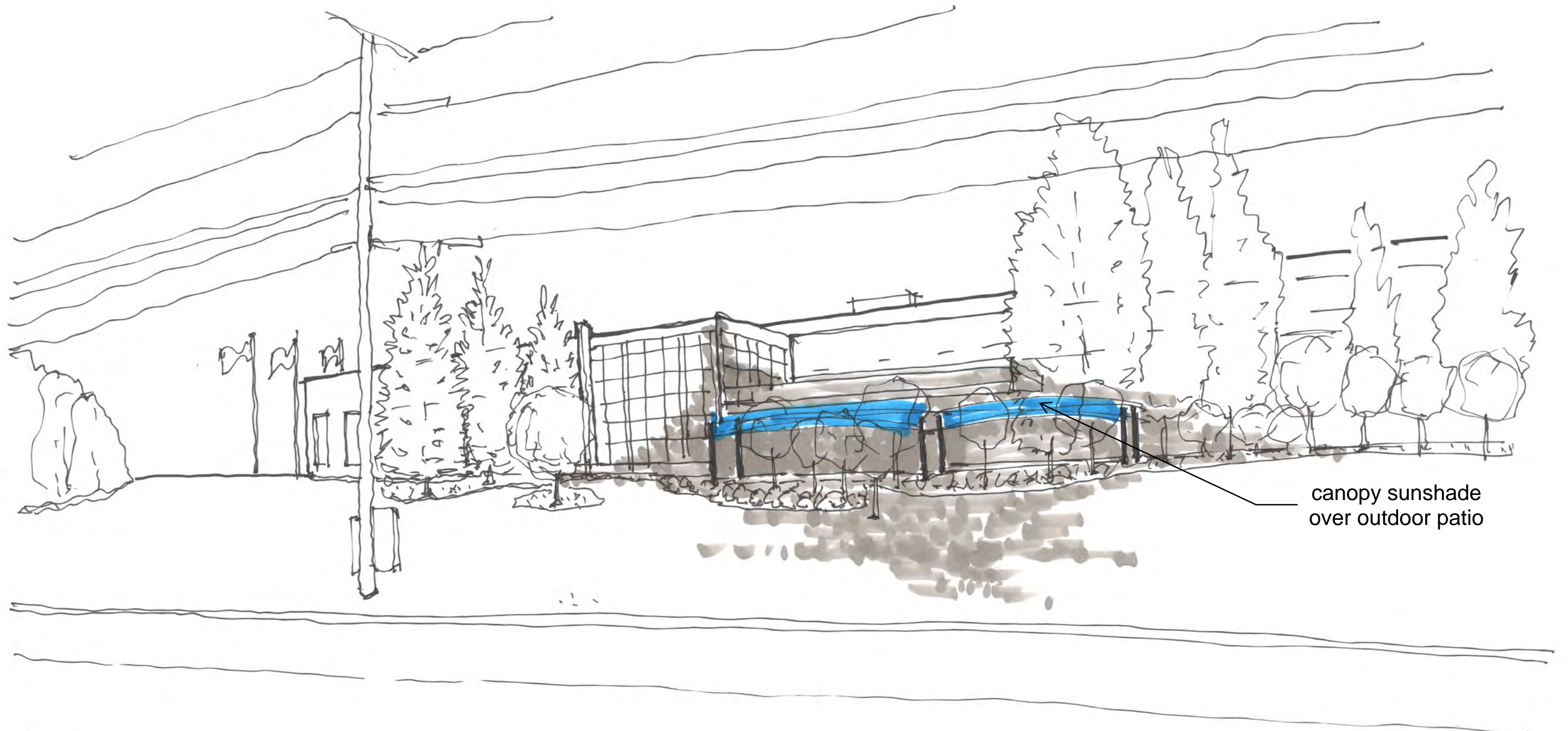
MARK	DATE	DESCRIPTION
1	02-Aug-24	Revised per Client Comments
0	28-Jun-24	Patio Expansion - IFP

PROJECT NO:	L-0700-023
DATE:	June 27, 2022
FILE:	L-0700-023A-C-DSGN.DWG
DRAWN BY:	CJK/NHW
CHECKED BY:	NAH
APPROVED BY:	PMC

OVERALL EXISTING
CONDITIONS

SCALE: AS SHOWN

Exhibit 2



canopy sunshade
over outdoor patio

March 12, 2025
Lonza - Portsmouth
Sketch Rendering-1
View from International Dr. looking toward proposed
outdoor patio with blue canopy sunshades.

LONZA CAFE PATIO - FURNITURE LAYOUT B

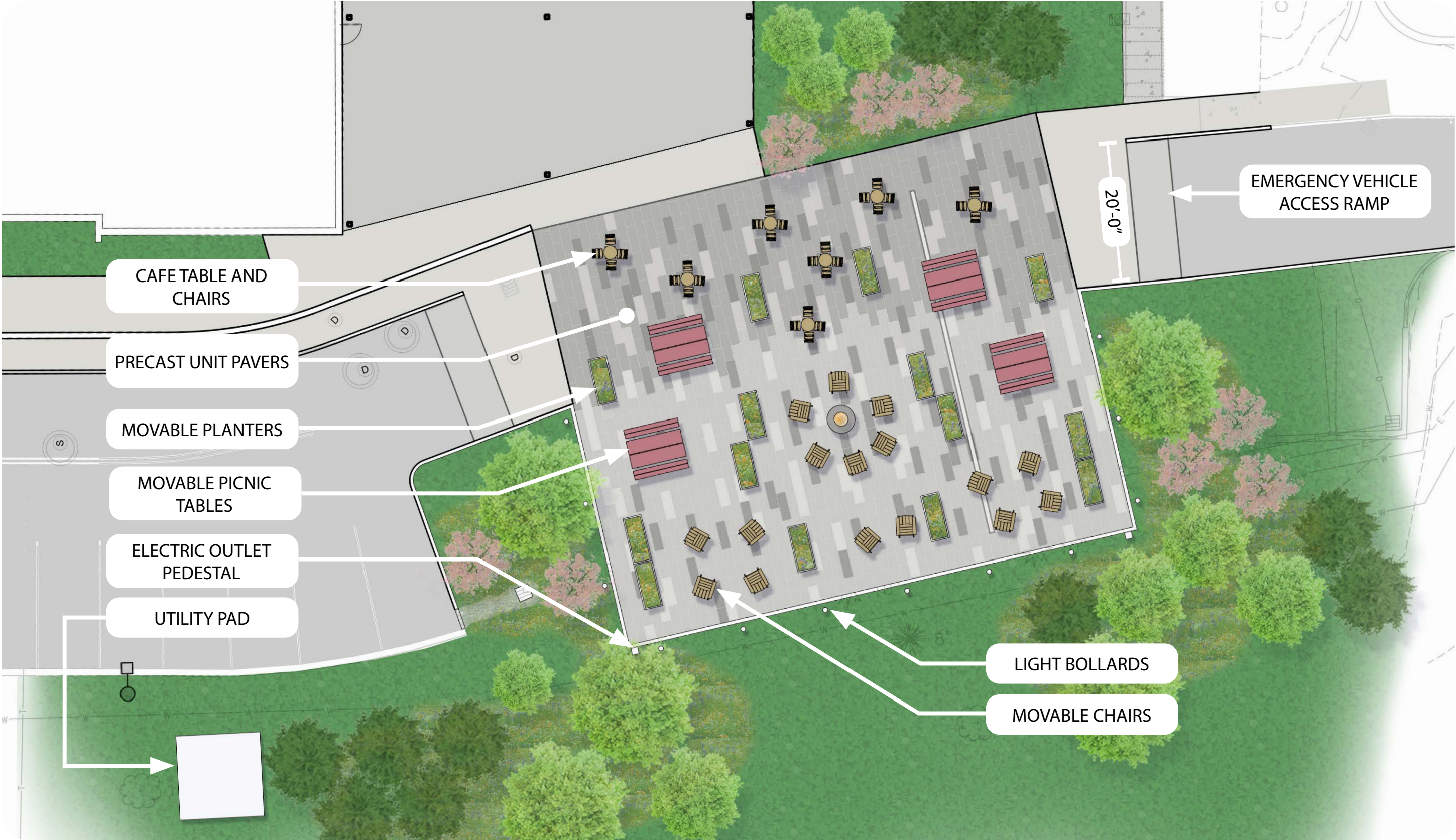



Exhibit 3

<p>CUSTOMER:</p> <p>AZ CORP</p> <p>PROJECT NAME:</p> <p>CAFE PATIO EXTENSION</p> <p>LOCATION:</p> <p>101 INTERNATIONAL DR PORTSMOUTH, NH 03801</p> <p>STRUCTURE TYPE:</p> <p>3PT SAIL JOINED</p> <p>SIZE:</p> <p>40' X 80' X 10'/14'e</p>

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF
USA SHADE AND FABRIC STRUCTURES,
AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.



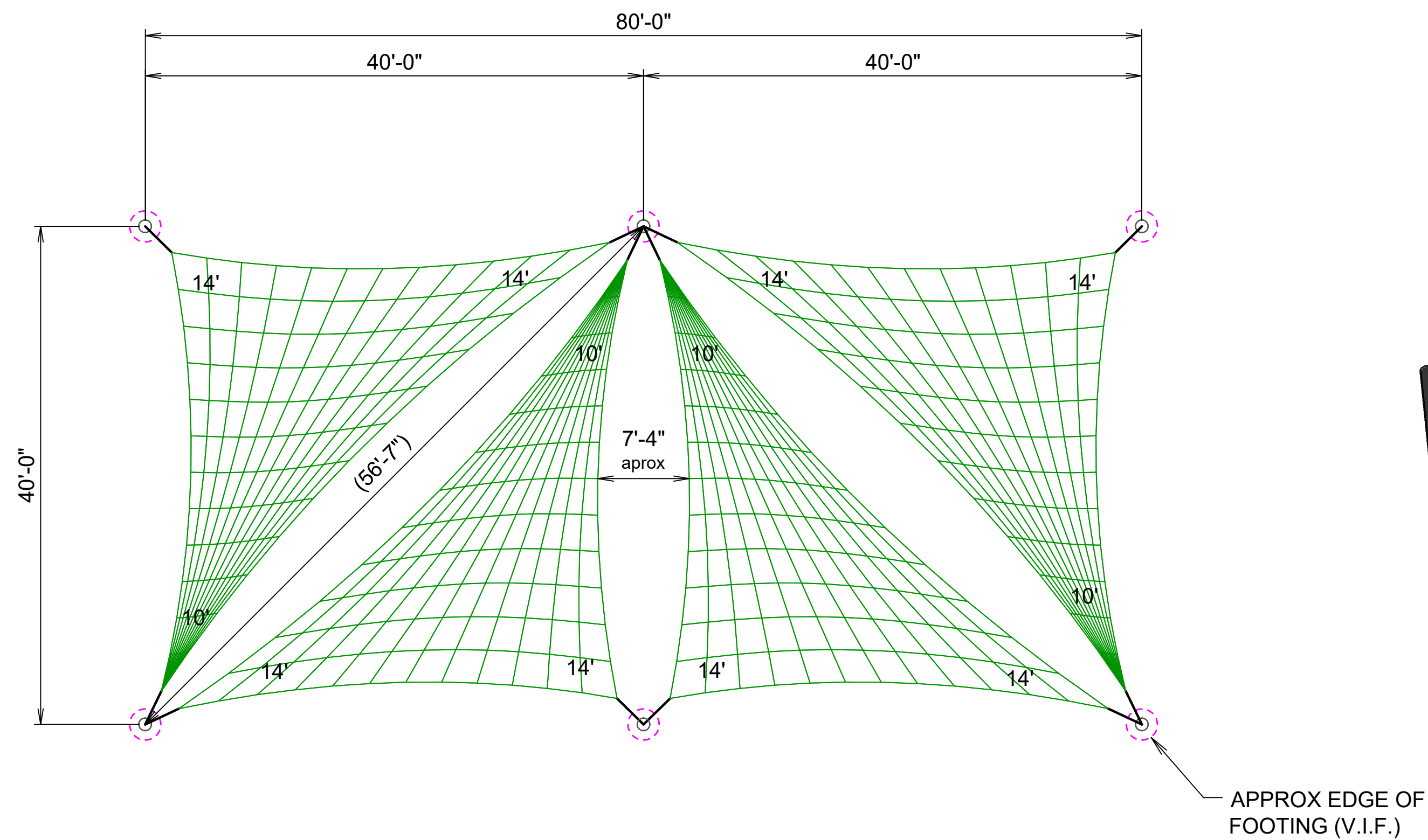
USA SHADE
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CORPORATE HEADQUARTERS
2580 ESTERS BLVD., SUITE 100
DFW AIRPORT, TX 75261
800-966-5005

CERTIFICATIONS:
IAS CERTIFICATION No: FA-428
CLARK COUNTY MANUFACTURER
CERTIFICATION NUMBER (NEVADA): 355

[illegible]

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REV.	



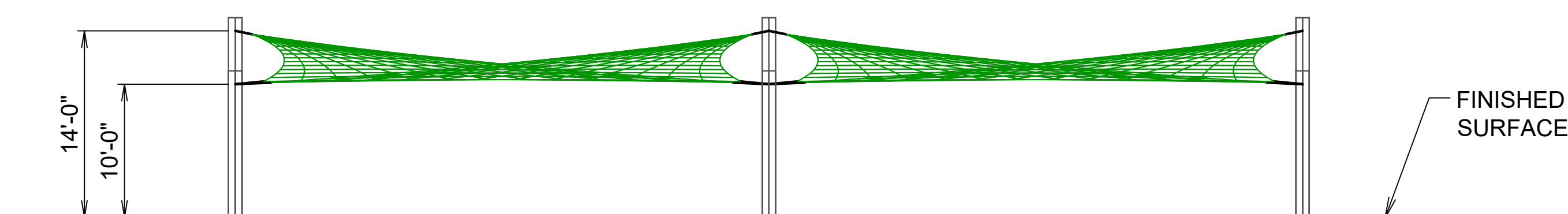
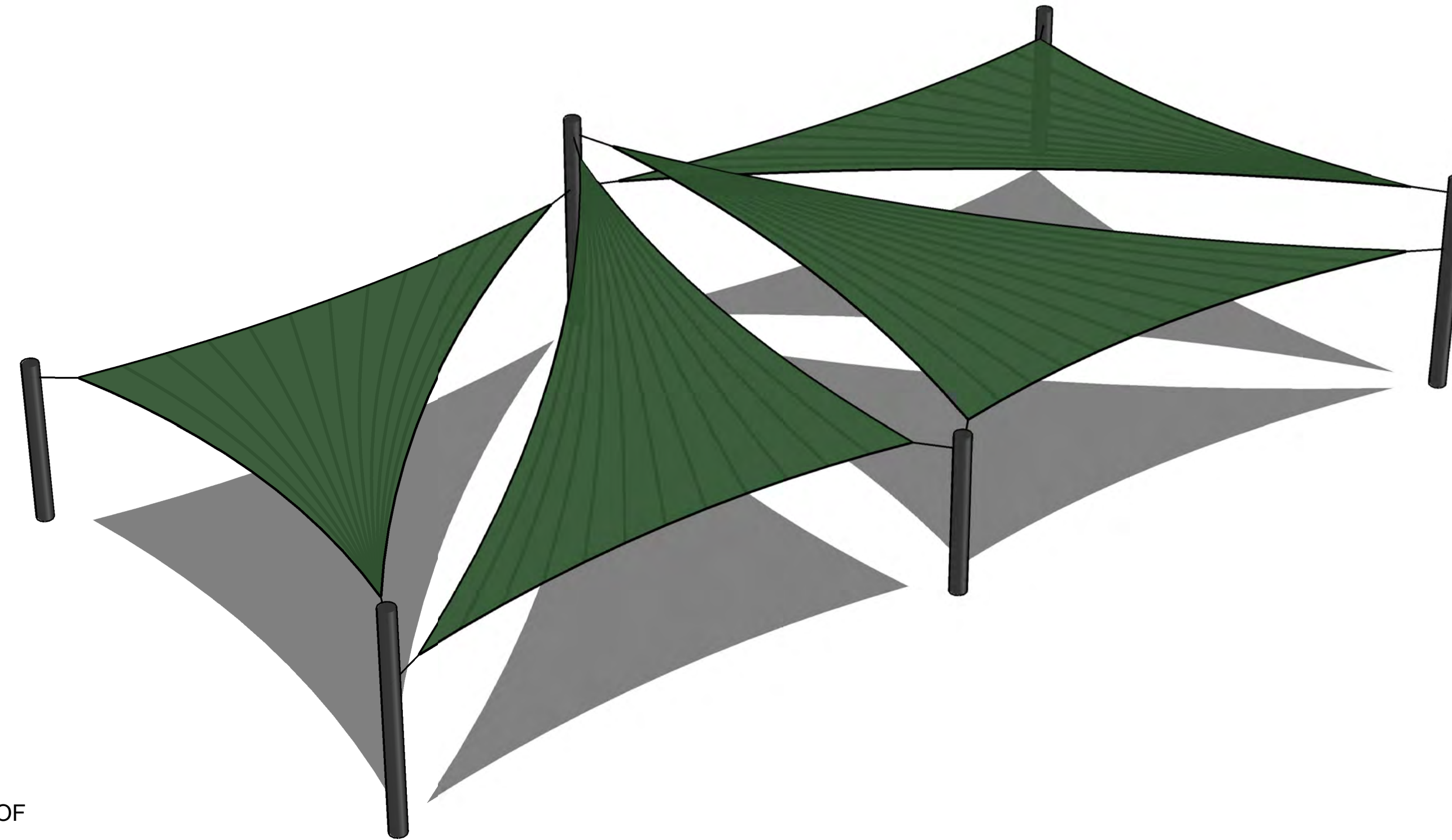
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PANEL 1	454.3
TOTAL (4)	1817.4

PLAN VIEW

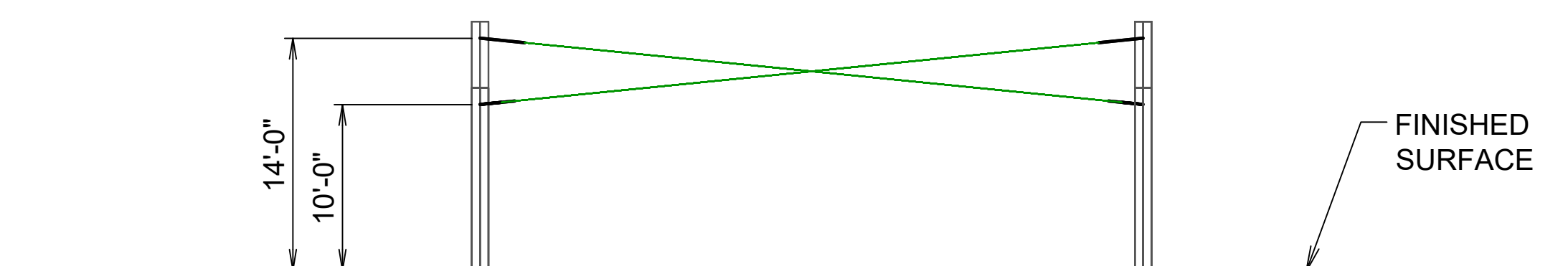


PLAN NORTH

PERSPECTIVE VIEW



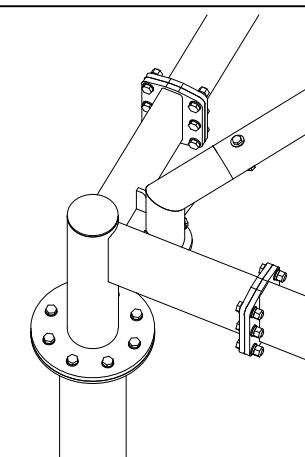
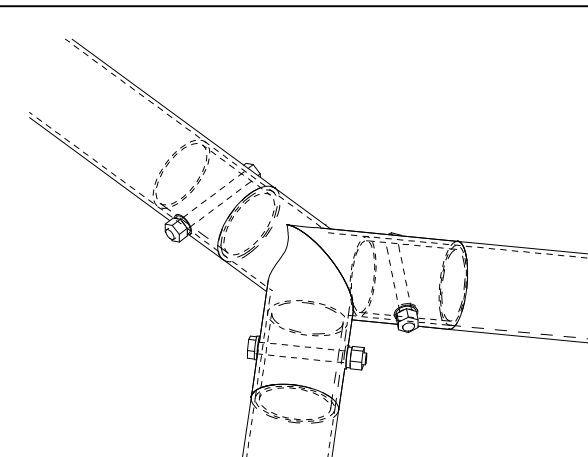
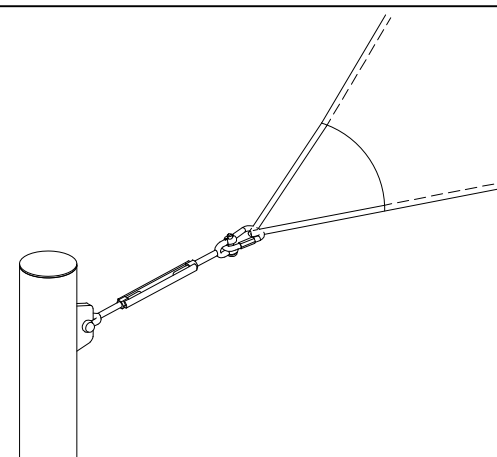
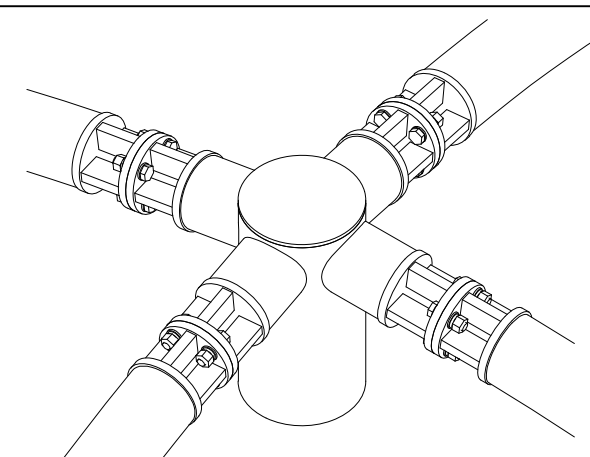
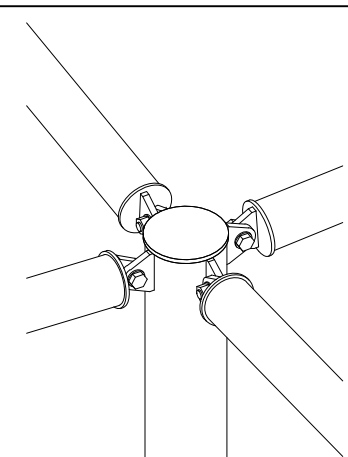
SOUTH ELEVATION



WEST ELEVATION

As manufactured and installed by:
USA SHADE & Fabric Structures.

Noah Ledbetter
(972) 768-8006, (800) 966-5005
Noah.Ledbetter@usa-shade.com



Notes:

-All structures will have bolted connections for shipping and installations purposes.

-Standard details being shown as an example. Final details t.b.d. during final Engineering phase.

-All dimensions and heights must be field verified prior to any final design, fabrication or installation work

DRAWING DESCRIPTION:

	VIEWS
DWG.	NH1124NL18247

PAGE	2000
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REV.

AS Standards

	Commercial 95 340	Commercial 95 340 FR
Maximum force	warp 670 N/50mm	580 N/50mm
Elongation at max. force	warp 117%	98%
Maximum force	weft 2400 N/50mm	2000 N/50mm
Elongation at max. force	weft 83%	71.5%
Breaking force	warp 990 N	930 N
Breaking force	weft 2000 N	2000 N
Tear strength	warp 184 N	194 N
Tear strength	weft 347 N	282 N
Bursting pressure	3500 kPa	3600 kPa
Bursting force	1937 N	1944 N

Performance

Maximum force
Elongation at max. force
Maximum force
Elongation at max. force
Breaking force
Breaking force
Tear strength
Tear strength
Bursting pressure
Bursting force

ASTM Standards

	Commercial 95 340	Commercial 95 340 FR
Maximum force	warp 189.1 lbf	158.6 lbf
Elongation at max. force	warp 103.67%	88.7%
Maximum force	weft 462.3 lbf	412.3 lbf
Elongation at max. force	weft 63%	49%
Breaking force		
Breaking force		
Tear strength	warp 52.2 lbf	43 lbf
Tear strength	weft 52.2 lbf	39.6 lbf
Bursting pressure		
Bursting force	422 lbf	408 lbf

Fabric Properties

Nominal Fabric Mass

340 gsm ± 20

340 gsm ± 20

340 gsm ± 20

340 gsm ± 20

Roll Specification

Width
Length

3m (folded)
40m

3m (folded)
40m

9 ft. 10 in. (folded)
131 ft. 3 in.

9 ft. 10 in. (folded)
131 ft. 3 in.

Flammability Info

Flammability Index - 12
Ingnitability Index - 10
Spread of Flame Index - 7
Heat Evolved Index - 5
Smoke Developed Index - 4

Flammability Index - 1
Ingnitability Index - 13
Spread of Flame Index - 8
Heat Evolved Index - 3
Smoke Developed Index - 6

ASTM E84 19B Class A

CSFM Title 19 1237.1
NFPA 701 Test Methods 1&2
ASTM E84 19B Class A



12.HUS.15194
HOHENSTEIN HTTI



Data provided in this brochure represents typical averages from independent testing and quality assurance testing and should not be taken as a minimum specification nor as forming any contract between GALE Pacific and another party. Due to continuous product improvement, refer to the GALE Pacific Commercial Fabrics website for the latest technical performance information.

Please note, due to limitations of the printing process, colors pictured may not represent the true color.



Commercial
NinetyFive

340 GSM | Standard & Flame Retardant

The most trusted
HDPE shade
fabric in the
industry.



Architectural
SHADE FABRIC

Tension Structures
Awnings
Shade Sails
Car Park Structures



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galecommercial.com

Commercial
NinetyFive

340 GSM | Standard & Flame Retardant

The cornerstone of the GALE Pacific portfolio, Commercial NinetyFive brings over 25 years of versatility, reliability, and unmatched UV protection.

Free from lead and phthalates, Commercial NinetyFive is the first architectural shade fabric granted Oeko-Tex® 100 and Greenguard® certifications.



White
497736
495732



Natural
445003
495541



Desert Sand
444983
495565



Driftwood
502294
502348



Yellow
445072
495619



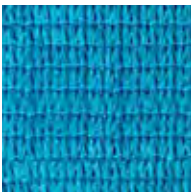
Orange
459215
495633



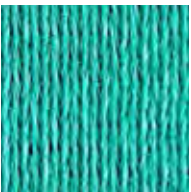
Cherry Red
444976
495695



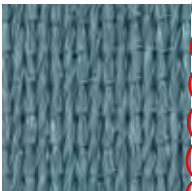
Deep Ochre
444990
495688



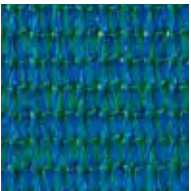
Bluebird
502263
502317



Aquamarine
502287
502331



Sky Blue
445034
495626



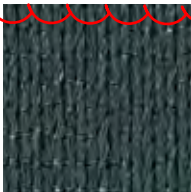
Turquoise
445065
495664



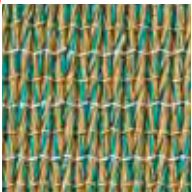
Aquatic Blue
444938
495671



Navy Blue
445010
495602



Brunswick Green
444952
495572



Rivergum
445027
495589



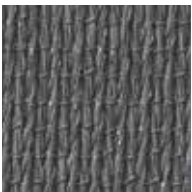
Bright Green
459208
495596



Stone
502300
502355



Steel Grey
445041
495718



Gun Metal
455262
495527



Charcoal
444969
495558



Black
444945
495640

Expansive color assortment

Offering the most expansive color assortment of HDPE shade fabrics, Commercial NinetyFive ensures design accuracy with its precision-driven stentering process.

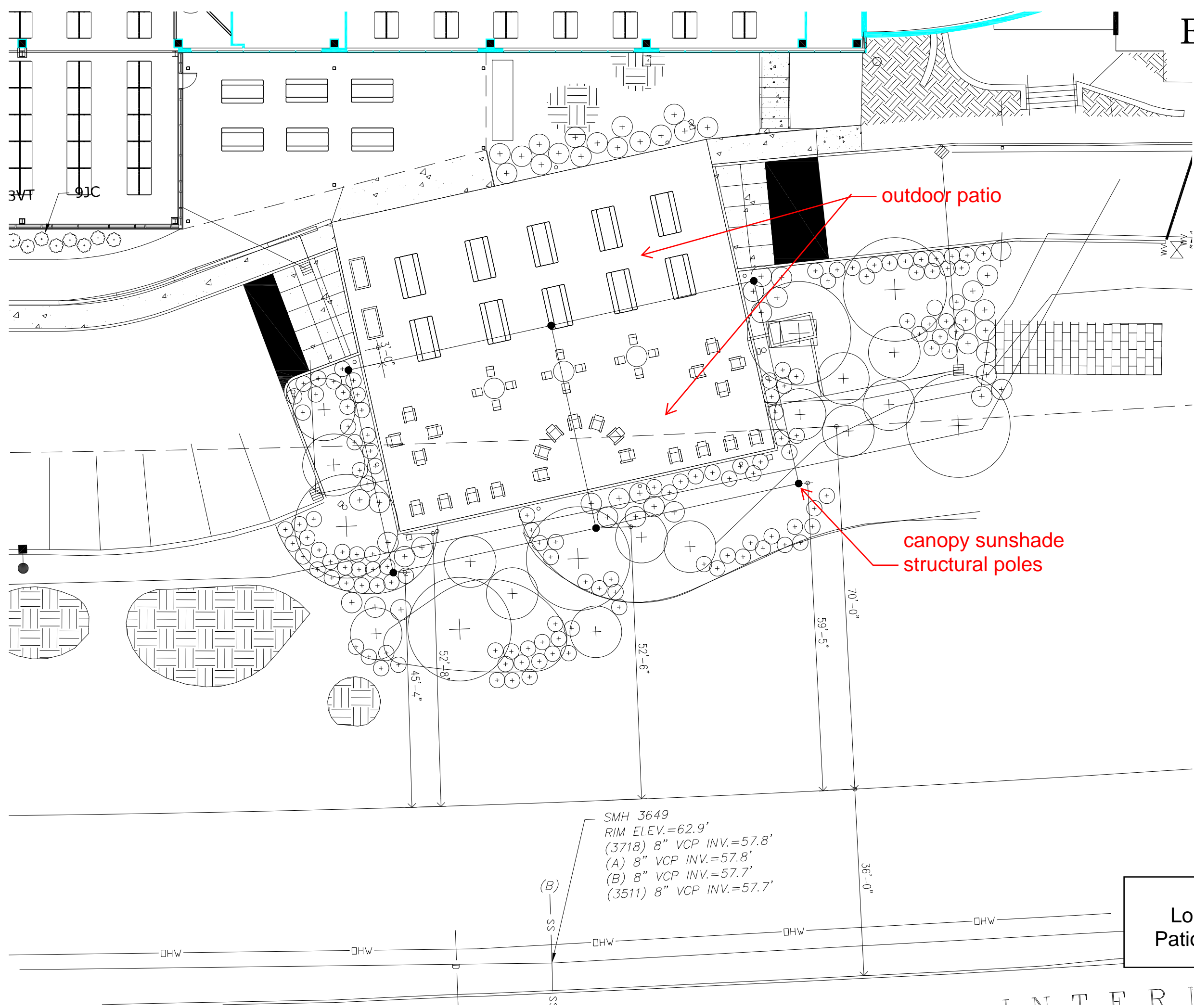
Effortless installation

Designed for longevity and ease, these maintenance-free shades have a best-in-class lay flat process for effortless installation.

Industry-leading UVR block

Each shade offers an industry-leading 96% UVR block with full warranties against UV degradation.

All colors meet the most tested regional flame retardancy standards, including CSFM & NFPA 701 (Methods 1 & 2), which ensures our fabrics can be used globally.



March 12, 2025
Lonza - Portsmouth
Patio Layout Drawing

Exhibit 5



March 12, 2025
Lonza - Portsmouth
Sketch Site Plan Rendering
Site plan view of the proposed
outdoor patio with blue canopy sunshade



March 7, 2025
Lonza - Portsmouth
Existing Photo

View from International Drive looking toward Lonza
and the proposed outdoor patio with sunshade



EXHIBIT 7

55 International Drive Portsmouth, NH 03801

March 14, 2025

VIA Email: kristopher.tiernan@lonza.com

Kristopher Tiernan
Lonza Biologics, Inc.
101 International Drive
Portsmouth, NH 03801

Re: Lonza Café Sunshades Administrative Approval

Dear Mr. Tiernan:

Regarding Lonza's request to amend the August 2022 site review approval of the café addition to the building at 101 International Drive by installing sunshades at the proposed patio area, the Pease Development Authority ("PDA") Board of Directors, at its March 11, 2025, meeting, granted concept approval.

Consequently, PDA has reviewed the plans and project narrative dated March 10, 2025, and determined that the proposed changes have no impact with regard to traffic, safety, or intensity of use and have an inconsequential impact to the site. As such, the request is approved administratively in accordance with Part 407.03(a) of the PDA Site Plan Regulations.

As a condition of this administrative site plan approval, the applicant is required to obtain a recommendation for approval from the City of Portsmouth Zoning Board of Adjustment for a variance to allow the sunshade support structures in the front yard setback.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael R. Mates".

Michael R. Mates, P.E.
Director of Engineering
Pease Development Authority

cc: Peter Britz, City of Portsmouth (VIA Email)

N: \ENGINEER\Board Approval Letters\Lonza Café Approval Sunshades.docx

LETTER OF AUTHORIZATION

I, Neil Bergeron, Network Lead, of Lonza Biologics Inc., owner of property depicted on Tax Map 305, Lot 6, do hereby authorize Donahue, Tucker and Ciandella, PLLC, to execute any land use applications to the City of Portsmouth and to take any action necessary for the application and permitting process, including but not limited to, attendance and presentation at public hearings, of the said property.

Dated: 30 JUN 2021

LONZA BIOLOGICS, Inc.



Neil Bergeron, Network Lead

S:\LJ-LZ\LONZA BIOLOGICS\GENERATOR VARIANCE\LETTER OF AUTHORIZATION.DOCX