# BOSEN & ASSOCIATES, P.L.L.C.

April 5, 2022

John K. Bosen Admitted in NH & MA

Christopher P. Mulligan Admitted in NH & ME

Molly C. Ferrara Admitted in NH & ME

> Austin Mikolaities Admitted in NH

Bernard W. Pelech 1949 - 2021

Submitted electronically via Viewpoint

Mr. Peter Stith, Chair Technical Advisory Committee City of Portsmouth 1 Junkins Avenue Portsmouth, NH 03801

> RE: 404 Islington Street, Tax Map 145, Lot 33 REQUEST FOR TAC WORK SESSION

Dear Mr. Stith:

This office represents CSQ Realty, LLC, which is under contract to acquire the property referenced above. Please accept this correspondence as our request for a work session relative to the proposed renovations to the existing Martin Hill Inn. Provided all necessary land use relief is obtained, the applicant proposes to proceed with an application to the Planning Board for a Conditional Use Permit pursuant to 10.1112.14 provide less than the minimum number of offstreet parking spaces otherwise required under Section 10.1112.

Submitted herewith are the existing conditions plan and the proposed site plan which shows the parking. There are no major exterior improvements contemplated beyond the installation of an ADA compliant entrance ramp. All other improvements will be interior.

The parking configuration on site as it presently exists consists of ten spaces. As proposed, the ordinance requires 13 spaces. The applicant believes that available on street parking on Islington Street as well as nearby access to public and private parking lots, mitigates the need to meet the strict requirements of the ordinance.

Thank you for your attention.

Sincerely,

John K. Bosen
John K. Bosen

JKB/

**Enclosures** 

#### SITE PHOTOGRAPHS; PARKING AREAS



Parking Area 1



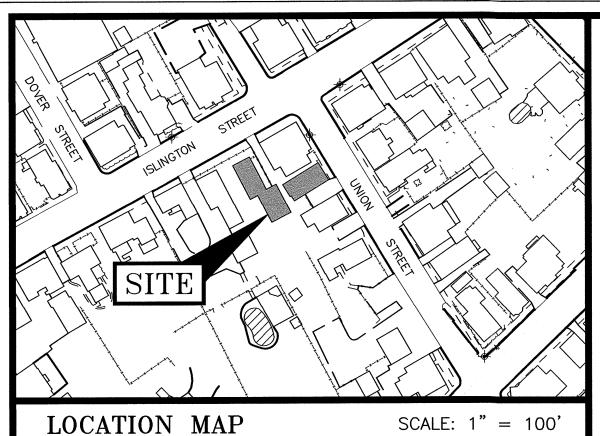
Parking Area 2



Parking Area 3



Access Easement



#### PLAN REFERENCES:

1) AMENDED CONDOMINIUM SITE PLAN ISLINGTON COMMONS CONDOMINIUM TAX MAP 145 - LOT 34. OWNER / DECLARANT: ISLINGTON COMMONS, LLC, 410-430 ISLINGTON STRET, CITY OF PORTSMOUTH, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, SCALE: 1" = 20', PREPARED BY AMBIT ENGINEERING, INC., DATED OCTOBER 2019., RCRD D-42502. 2) PROPOSED SITE DEVELOPMENT PLANS 32 UNION STREET PORTSMOUTH, N.H. ASSESSOR'S PARCEL 145-29 RECORDING SITE PLAN, SCALE: 1"=10', PREPARED BY ALTUS ENGINEERING, INC., DATED DECEMBER 6, 2019, RCRD D-41993.

#### **ABUTTERS:**

401 OF A KIND CONDOS MASTER CARD ANTONIOS & CHRISOUL TZORTZAKIS 230 LAFAYETTE ROAD 413 ISLINGTON STREET PORTSMOUTH, NH 03801 PORTSMOUTH, NH 03801 4609/2720 2289/1117

#### LEGEND:

■BND w/DH

ST BND w/DH

RECORD OF PROBATE RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS RR SPK RAILROAD SPIKE MAP 11/LOT 21 O IR FND IRON ROD FOUND IRON PIPE FOUND O IP FND IRON ROD SET IR SET DRILL HOLE FOUND OH FND DRILL HOLE SET O DH SET RAILROAD SPIKE SET RR SPK SET NHDOT BOUND FOUND **●**NHHB TOWN BOUND

NOW OR FORMERLY

BOUND WITH DRILL HOLE

STONE BOUND WITH DRILL HOLE

LINE	BEARING	DISTANCE			
L1	N62°24'01"E	40.00'			
L2	S27°45'24"E	47.60'			
L3	N60°12'25"E	56.28			
L4	S30°16'55"E	39.00'			
L5	S59°14'36"W	58.05			
L6	S27°45'24"E	44.50'			
L7	S29°30'56"E	41.85'			
L8	S60°19'34"W	39.82'			

#### EASEMENT LENGTH TABLE

ERSEMENT BENGIN TREE				
LINE	BEARING	DISTANCE		
E1	N59°45'13"E	63.75		
E2	S30°14'47"E	15.00'		
E3	S59°45'13"W	48.94'		
E4	S29°30'56"E	25.07		
E5	S53°00'51"W	15.13'		

EASEMENT AREA: 1,347 S.F.

#### LENGTH TABLE

LINE	BEARING	DISTANCE
L1	N62°24'01"E	40.00'
L2	S27°45'24"E	47.60'
L3	N60°12'25"E	56.28'
L4	S30°16'55"E	39.00'
L5	S59°14'36"W	58.05'
L6	S27°45'24"E	44.50'
L7	S29°30'56"E	41.85
L8	S60°19'34"W	39.82'

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000.

CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

JOHN R. CHAGNON, LLS 738



GRAPHIC SCALE 10 15

6068/1109 D-41142

EVERSOURCE 2/24 30T W/UGE -WILLIAM A MULVER JR. & - METAL FENCE JUDITY A. MULVEY 647 WALLIS ROAD RYE, NH 03870 5748/1272 3.5' H. WOOD \_● PICKET FENCE NAIL FOUND , JOHN E. & SÚSAN S. DURKIN/ IN FENCE POST -564 MIDDLE STREET PORTSMOUTH, NH 03801 GRANITE 3207/0141 - PSNH 51/1 POSTS (TYP) VERIZON 82/11 S' H. WOOD - RETAINING PRIVACY FENCE 6' H. WOOD PRIVACY FENCE -NANCY L. HANSCOM REVOCABLE TRUST 15 UNION STREET PORTSMOUTH, NH 03801 3' H. CHAIN FRAME 3721/1084 FENCE HEAD STONE PLANTER -6.5' H. WOOD PRIVACY FENCE -- CONCRETE CLARK WOLFUS REVOCABLE TRUST OF 2021 ABNER W. & ELIZAH D.O. HULSEMAN, TRUSTEES 21 UNION STREET PORTSMOUTH, NH 03801 ISLINGTON COMMONS CONDOMINIUM HARRY N. STARBRANCH JR. 6255/550 C/O ISLINGTON COMMONS CONDOMINIUM ASSOCIATION - IRON ROD W/ VERRA ID 171 MIDDLE STREET 410-430 ISLINGTON STREET PORTSMOUTH, NH 03801 CAP FOUND, FLUSH PORTSMOUTH, NH 03801 3221/2082 - IRON ROD W/ VERRA ID FEEDERS -CAP FOUND, UP 3"

ISLINGTON STREET

- 3.5' H. WOOD PICKET FENCE

6' WOOD STOCKADE

TRANSFORMER

ON PAD ---

- WOOD CURB

- PSNH 22/30T

NET&T 78/16

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ACCESS AND PARKING EASEMENT

FOR THE BENEFIT OF ASSESSORS MAP

145 LOT 33. SEE RCRD 2359/433

 $\begin{array}{|c|c|}\hline 144\\\hline 33\\\hline \end{array}$ 

(/SHED') - PSNH 51/2 FRANCIS T. DELBENE & VERIZON 82/10 165 GRANT AVENUE PORTSMOUTH, NH 03801 -IRON ROD W/ VERRA ID CAP FOUND, DOWN 6" FOUND, DOWN 1"

8" ø WOOD 6.5' H. WOOD PRIVACY FENCE -BOLLARDS -

ANN R. PATTISON TRUST AGREEMENT ANN RENEE HUUSKO PATTERSON, TRUSTEE IRON ROD W/ LLS 738 ID CAP FOUND, DOWN 4" P.O. BOX 12 NEW CASTLE, NH 03854 IRON ROD W/ LLS 738 ID 5522/1703 CAP FOUND, DOWN 4" ---IRON PIPE FOUND, DOWN 1"-

> EVERSOURCE 51/3 CHRISTOPHER ANCTIL 73 EXETER ROAD NORTH HAMPTON, NH 03862 5252/2935

Tel (603) 430-9282 Fax (603) 436-2315

AMBIT ENGINEERING, INC. Civil Engineers & Land Surveyors 200 Griffin Road - Unit 3 Portsmouth, N.H. 03801-7114

NOTES:

1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 145 AS LOT 33.

2) OWNER OF RECORD:

404 ISLINGTON STREET, LLC 404 ISLINGTON STREET PORTSMOUTH, NH 03801 5496/2593

APPLICANT:

CSQ REALTY, LLC 137 P STREET APT. 2 SOUTH BOSTON, MA 02127

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

4) EXISTING LOT AREA: 12,630 S.F. 0.2899 ACRES

5) PARCEL IS LOCATED IN THE CD4-L2 (CHARACTER DISTRICT 4-L2) ZONING DISTRICT.

6) DIMENSIONAL REQUIREMENTS: SEE PORTSMOUTH ORDINANCE FOR REQUIREMENTS.

8) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.

9) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY ON ASSESSOR'S MAP 145 LOT 33 IN THE CITY OF PORTSMOUTH.

10) PARCEL IS BENEFITED BY A 15' WIDE ACCESS AND PARKING EASEMENT OVER ASSESSOR'S MAP 145 LOT 28 AS RESERVED IN RCRD 2359/433.

0 ISSUED FOR COMMENT 3/15/22 DESCRIPTION DATE REVISIONS

STANDARD BOUNDARY SURVEY TAX MAP 145 LOT 33

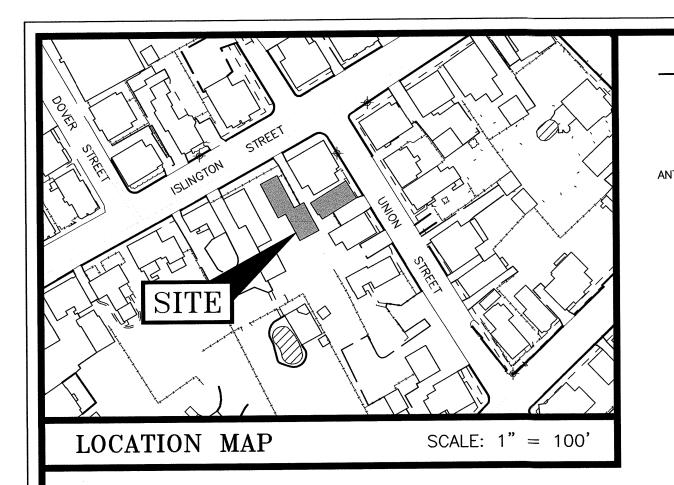
OWNER OF RECORD: 404 ISLINGTON STREET, LLC

> PROPERTY LOCATED AT: 404 ISLINGTON STREET CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE

SCALE: 1" = 20'

MARCH 2022

FB 404 PG 30



### LEGEND:

NOW OR FORMERLY RECORD OF PROBATE ROCKINGHAM COUNTY REGISTRY OF DEEDS RAILROAD SPIKE RR SPK MAP 11/LOT 21 IRON ROD FOUND O IR FND IRON PIPE FOUND O IP FND IRON ROD SET ■ IR SET DRILL HOLE FOUND OH FND DRILL HOLE SET O DH SET RAILROAD SPIKE SET RR SPK SET NHDOT BOUND FOUND ●NHHB TOWN BOUND BOUND WITH DRILL HOLE

ST BND w/DH STONE BOUND WITH DRILL HOLE

ANTONIOS & CHRISOUL TZORTZAKIS 401 OF A KIND CONDOS MASTER CARD 413 ISLINGTON STREET 230 LAFAYETTE ROAD PORTSMOUTH, NH 03801 4609/2720 C/O ISLINGTON COMMONS CONDOMINIUM ASSOCIATION

**ABUTTERS:** 

PORTSMOUTH, NH 03801

2289/1117

6068/1109 D-41142

ISLINGTON COMMONS CONDOMINIUM

PORTSMOUTH, NH 03801 410-430 ISLINGTON STREET PORTSMOUTH, NH 03801 3221/2082 FRANCIS T. DELBENE & GWYN M. BURDELL 165 GRANT AVENUE PORTSMOUTH, NH 03801 WALK -N/F ANN R. PATTISON TRUST AGREEMENT ANN RENEE HUUSKO PATTERSON, TRUSTEE P.O. BOX 12 NEW CASTLE, NH 03854

 $\begin{array}{|c|c|}\hline 144\\\hline 33\\\hline \end{array}$ 

TBM B MAG NAIL FOUND

IN UPOLE EL.=30.13

STONE PLANTER -

ISLINGTON STREET

, JOHN E. & SÚSAN S. DURKIN/) 564 MIDDLE STREET
PORTSMOUTH, NH 03801

3207/0141

HEAD

- RETAINING

9

HARRY N. STARBRANCH JR.

171 MIDDLE STREET

CHRISTOPHER ANCTIL 73 EXETER ROAD
NORTH HAMPTON, NH 03862

5252/2935

- CONCRETE

UNION STREET
F/K/A ANTHONY STR

N/F WILLIAM A MULVER JR. &

JUDITY A. MULVEY

647 WALLIS ROAD RYE, NH 03870

5748/1272

NANCY L. HANSCOM REVOCABLE TRUST

15 UNION STREET

PORTSMOUTH, NH 03801

3721/1084

TBM A DRILL HOLE I GRANITE CURB EL.=22.59

N/F CLARK WOLFUS REVOCABLE TRUST OF 2021

ABNER W. & ELIZAH D.O. HULSEMAN, TRUSTEES

6255/550

(\$)

21 UNION STREET PORTSMOUTH, NH 03801

#### AMBIT ENGINEERING, INC.

Civil Engineers & Land Surveyors

200 Griffin Road - Unit 3 Portsmouth, N.H. 03801-7114 Tel (603) 430-9282 Fax (603) 436-2315

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10) PARCEL IS BENEFITED BY A 15' WIDE ACCESS AND PARKING EASEMENT OVER ASSESSOR'S MAP 145 LOT 28 AS RESERVED IN RCRD 2359/433.

11) PROPOSED USE: 10 GUEST ROOM INN.

12) REQUIRED PARKING: 10 GUEST ROOMS X 1.25 SPACES PER GUEST ROOM = 13 SPACES REQUIRED. 9 SPACES PROVIDED.

## CUP PERMIT PLAN 404 ISLINGTON STREET PORTSMOUTH, N.H.

4/5/22 0 ISSUED FOR COMMENT DATE DESCRIPTION REVISIONS

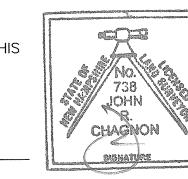
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APRIL 2022

SITE PLAN

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JOHN R. CHAGNON, LLS 738



FB 404 PG 30