

BOSEN & ASSOCIATES, P.L.L.C.
ATTORNEYS AT LAW

April 5, 2022

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 off-street 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

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

SITE PHOTOGRAPHS; PARKING AREAS



Parking Area 1



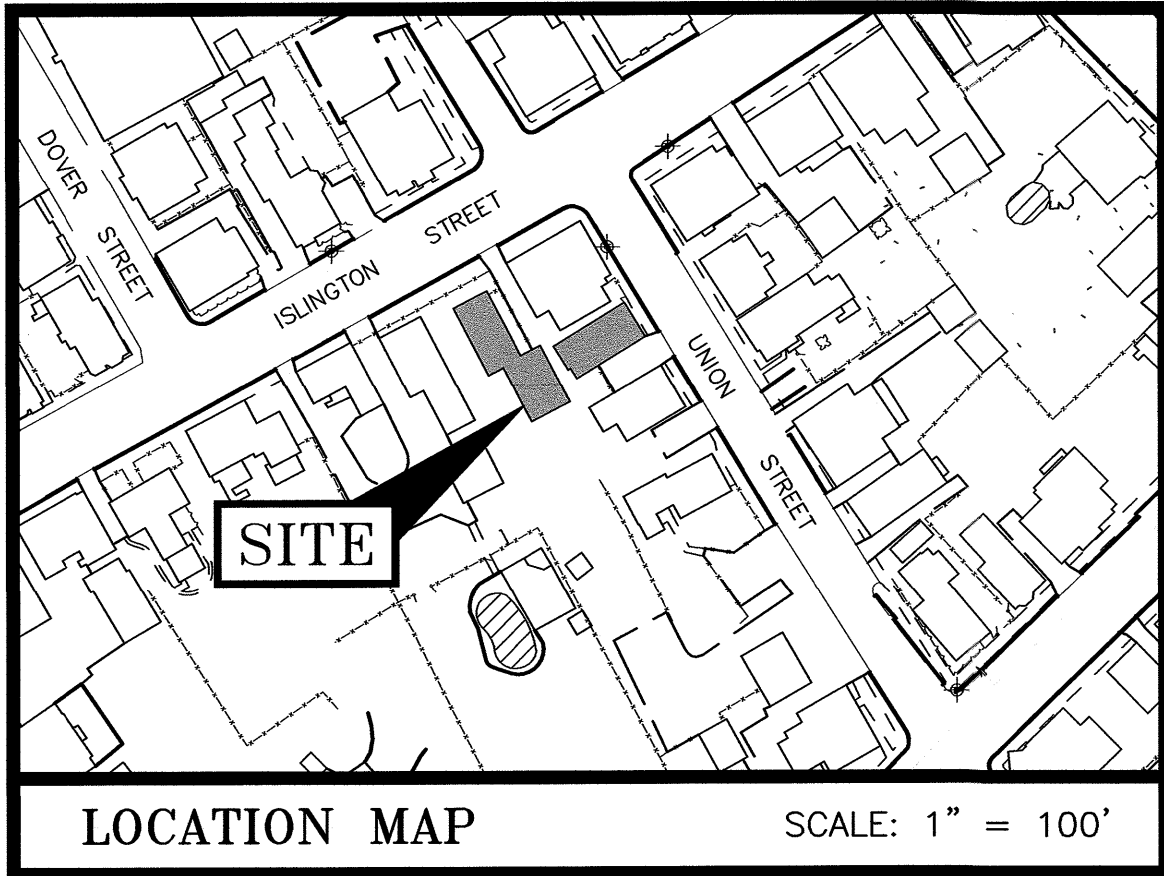
Parking Area 2



Parking Area 3



Access Easement



- LEGEND:
- N/F NOW OR FORMERLY
RP RECORD OF PROBATE
RCRD ROCKINGHAM COUNTY
RR SPK REGISTRY OF DEEDS
RAILROAD SPIKE
MAP 11/LOT 21
IRON ROD FOUND
IRON PIPE FOUND
IRON ROD SET
DRILL HOLE FOUND
DRILL HOLE SET
RAILROAD SPIKE SET
NHDOT BOUND FOUND
TOWN BOUND
BOUND WITH DRILL HOLE
STONE BOUND WITH DRILL HOLE

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'

EASEMENT LENGTH TABLE

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'

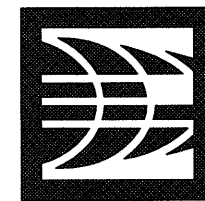
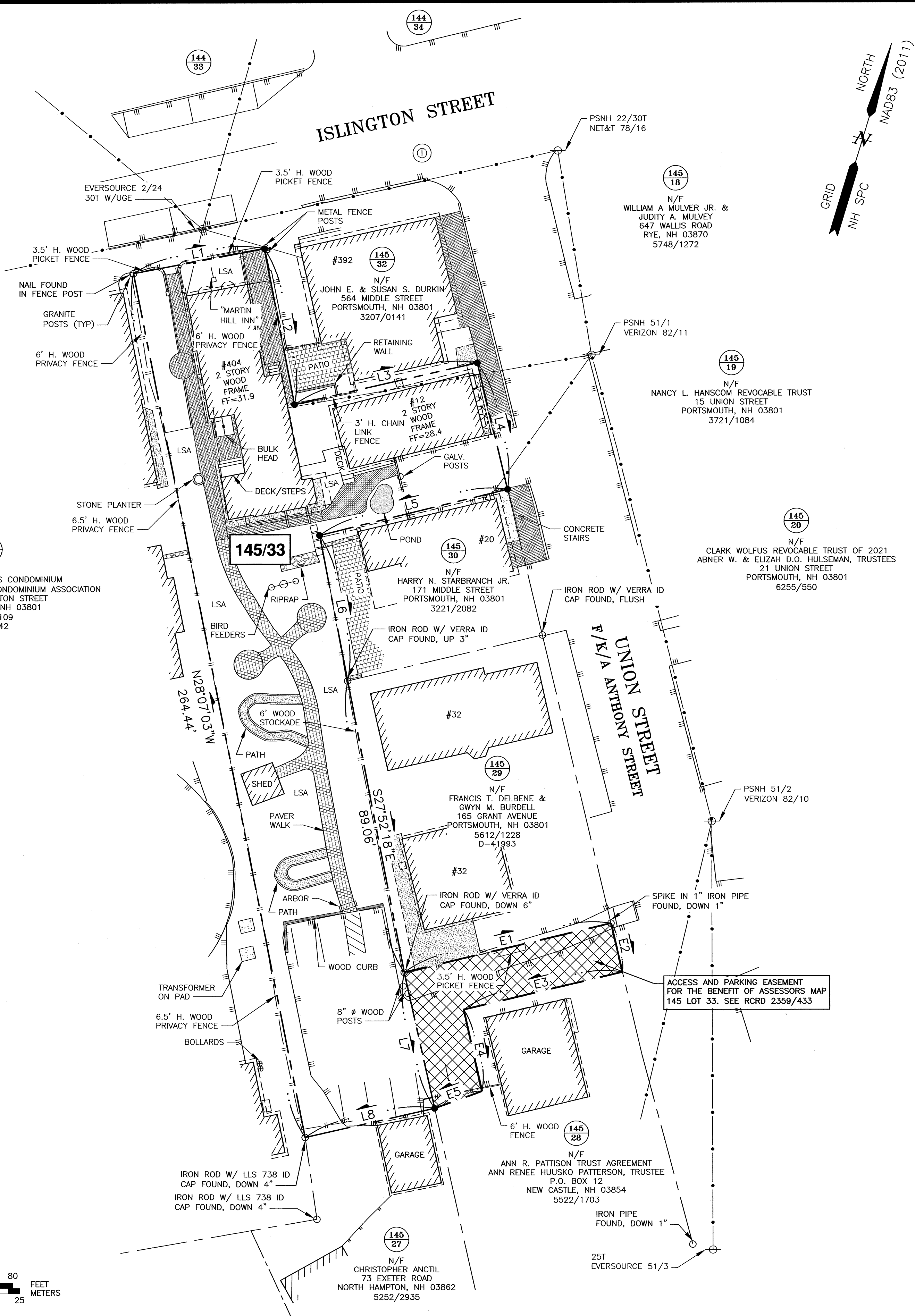
EASEMENT AREA: 1,347 S.F.

PLAN REFERENCES:

- 1) AMENDED CONDOMINIUM SITE PLAN ISLINGTON COMMONS CONDOMINIUM TAX MAP 145 - LOT 34. OWNER / DECLARANT: ISLINGTON COMMONS, LLC, 410-430 ISLINGTON STREET, 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:

- 144 33 N/F ANTONIOS & CHRISOUL TZORTZAKIS 413 ISLINGTON STREET PORTSMOUTH, NH 03801 2289/1117
144 34 N/F 401 OF A KIND CONDOS MASTER CARD 230 LAFAYETTE ROAD PORTSMOUTH, NH 03801 4609/2720



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

NOTES:

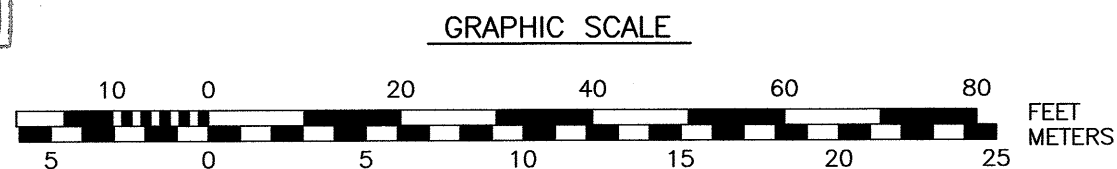
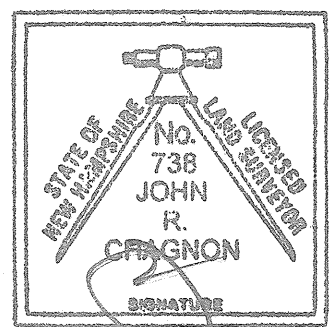
- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 145 AS LOT 33.
2) OWNER OF RECORD:
404 ISLINGTON STREET, LLC
404 ISLINGTON STREET
PORTSMOUTH, NH 03801
5496/2593
APPLICANT:
CSQ REALTY, LLC
137 P STREET APT. 2
SOUTH BOSTON, MA 02127
3) PARCEL NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON 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.
7) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
8) 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.
9) PARCEL IS BENEFITED BY A 15' WIDE ACCESS AND PARKING EASEMENT OVER ASSESSOR'S MAP 145 LOT 28 AS RESERVED IN RCRD 2359/433.

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.

I 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

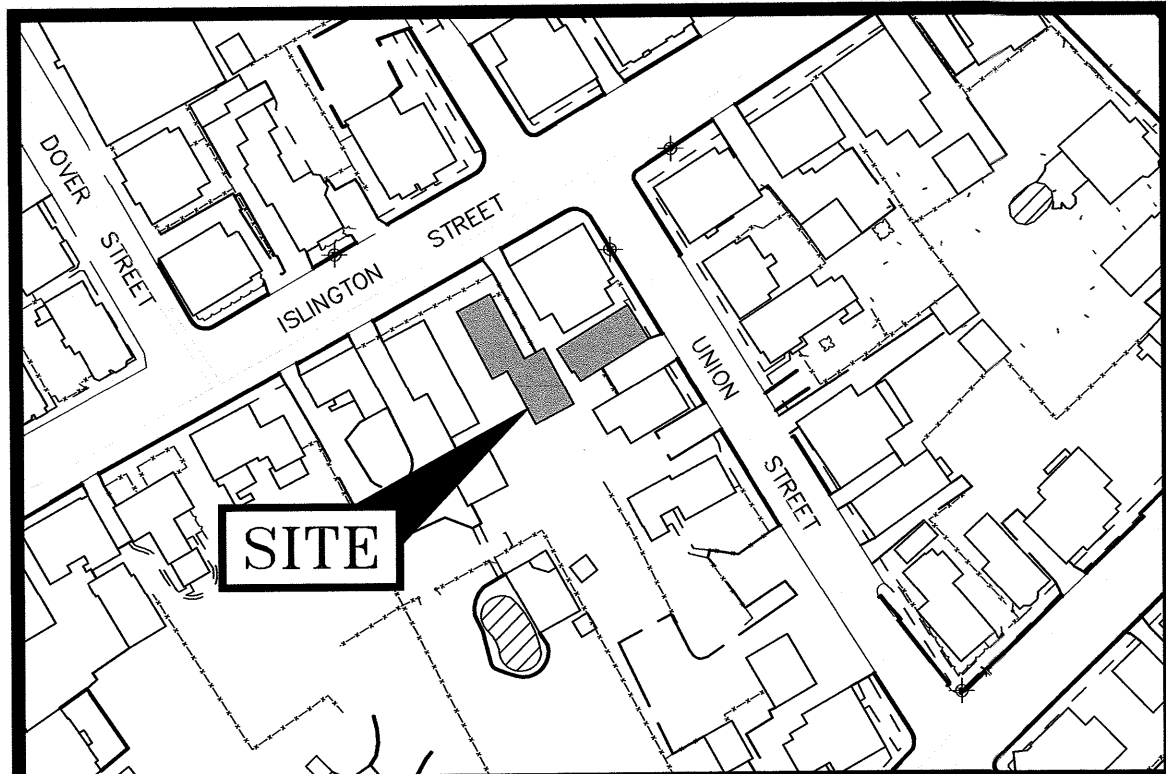
3.15.22
DATE



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 3425



LOCATION MAP

SCALE: 1" = 100'

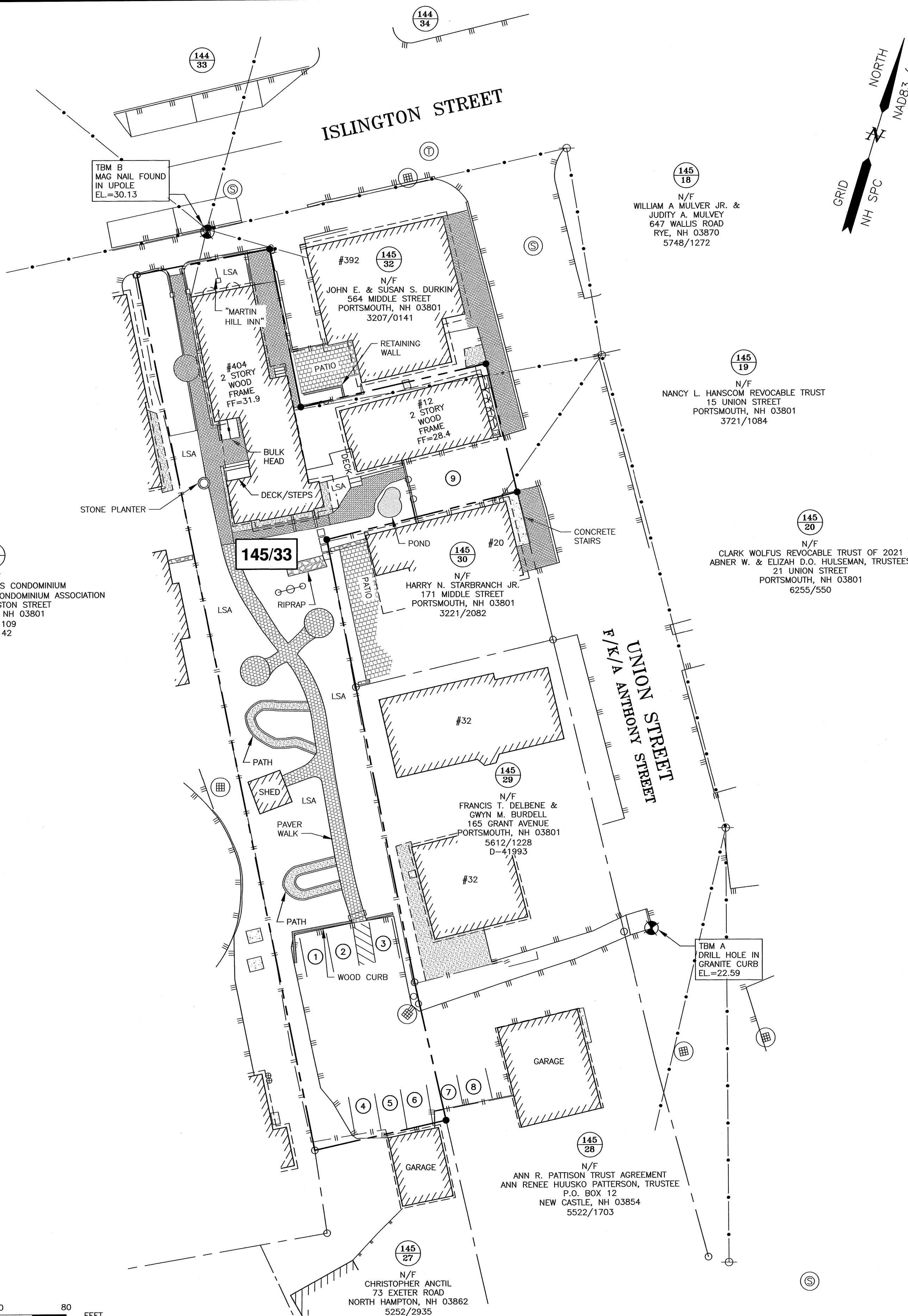
LEGEND:

- N/F NOW OR FORMERLY
RP RECORD OF PROBATE
RCRD ROCKINGHAM COUNTY
REGISTRY OF DEEDS
RR SPK RAILROAD SPIKE
MAP 11/LOT 21
O IR FND IRON ROD FOUND
O IP FND IRON PIPE FOUND
● IR SET IRON ROD SET
● DH FND DRILL HOLE FOUND
● DH SET DRILL HOLE SET
● RR SPK SET RAILROAD SPIKE SET
● NHHB NHDOT BOUND FOUND
● TB TOWN BOUND
● BND w/DH BOUND WITH DRILL HOLE
● ST BND w/DH STONE BOUND WITH DRILL HOLE

ABUTTERS:

- 144 33 N/F ANTONIOS & CHRISOU TZORTZAKIS
413 ISLINGTON STREET
PORTSMOUTH, NH 03801
2289/1117
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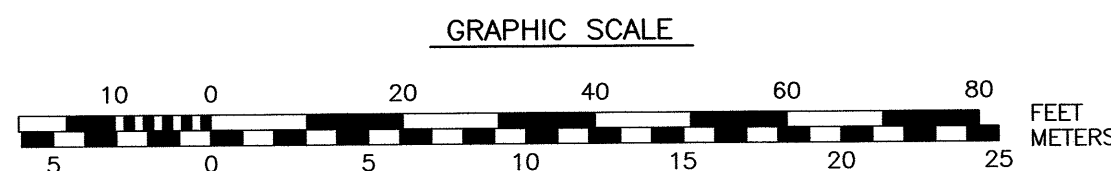
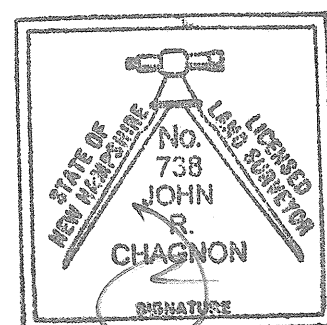
- 145 34 N/F ISLINGTON COMMONS CONDOMINIUM
C/O ISLINGTON COMMONS CONDOMINIUM ASSOCIATION
410-430 ISLINGTON STREET
PORTSMOUTH, NH 03801
6068/1109
D-41142



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.

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DATE



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- 7) VERTICAL DATUM IS NAVD88. BASIS OF VERTICAL DATUM IS REDUNDANT RTN GNSS OBSERVATIONS.
- 8) THE PURPOSE OF THIS PLAN IS TO SHOW CHANGES TO THE USE AT ASSESSOR'S MAP 145 LOT 33 IN THE CITY OF PORTSMOUTH.
- 9) PARCEL IS BENEFITED BY A 15' WIDE ACCESS AND PARKING EASEMENT OVER ASSESSOR'S MAP 145 LOT 28 AS RESERVED IN RCRD 2359/433.
- 10) PROPOSED USE: 10 GUEST ROOM INN.
- 11) 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.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/5/22
REVISIONS		

SCALE: 1" = 20' APRIL 2022

SITE PLAN

C1