



*Civil
Site Planning
Environmental
Engineering*

133 Court Street
Portsmouth, NH
03801-4413

November 1, 2022

Beverly Mesa-Zendt, Planning Director
City of Portsmouth Planning Department
1 Junkins Avenue, 3rd Floor
Portsmouth, NH

**Re: It's Good to be Kneaded, LLC
361 Islington Street
Tax Map 144, Lot 23
Altus Project No. 5356**

Dear Ms. Mesa-Zendt:

On behalf of It's Good to be Kneaded, LLC, Altus Engineering, Inc. is pleased to submit preliminary plans for discussion at the November 8, 2022 Technical Advisory Committee Work Session.

On October 18th, the Board of Adjustment granted variances to allow for the project to proceed to the Site Review phase of permitting. At the public hearing, several members of the public expressed concern regarding the mature oak tree at the rear of the site.

Following the meeting, Altus visited the site with arborist, Chris Kemp of Piscataqua Landscaping. Chris confirmed that the tree is healthy even though it is nearly fully surrounded by paved surfaces. Mr. Kemp suggested that we attempt to maintain a minimum of 6 to 8-feet of unpaved surface around the tree to provide a healthy environment. In the attempt to do so, we have had to reconfigure and reduce the width of the access way around the building. The submission set demonstrates that small delivery and trash removal vehicles can safely maneuver the site.

There is an old sewer service running adjacent to the tree providing service from the property to the west of the site. We are proposing to leave this pipe in place as we wish to minimize disruption of the oak's root system. Additionally, Mr. Kemp said he that he wouldn't be surprised if the tree is getting nutrition from the antiquated pipe. Replacing the sewer may have a detrimental impact to the oak tree.

It is our intent to discuss the pavement layout and utility services at the work session as well as any other threshold issues that the Committee may have for concerns.

We look forward to presenting to the Committee on the 8th.

Respectfully submitted,

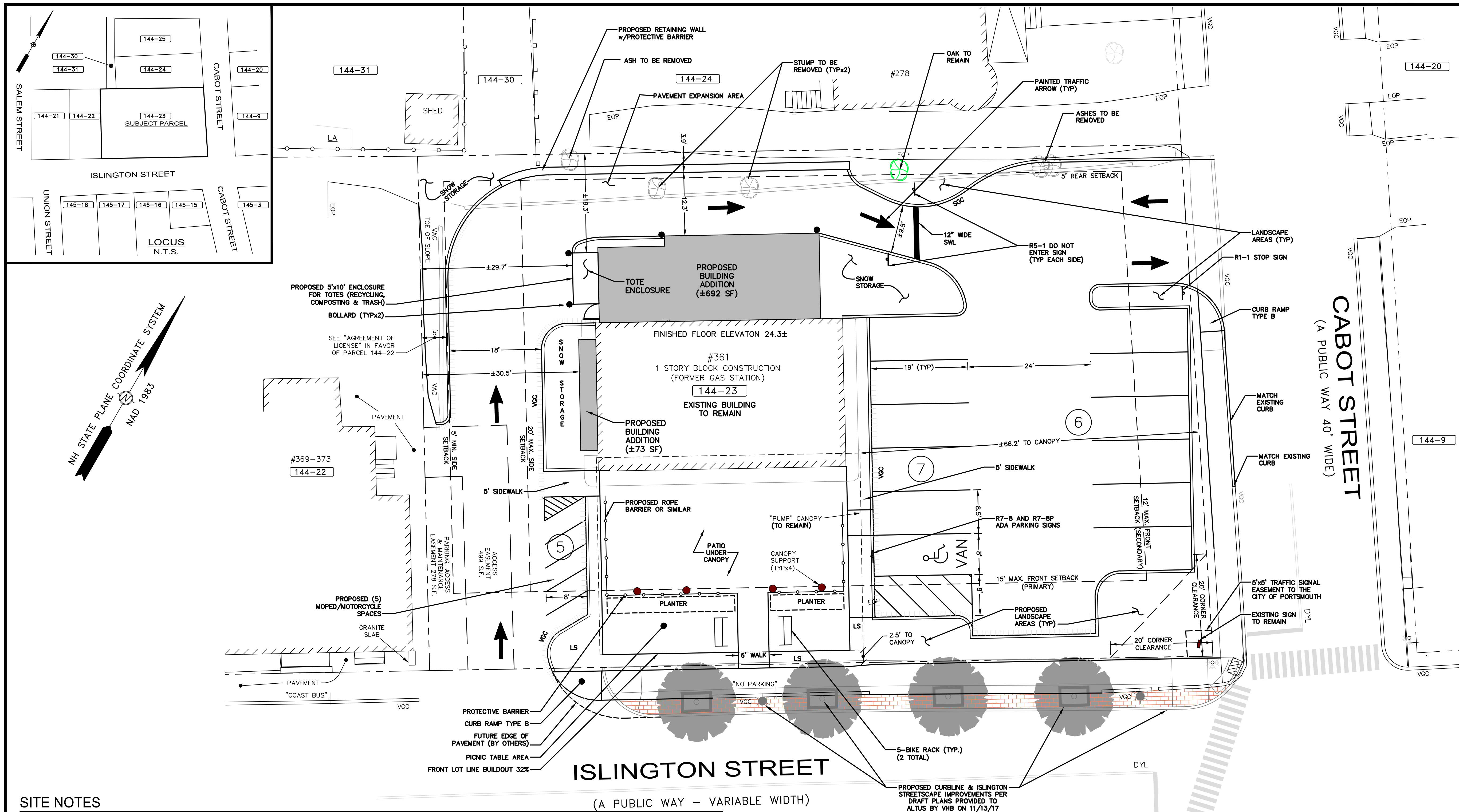
ALTUS ENGINEERING, INC.

A handwritten signature in black ink, appearing to read 'EDW', is positioned above the printed name.

Eric D. Weinrieb, PE
President

Ecopy: Jeff Dyer
Robert Whiteamire, Winter Holben
Derek Durbin, Esq.

wde/5350 tac work session cvr ltr.docx



SITE NOTES

- DESIGN INTENT — THIS PLAN SET IS INTENDED TO DEPICT THE REDEVELOPMENT OF THE SITE FOR A RESTAURANT USE.
- PLAN REFERENCE: "EXISTING CONDITIONS PLAN", DATED DECEMBER 10, 2012, BY JAMES VERRA & ASSOCIATES, INC.
- LOT AREA: ±15,114 S.F. (±0.35 ACRES)
- ZONE: CHARACTER DISTRICT 4 — L2 (CD4—L2) HISTORIC DISTRICT
- DIMENSIONAL REQUIREMENTS — CD4—L2:**
FRONT YARD SETBACK: 15' (MAX.) — PRIMARY (ISLINGTON ST.)
12' (MAX.) — SECONDARY (CABOT ST.)
5' (MIN.) — 20' (MAX.)
SIDE YARD SETBACK: GREATER OF 5' OR 10' FROM CL OF ALLEY
REAR YARD SETBACK: 60% (MIN.) — 80% (MAX.)
FRONT LOT LINE BUILDOUT: 60% (MIN.) — 80% (MAX.)
MAX. BUILDING COVERAGE: 60% (22.0% EXISTING, 27.0% PROPOSED)
MAX. BUILDING FOOTPRINT: 2,500 S.F. (1,485 S.F. EXISTING, 4,083 S.F. PROPOSED)
MIN. LOT AREA: 3,000 S.F. (15,114 S.F. EXISTING)
MIN. OPEN SPACE: 25% (4.1% EXISTING, 13.1% PROPOSED)
BUILDING HEIGHT: 2 STORIES (SHORT 3RD) OR 35' (17.5' EXISTING)
- PARKING REQUIREMENTS:**
RESTAURANT: 1 SPACE PER 100 S.F. GFA
1,485 S.F. BUILDING + 1,525 S.F. PATIO = 3,010 S.F.
3,010 S.F. / 100 = 30 SPACES
TOTAL PARKING REQUIRED = 30 SPACES
TOTAL PARKING PROVIDED = 13 SPACES (17 SPACE DEFICIT)
- VARIANCES APPROVED ON OCTOBER 18, 2022:**
SECTION 10.5A41.10A TO ALLOW A SECONDARY FRONT YARD SETBACK OF 66' WHERE 12' MAX. IS ALLOWED;
— TO ALLOW A FRONT LINE BUILDOUT OF 32% WHERE 60–80% IS REQUIRED
— TO ALLOW A LEFT YARD SETBACK OF 30' WHERE 20' IS THE MAX. ALLOWED
— TO ALLOW 14.5% OPEN SPACE WHERE 25% IS THE MIN. REQUIRED
SECTION 10.5A44.31 TO ALLOW OFF-STREET PARKING SPACES TO BE LOCATED IN FRONT OF THE FACADE OF THE PRIMARY BUILDING
SECTION 10.5A44.32 TO ALLOW PARKING TO BE UNSCREENED FROM THE STREET
SECTION 10.575 TO ALLOW A DUMPSTER TO BE LOCATED 19' FROM A RESIDENTIAL ZONED LOT WHERE 20' IS REQUIRED
SECTION 10.321 TO ALLOW A NONCONFORMING BUILDING OR STRUCTURE TO BE EXTENDED, RECONSTRUCTED OR ENLARGED WITHOUT CONFORMING TO THE REQUIREMENTS OF THE ORDINANCE
IT WAS DETERMINED THAT A VARIANCE WAS NOT REQUIRED UNDER SECTION 10.440, USE #9.42 TO ALLOW A RESTAURANT WITH AN OCCUPANCY LOAD BETWEEN 50 AND 250.

NOT FOR CONSTRUCTION

ISSUED FOR:

TAC WORK SESSION

ISSUE DATE:

NOVEMBER 1, 2022

REVISIONS

NO.	DESCRIPTION	BY	DATE
0	INITIAL SUBMISSION	EDW	11/01/22

DRAWN BY:

RMB

APPROVED BY:

EDW

DRAWING FILE:

5356SITE.dwg

SCALE:

(22"x34") 1" = 10'
(11"x17") 1" = 20'

OWNER:

LUCKY THIRTEEN
PROPERTIES, LLC

P.O. BOX 300
RYE, NH 03870

APPLICANT:

IT'S GOOD TO BE
KNEADED, LLC

C/O SEAN CREELEY
337 RICHMOND AVENUE
PORTSMOUTH, NH 03801

PROJECT:

IT'S GOOD TO BE
KNEADED

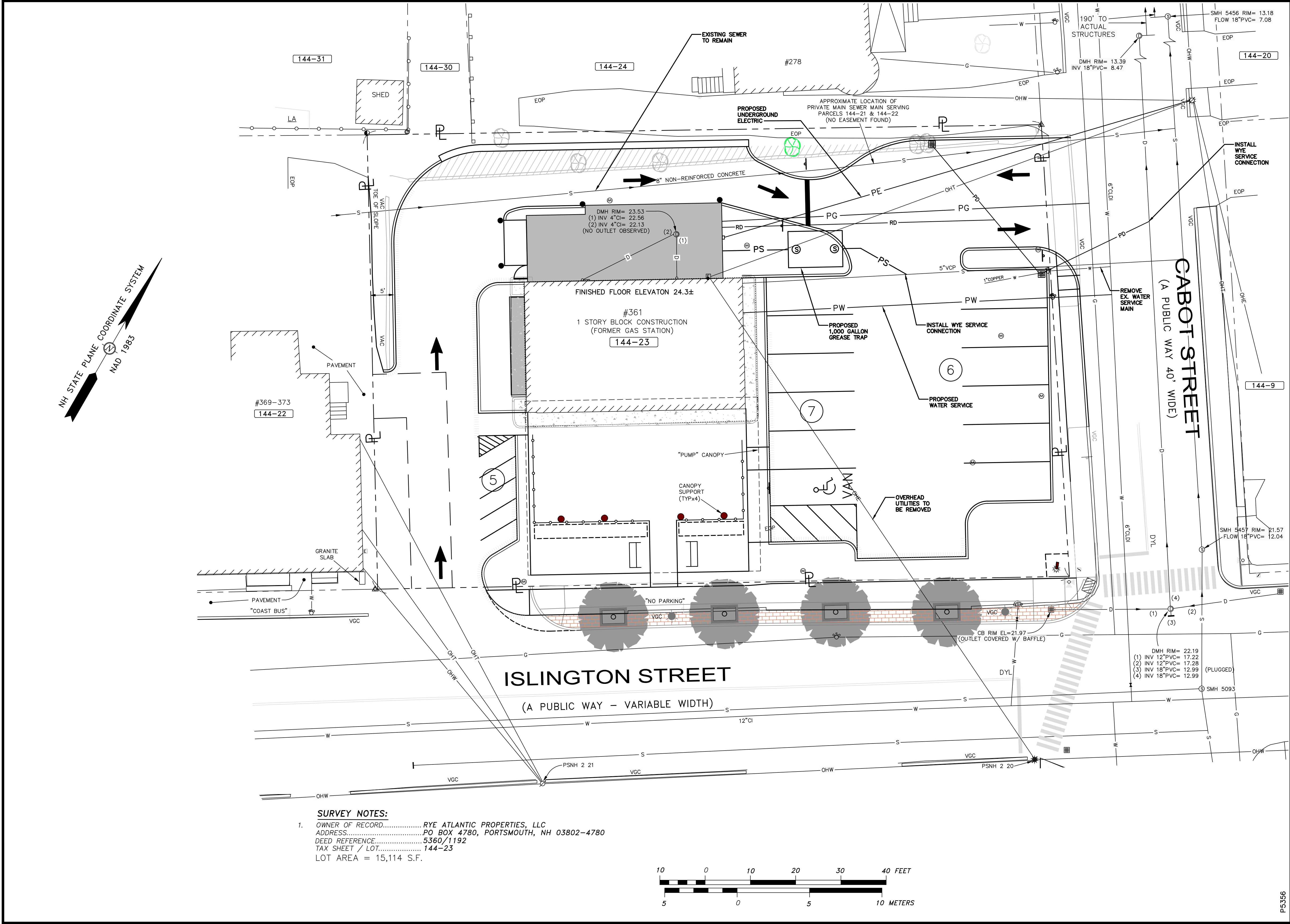
361 ISLINGTON STREET
PORTSMOUTH, NH
MAP 144 LOT 23

TITLE:

SITE PLAN

SHEET NUMBER:

C - 1



133 Court Street
(603) 433-2335

Portsmouth, NH 03801
www.altus-eng.com

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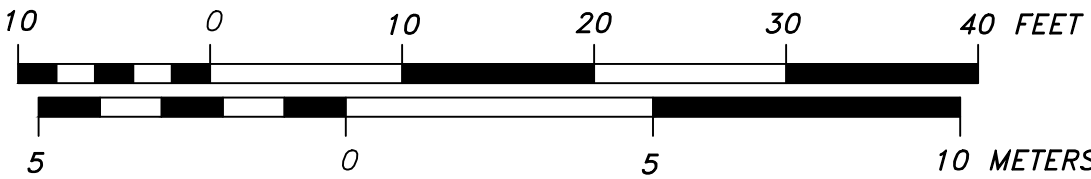
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UTILITIES PLAN

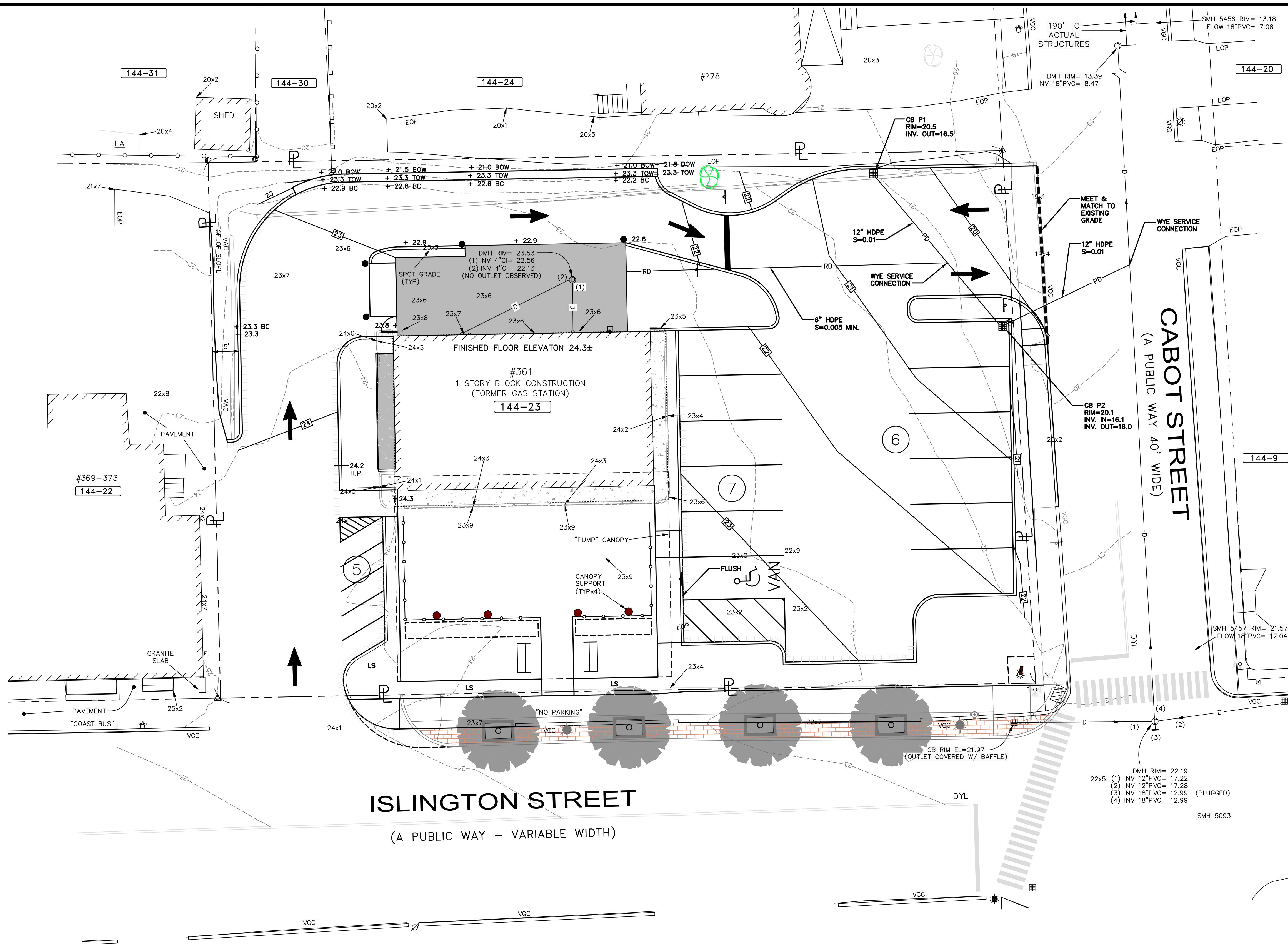
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C - 2

P5356

SURVEY NOTES:

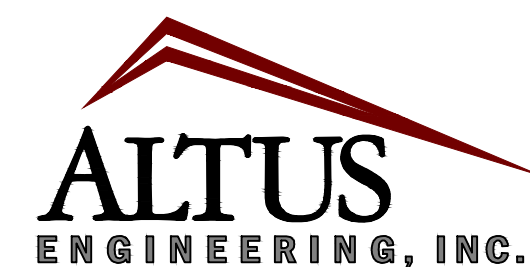
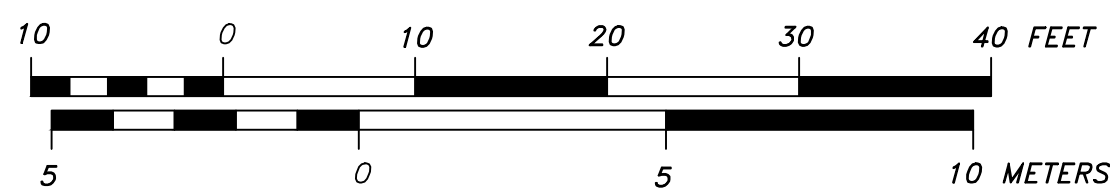
1. OWNER OF RECORD..... RYE ATLANTIC PROPERTIES, LLC
ADDRESS..... PO BOX 4780, PORTSMOUTH, NH 03802-4780
DEED REFERENCE..... 5360/1192
TAX SHEET / LOT..... 144-23
LOT AREA = 15,114 S.F.





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MAP 144 LOT 23

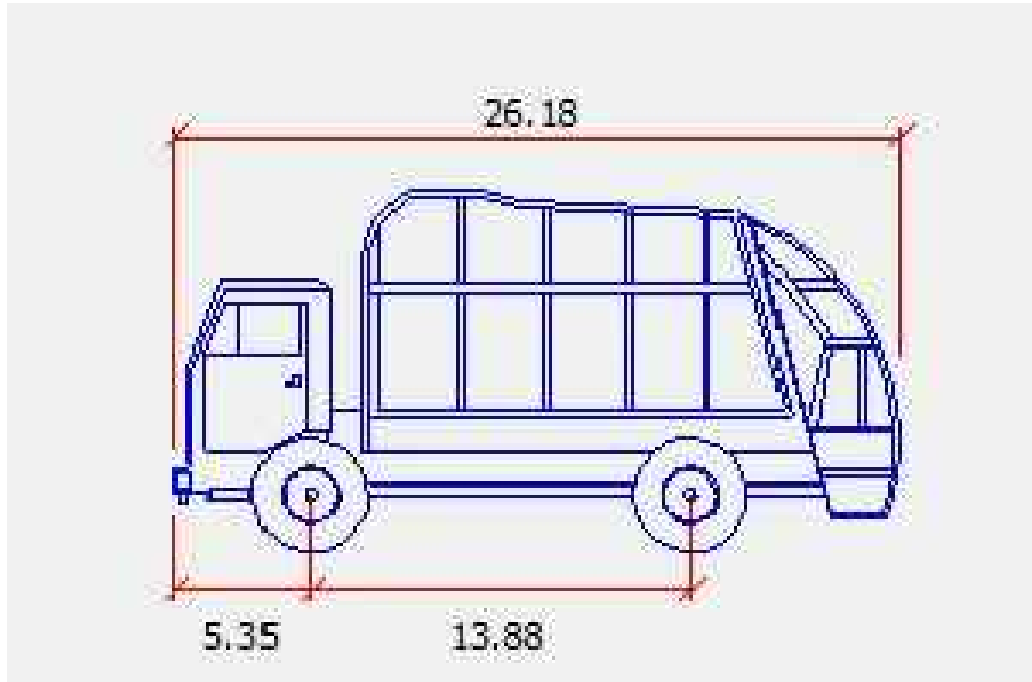
TITLE:

PRELIMINARY
GRADING PLAN

SHEET NUMBER:

C - 3

P5356

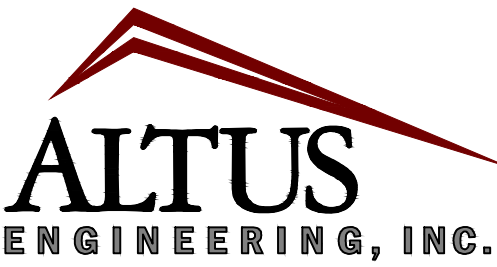
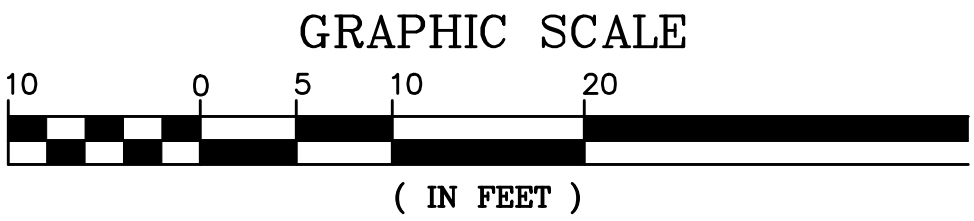
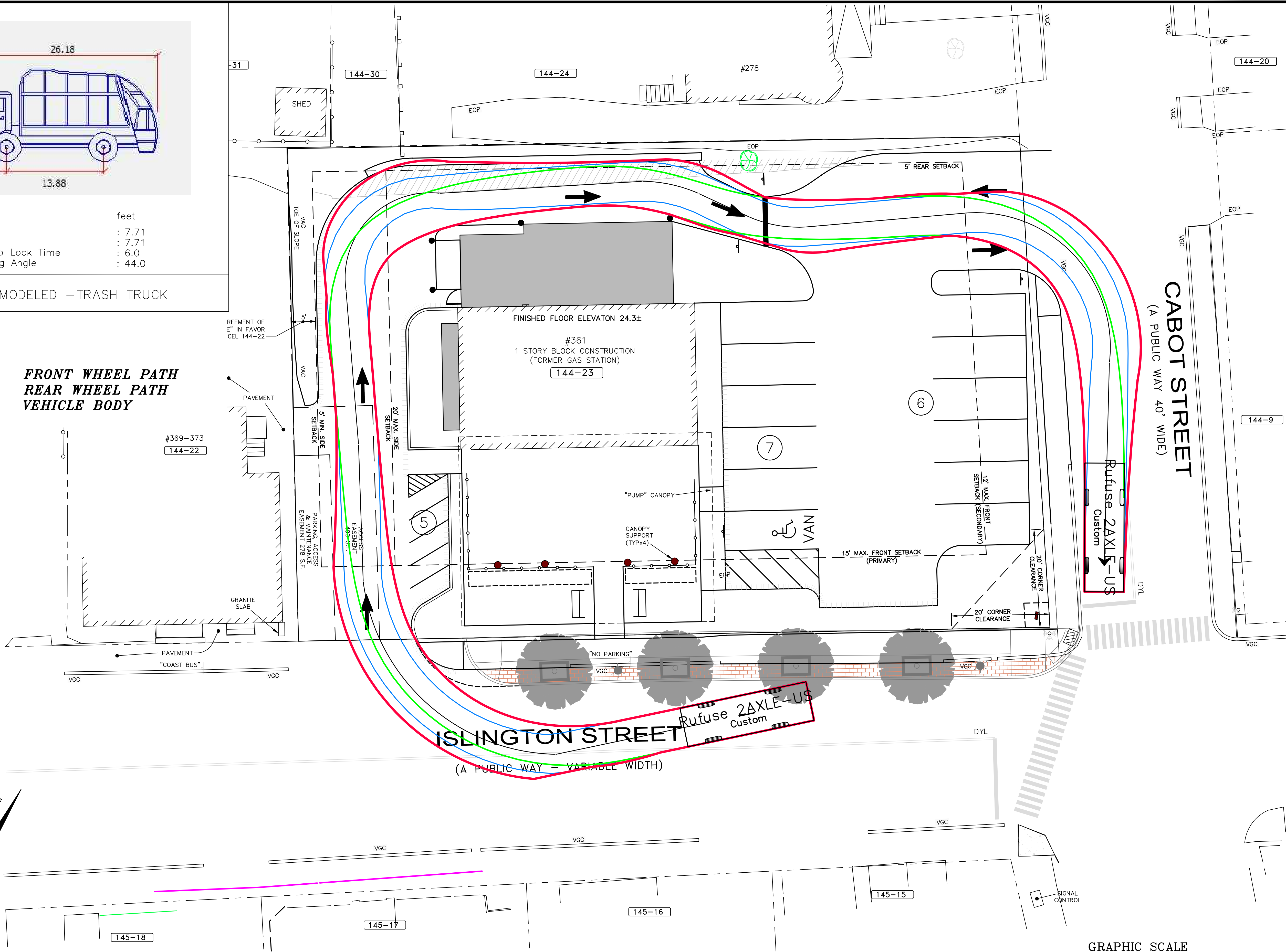
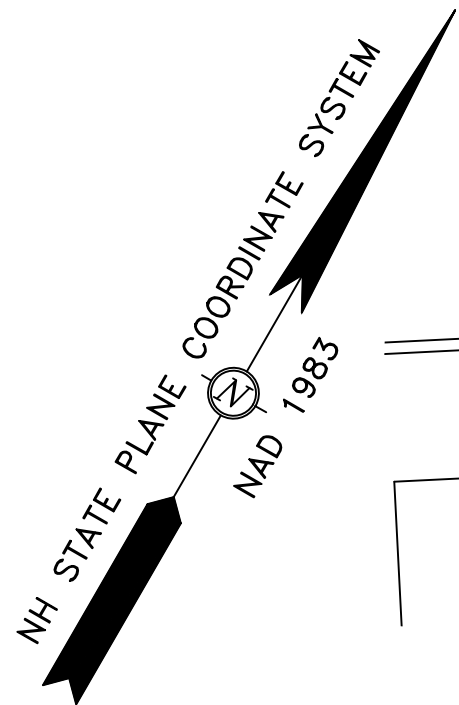


Width : 7.71
Track : 7.71
Lock to Lock Time : 6.0
Steering Angle : 44.0

VEHICLE MODELED - TRASH TRUCK

LEGEND

FRONT WHEEL PATH
REAR WHEEL PATH
VEHICLE BODY



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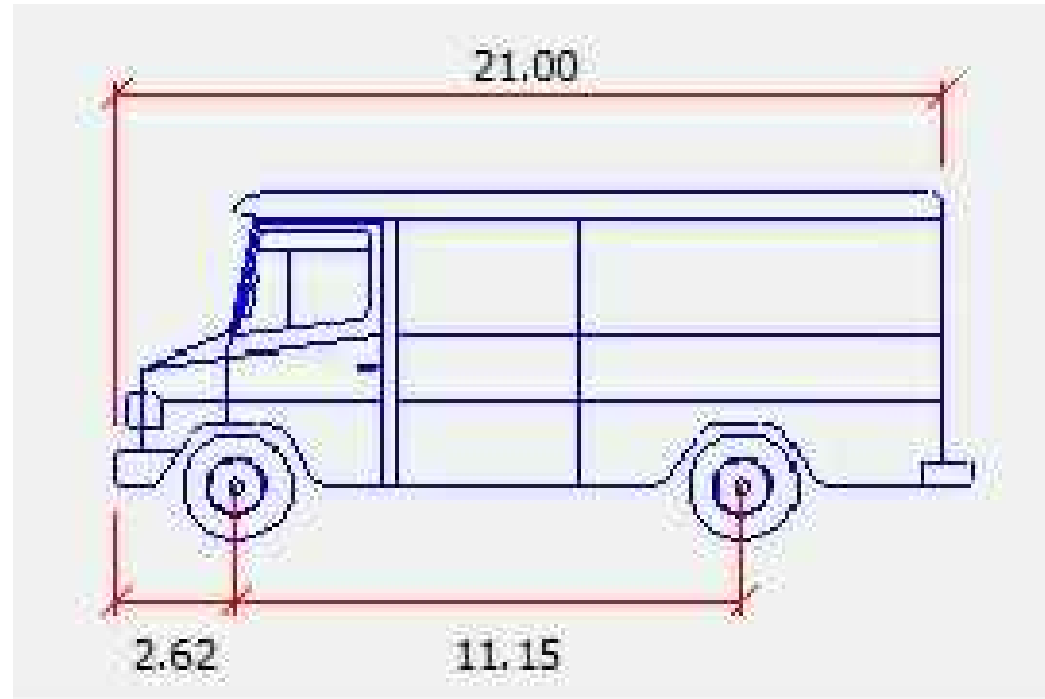
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PROJECT:
IT'S GOOD TO BE KNEADED

361 ISLINGTON STREET
PORTSMOUTH, NH
MAP 144 LOT 23

TITLE:
TRUCK TURNING MOVEMENTS - TRASH

SHEET NUMBER:
T - 1

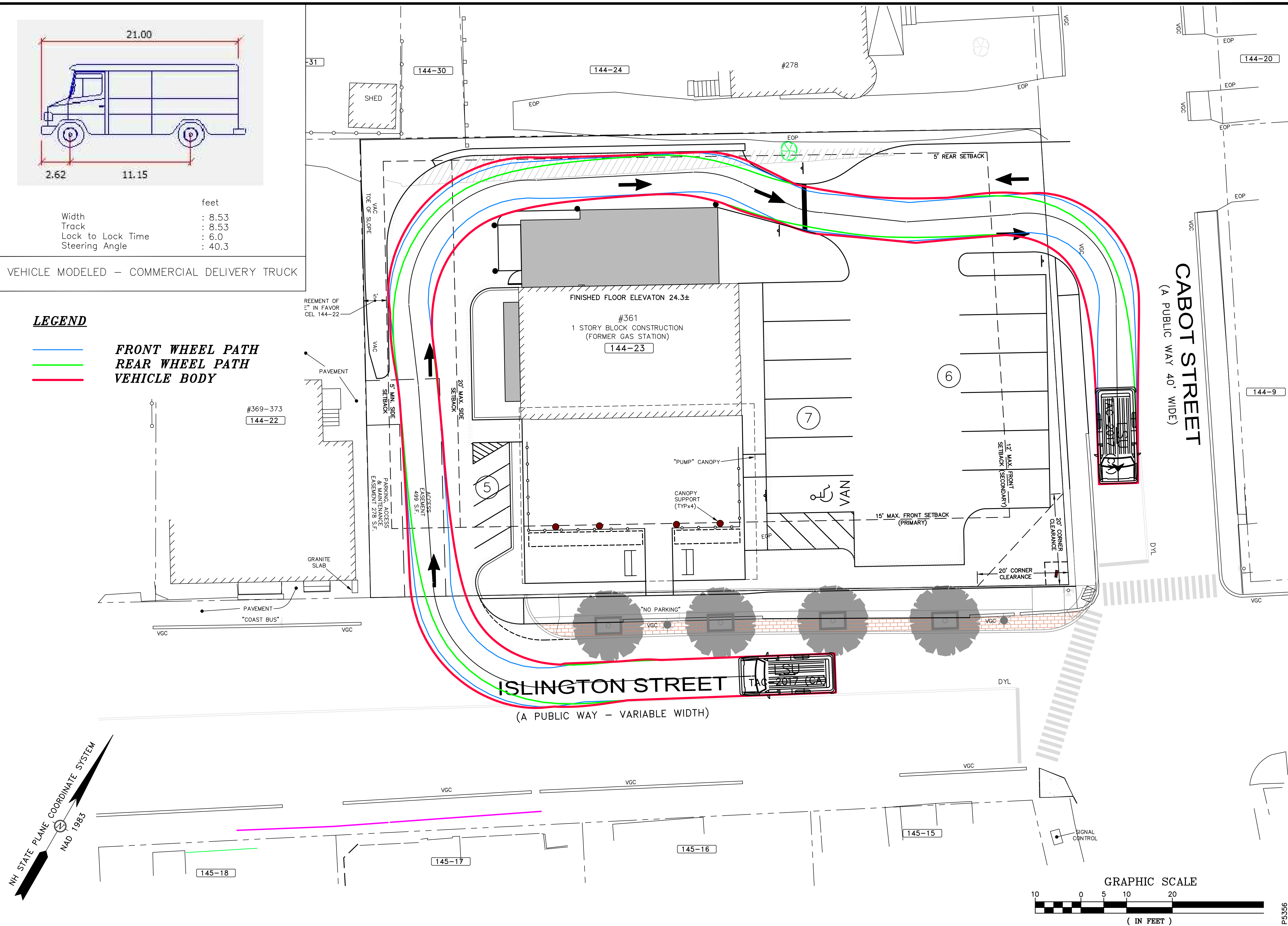


Width : 8.53
Track : 8.53
Lock to Lock Time : 6.0
Steering Angle : 40.3

VEHICLE MODELED - COMMERCIAL DELIVERY TRUCK

LEGEND

FRONT WHEEL PATH
REAR WHEEL PATH
VEHICLE BODY



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PORTSMOUTH, NH
MAP 144 LOT 23

TITLE:
TRUCK TURNING
MOVEMENTS -
DELIVERY

SHEET NUMBER:
T - 2