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April 20, 2026

VIA HAND DELIVERY

Beth Margeson, Chair
City of Portsmouth Zoning Board of Adjustment
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Application for Special Exception
Applicant: Evergreen Yoga & Meditation, LLC d/b/a Studio 108
Owner: 801 Islington Street, LLC
Property: 801 Islington Street, Unit 33, Portsmouth, NH
Tax Map 165, Lot 8
Zoning District: CD4-W

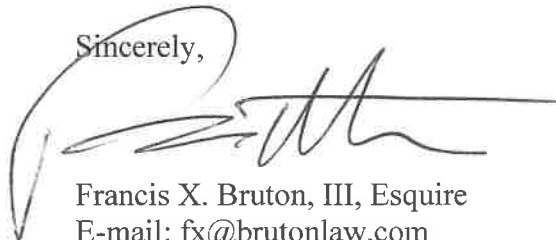
Dear Chair Margeson:

Enclosed please find a complete copy of the Zoning Board of Adjustment Application that was submitted online, along with a copy of the project narrative and other associated materials in support of the above-named Applicant's request for Special Exception.

We understand, by submitting this application today, that this matter will be placed on the board's agenda for its meeting of May 19, 2025.

Should there be any questions regarding this application, please do not hesitate to contact us.

Sincerely,



Francis X. Bruton, III, Esquire
E-mail: fx@brutonlaw.com

FXB/mas
Enclosures

cc: Evergreen Yoga & Meditation, LLC d/b/a Studio 108
801 Islington Street, LLC

April 18, 2026

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


RE: Owner Authorization – 801 Islington Street, Unit 33

To Whom It May Concern:

The undersigned owner of 801 Islington Street, Unit 33, Portsmouth, New Hampshire, owned by 801 Islington Street, LLC, hereby authorizes Studio 108 and/or Michael McDonnell, Katherine McDonnell, and Bruton & Berube, PLLC as their representative, to prepare, present, and submit a Special Exception application through the City of Portsmouth's ViewPoint system related to the proposed use of Unit 33.

This authorization permits Studio 108, Michael McDonnell, Katherine McDonnell, and/or Bruton & Berube, PLLC to submit the application and any related plans, materials, correspondence, and supporting documentation associated with the request, and to appear on behalf of the applicant in connection with said application.

Sincerely,

Signed by:

E56A27FC8301460...

Authorized Signatory
801 Islington Street, LLC

Project Narrative

Special Exception Application

Applicant: Evergreen Yoga & Meditation, LLC d/b/a Studio 108
Owner: 801 Islington Street, LLC
Address: 801 Islington Street, Unit 33, Portsmouth, NH
MBLU: Tax Map 165, Lot 8
Zone: ("CD4-W")

I. Introduction

The project involves the rental of Unit #33 within Gallagher's Place located at 801 Islington Street. The unit is 2,300 SF. The unit contains a total of 2,300 Gross Floor Area, with 130 SF of the unit considered storage (see floor plan attached as Exhibit A depicting the unit) (see also aerial photo of shopping plaza with location of Unit 33 depicted attached as Exhibit B)). Portsmouth Planning has confirmed that, after deducting 194 SF of storage, the space is considered 2,106 GFA. As the planned use is a yoga studio over 106 GFA of 2,000 SF, the use requires a Special Exception pursuant to Section 10.440.4.42 of the Portsmouth Zoning Ordinance (the "PZO").

II. The Proposed Use

Evergreen Yoga & Meditation, LLC, d/b/a "Studio 108," is a boutique Pilates & wellness studio established 5 years ago in Stratham, and has operated in the Stratham Plaza since March of 2025.

For the Portsmouth location, the Applicant plans limited therapeutic private and small-group Pilates classes that will run primarily from 6:30 am to 11:30 am seven days a week with a limited number of midday or late afternoon classes. The private and small group classes will have 1-6 students. These classes generally have one instructor but never more than two instructors (a rare occasion for training purposes). The midday or late afternoon classes are generally private (1:1) or duet (1:2) classes.

The therapeutic massage room will be in operation from approximately 12 pm - 8 pm, seven days a week, with 1 therapist and 1 client. The massage room and Pilates hours will not generally occur simultaneously.

As demonstrated above, this studio is designed as a boutique studio in that the activity will be limited in size. In addition, the hours of operation for the small group classes will be from 6:30 am to 11:30 or noon, thus not competing with other uses in the plaza, such as the existing restaurant uses. All instruction will occur by natural voice, without amplification.

III. SPECIAL EXCEPTION CRITERIA – PZO 10.232.20

Pursuant to PZO Section 10.232.10, the ZBA shall grant requests for special exceptions which are in harmony with the general purpose and intent of the PZO and meet the standards of Subsection 10.232.20. The general purpose and intent of the PZO is to promote the health, safety and general welfare of Portsmouth and its region in accordance with the City of Portsmouth’s Master Plan,” PZO Section 10.21. The Applicant’s proposed use of the property is a limited offering of Pilates and wellness in small group settings or a one-on-one basis. These offerings are aligned with the goal of the Master Plan to promote safety, health and welfare of the citizens of Portsmouth and the region. Accordingly, the proposed use is consistent with the general purpose and intent of the PZO and Master Plan.

The proposal also meets the specific standards of sub-section 10.232.20:

1. 10.232.21 Standards as provided by this Ordinance for the particular use permitted by special exception;

Section 10.440.4.42 of the PZO permits a yoga studio with over 2,000 GFA by Special Exception.

2. 10.232.22 No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials;

The use as described will be limited and with small groups or one-on-one instruction, and, as such will not create a hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials

3. 10.232.23 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;

The use as described will be limited and with small groups or one-on-one instruction, and, as such, will not in any way impact the concerns outlined in Section 10.232.23.

4. 10.232.24 No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity;

Given the level of use proposed, and the limited offerings and timeframe when the majority of the activity will occur, as well as the operating hours of the other restaurant tenants within the plaza, the use will not result in a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity.

5. 10.232.25 No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools; and

The use is limited to small instructional Pilates and wellness classes and, as such, will not result in an excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools.

6. 10.232.26 No significant increase of stormwater runoff onto adjacent property or streets.

The use will be low impact to the area and will occur in a portion of an existing structure that has been used by other commercial tenants, for decades, and, as such, there will be no significant increase of stormwater runoff onto adjacent property or streets as a result of the Applicant's intended use.

IV. CONCLUSION

For the aforementioned reasons, we respectfully request that the ZBA review the enclosed materials and grant the special exception requested.



Property Information

Property ID 0165-0008-0000
Location 801 ISLINGTON ST
Owner 801 ISLINGTON STREET LLC



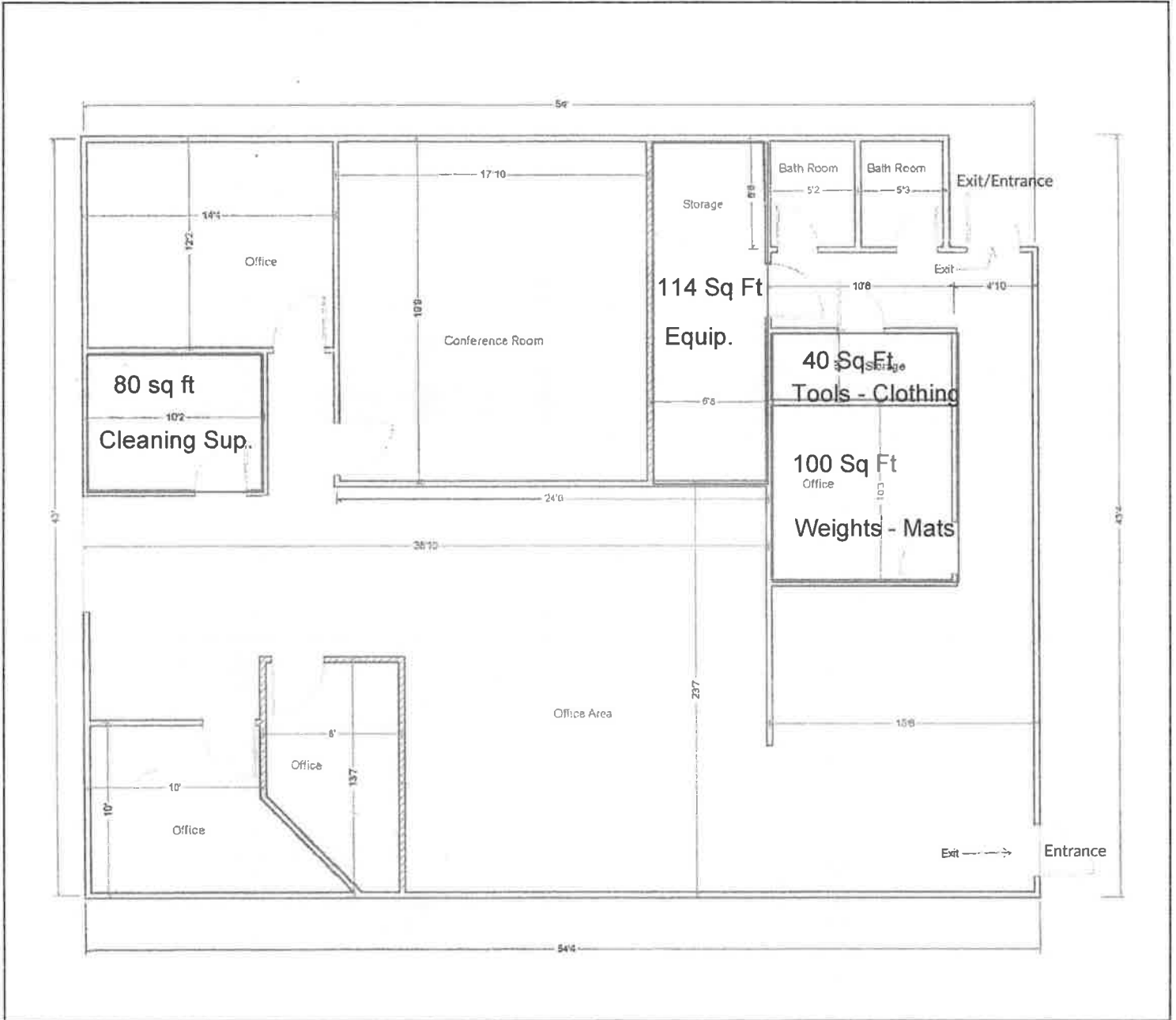
**Print map scale is approximate.
Critical layout or measurement
activities should not be done using**

FOR LEASE | SECOND-FLOOR OFFICE SPACE

801 ISLINGTON STREET, UNIT 33, PORTSMOUTH, NH 03801



FLOOR PLAN



Floor plans are for illustrative purposes only, are not to scale and should be viewed with this in mind and used as a guide only. Sizes and dimensions are approximate, actuals may vary.