

10.243. Approval Criteria

10.243.10 A conditional use permit shall be granted only if the Planning Board or other such Board or person as may have jurisdiction determines that the proposal conforms to all applicable conditional use permit criteria, as set forth below or in other sections of this Ordinance.

10.243.20 Conditional uses designated in Section 10.440 – Table of Uses, as well as other conditional uses for which no specific criteria are set forth in the Ordinance, shall comply with all of the following criteria:

As Amended Through March 4, 2019

2-8

10.243.21 The design of proposed structures, their height and scale in relation to the site’s surroundings, the nature and intensity of the proposed use or activity, and the layout and design of the site will be compatible with adjacent and nearby properties, buildings and uses, will complement or enhance the character of surrounding development, and will encourage the appropriate and orderly development and use of land and buildings in the surrounding area.

The proposed concrete slab is small, fits in with the character of the area and enhances the area.

10.243.22 All necessary public and private utility infrastructure and services will be available and adequate to serve the proposed use.

True

10.243.23 The site and surrounding streets will have adequate vehicular and pedestrian infrastructure to serve the proposed use consistent with the City’s Master Plan.

True. Access will be from the front entrance to the brewery as is currently the case.

10.243.24 The proposed structures, uses, or activities will not have significant adverse impacts on abutting and surrounding properties on account of traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. The liquor board agreed that this is the case and plans to approve the patio pending this approval.

10.243.25 The proposed structures and uses will not have significant adverse impacts on natural or scenic resources surrounding the site, including wetlands, floodplains, and significant wildlife habitat.

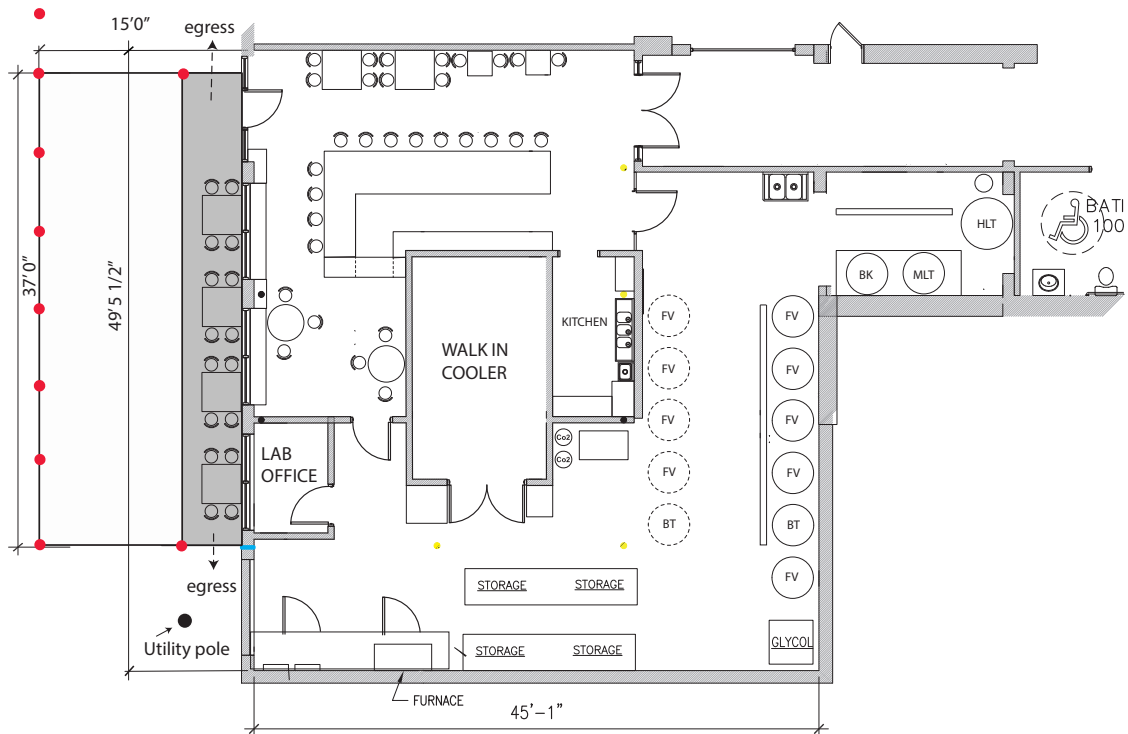
There are no wetlands in the area and the railroad is the closest "neighbor" and will not be affected.

10.243.26 The proposed use will not cause or contribute to a significant decline in property values of adjacent properties. This should improve property values.

Article 2 Administration and Enforcement

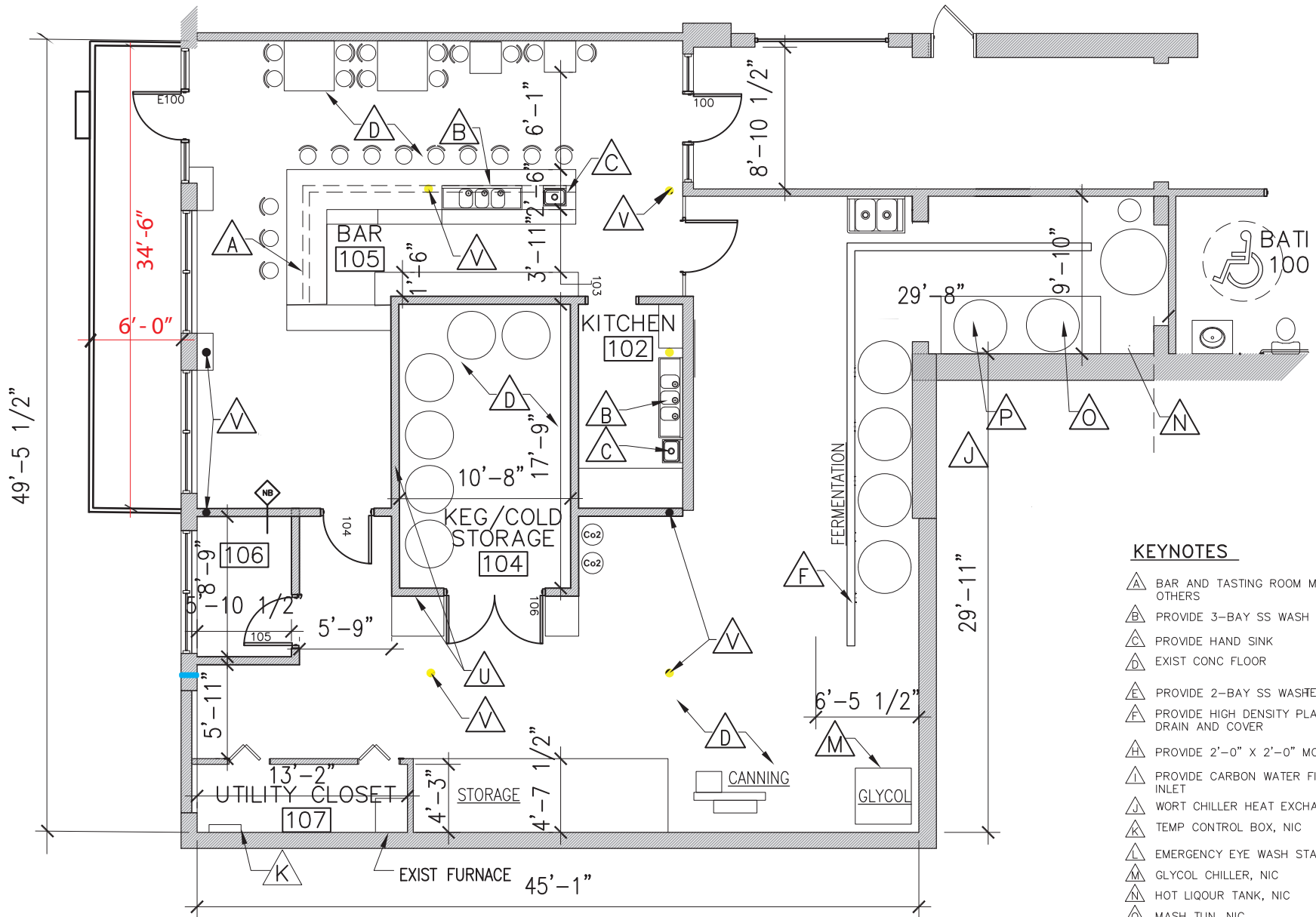
LOADED QUESTION BREWING CO. FLOOR PLAN

- Proposed (37' x 15') outdoor seating with 5' x 37' stamped concrete section (shown in grey).
- A movable rope fence will be used to mark the boundary of the space. It will have two emergency egress routes marked with "No Alcohol beyond this point" signs.



10.243.30 Where specific standards or criteria are set forth in this Ordinance for the particular use permitted by conditional use permit, those standards and criteria shall apply in lieu of the general standards in Section 10.243.20.

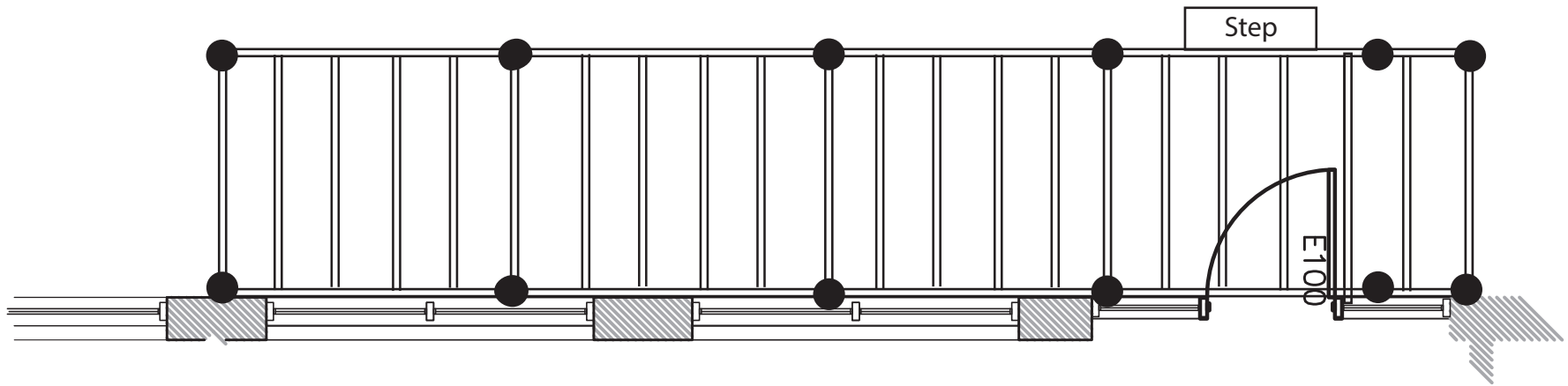
LOADED QUESTION BREWING CO. FLOOR PLAN + DECK ADDITION



KEYNOTES

- △ A BAR AND TASTING ROOM MILLWORK, BY OTHERS
- △ B PROVIDE 3-BAY SS WASH SINK
- △ C PROVIDE HAND SINK
- △ D EXIST CONC FLOOR
- △ E PROVIDE 2-BAY SS WASH/BROWN SINK
- △ F PROVIDE HIGH DENSITY PLASTIC TRENCH DRAIN AND COVER
- △ H PROVIDE 2'-0" X 2'-0" MOP SINK
- △ I PROVIDE CARBON WATER FILTER AND WA INLET
- △ J WORT CHILLER HEAT EXCHANGER, NIC
- △ K TEMP CONTROL BOX, NIC
- △ L EMERGENCY EYE WASH STATION
- △ M GLYCOL CHILLER, NIC
- △ N HOT LIQUOR TANK, NIC
- △ O MASH TUN, NIC
- △ P BOIL KETTLE
- △ Q WALK-IN REFRIGERATOR W/ INSUL PANE
- △ V EXIST. COLUMN

LOADED QUESTION BREWING CO. FLOOR PLAN + DECK DETAILS



Deck Height: 8-18" oabove grade

● Footings: Spaced at 8' intervals on center ot less.

==== 2x6 Joists: Spaced at 16" on center

Decking to run perpindicular to joists

Guardrails to be 42" high with posts spaced 5' on center.

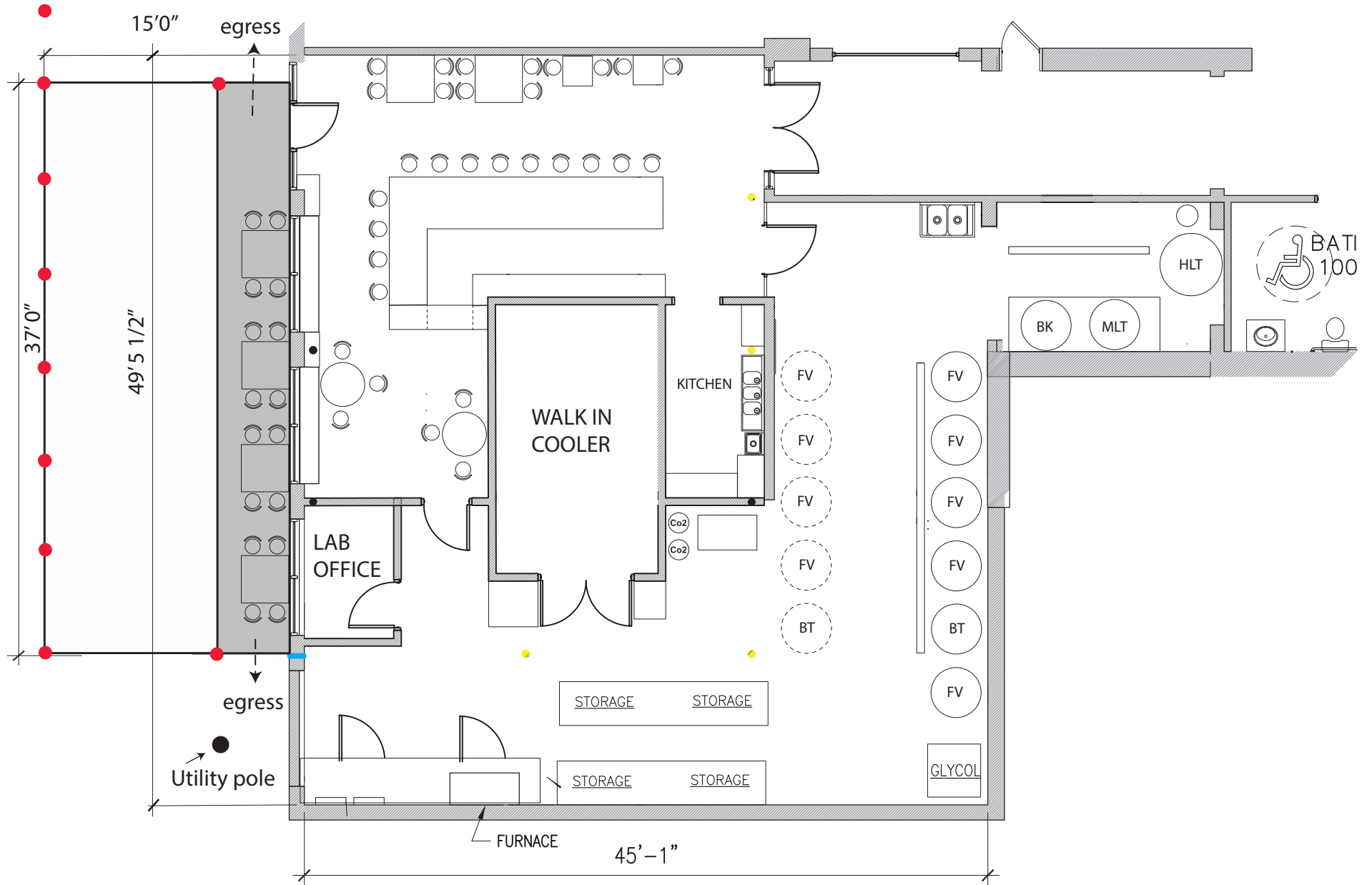
Baluster spacing <4"

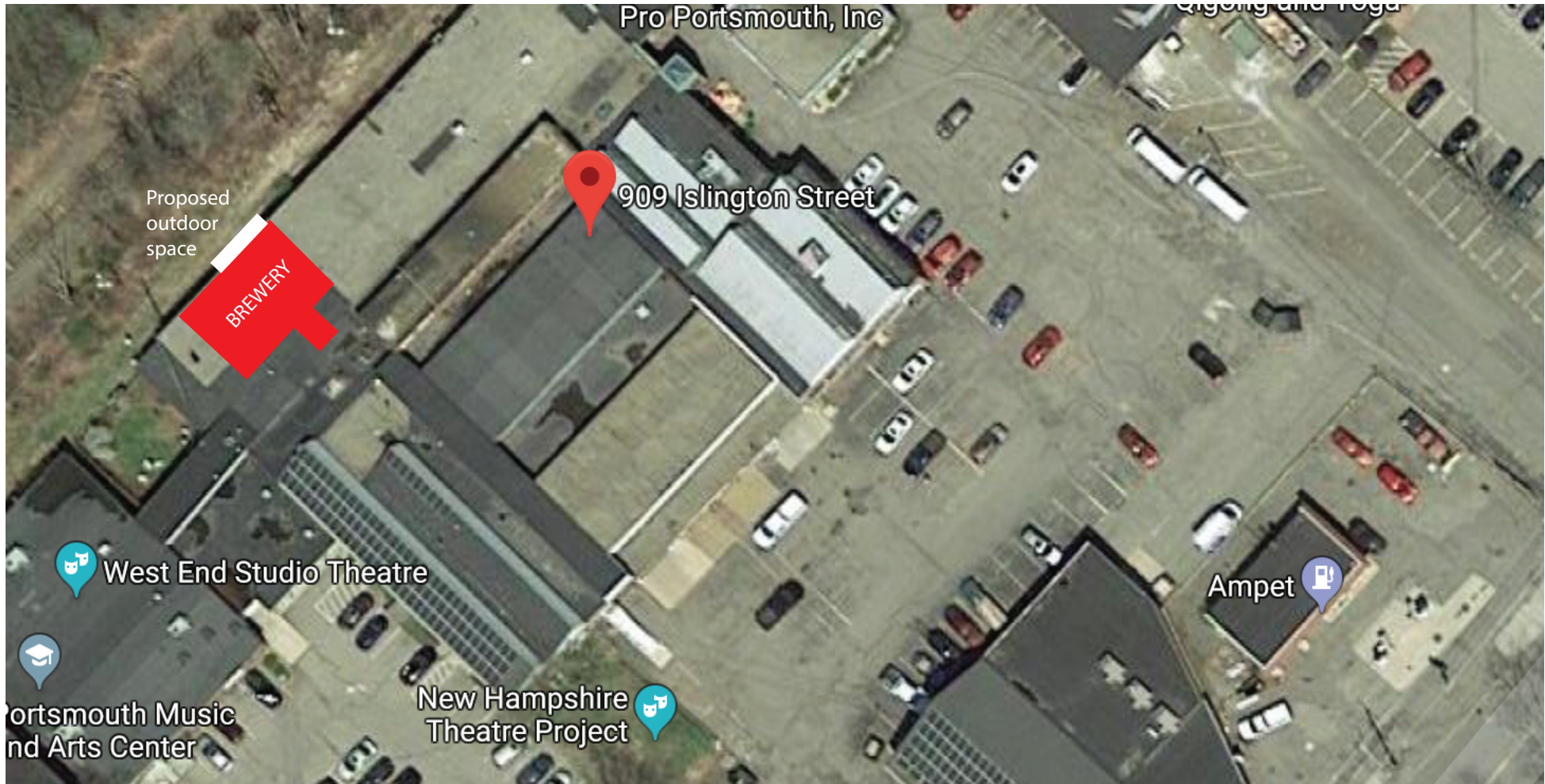
A 36" wide opening in rail with 1 srep to grade (approximately 14") for egress

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Pro Portsmouth, Inc

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Proposed outdoor space

BREWERY

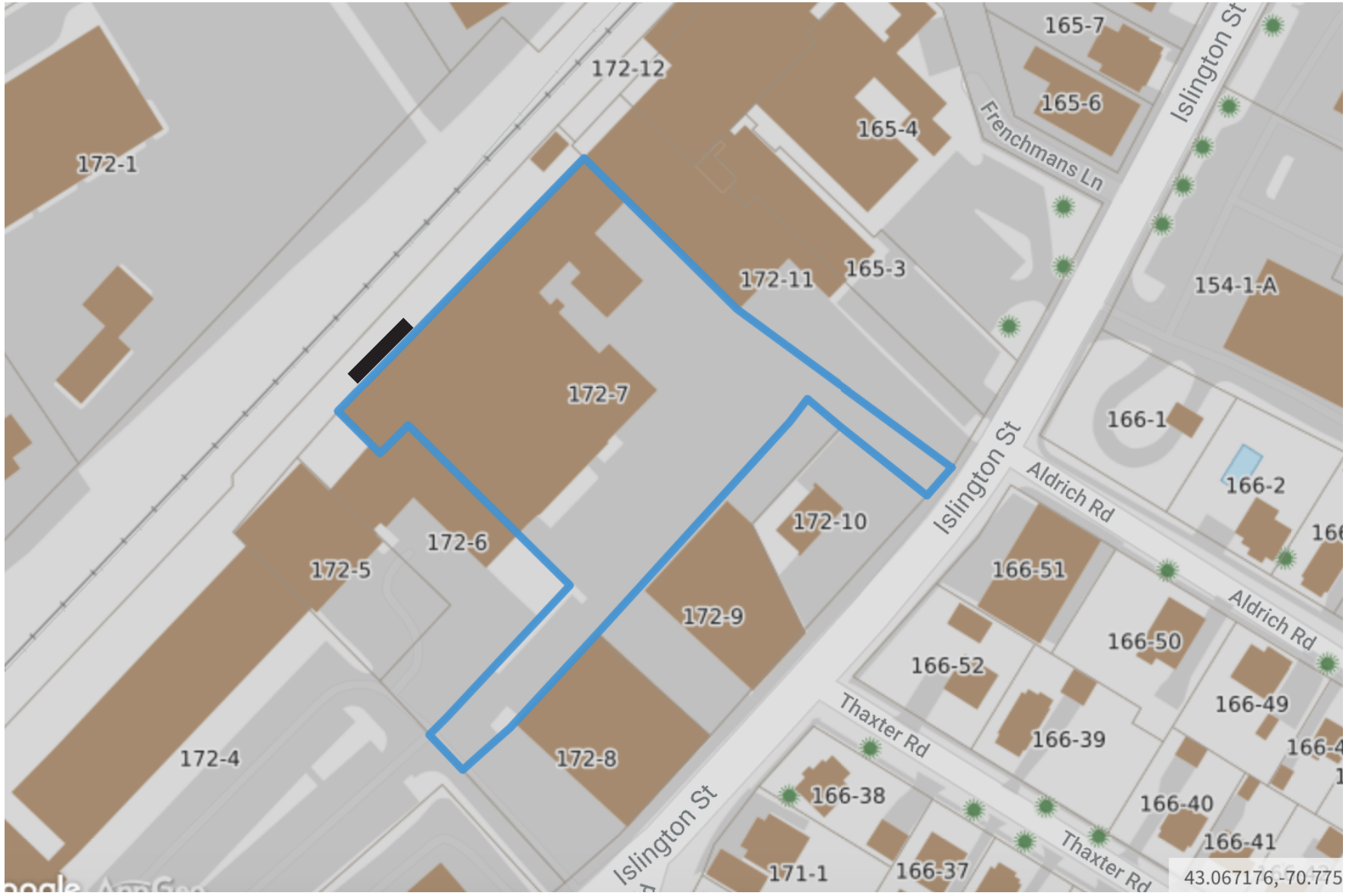
909 Islington Street

West End Studio Theatre

Portsmouth Music and Arts Center

New Hampshire Theatre Project

Ampet



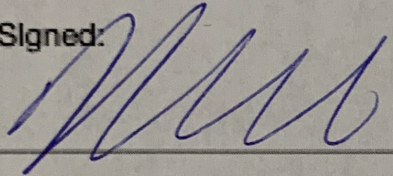
King Weinstien
King Real Estate
198 Saco Ave
Old Orchard Beach, ME 04064

Loaded Question Brewing Co.
909 Islington St.
Portsmouth, NH 03801

To Whom it may concern,

The Members of Loaded Question Brewing Company, Thomas Bath, Benny Moi, and Mark Weidman have permission to build an outdoor dining and drinking area on the property adjacent to 909 Islington St, and located at 1001 Islington st.

Signed:



Dated:

3/8/20

Eric Chinburg
Chinburg Properties
3 Penstock Way
Newmarket, NH 03857
08/28/19

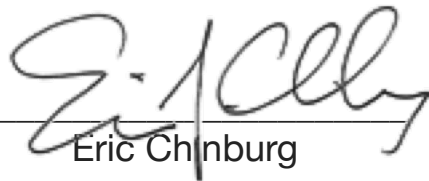
Loaded Question Brewing Co.
909 Islington St.
Portsmouth, NH 03801

To Whom it may concern,

The members of Loaded Question Brewing Co; Benny Moi, Thomas Bath, and Mark Weidman have permission to seek land use approvals, including a variance and CUP, from the City of Portsmouth for the following property.

The area at 1001 Islington Street adjacent to Loaded Question Brewing Co.

Signed, _____



Eric Chinburg

Dated: 8/27/19