

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

July 30, 2025

Portsmouth Planning Board
Attn: Board Members
1 Junkins Avenue, Suite 3rd Floor
Portsmouth, NH 03801

**RE: Preliminary Conceptual Consultation Application
Ledgewood Drive, Portsmouth, NH
Tax Map 229, Lot 6A
JBE Project No. 25071**

Dear Board Members,

Jones & Beach Engineers, Inc., respectfully submits a Preliminary Conceptual Consultation Application on behalf of the applicant, Green & Company. The intent of this application is to construct one building in a U-shaped configuration with 16 Townhouse units. The only access to this parcel is from Ledgewood Drive and we are providing only one curb cut for the development.

The recently approved project at the Tour Restaurant included a public realm improvement for providing a hard-scape sidewalk and pathway to the High School from this area. We are showing the approximate location of that walkway for your reference, and we would connect our sidewalk to that walkway within the Ledgewood Drive right of way. We have attached an Easement Deed that specifies that we are allowed to have a driveway up to 60' wide on Ledgewood Drive.

The proposed units will all have garages, most will be 2 car garages with the exception of the corner units, which will have a one car garage. The corner units will be assigned one of the parking spaces near the entrance as well so there will be a minimum of 2 spaces for each unit.

The following items are provided in support of this Application:

1. Completed Preliminary Conceptual Consultation (submitted online).
2. Letters of Authorization.
3. Current Deed.
4. Easement Deed.
5. Plan of Record D-10640
6. One (1) Full Size Plan Set Folded.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,

JONES & BEACH ENGINEERS, INC.

Joseph Coronati

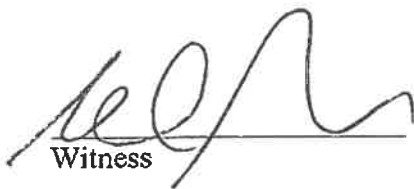
Joseph Coronati
Vice President

cc: Jenna Green, Green & Company (via email)
Michael Green, Green & Company (via email)
John Bosen, Attorney (via email)

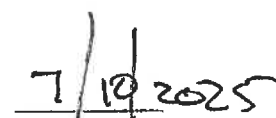
Letter of Authorization

I, Jenna Green, Green & Company, 11 Lafayette Road, North Hampton, NH 03862, developer of property located in Portsmouth, NH, known as Tax Map 229, Lot 6A, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located on Ledgewood Drive in Portsmouth, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent, to act on my behalf in the review process, to include any required signatures.


Witness


Jenna Green
Green & Company



Date

Letter Of Authorization

I/We, St. Nicholas Greek Orthodox Church of Portsmouth, Inc. of 40 Andrew Jarvis Drive, Portsmouth, NH, owner of property described as 1.01 +/- acres of land with 240 +/- feet of frontage on the City of Portsmouth Right Of Way, also known as Ledgewood Drive in Portsmouth, New Hampshire, as shown on TaxAssessors Map 229, Lot 6A, and further defined by legal description found at the Rockingham County Registry of Deeds Book 2410, Page 0505, recorded on April 15, 1982, (hereinafter, "Property") do hereby authorize Green & Company Building and Development Corp. and its Affiliates, Agents, Assigns and Engineers, to act on my/our behalf and to appear before the city/town and/or any of its boards or commissions, in my behalf for the purpose of seeking any regulatory relief and/or approvals that may be requested by the person I/we have above authorized, hereby ratifying any actions taken by them in all matters concerning the development and approval process, without limitation, for the above stated property

I/We hereby appoint Green & Company Building and Development Corp. and its Affiliates, Agents, Assigns and Engineers, to act as my/our agent to act on my/our behalf in all matters concerning the review, development and approval process, without limitation, for the above stated property, to include any required signatures.

	<div>Signed by:  <small>7A5CDABCEA9C450...</small></div>	<div>7/1/2025</div>
Witness	Owner: Greg Kanteres, President St Nicholas Greek Orthodox Church of Portsmouth, Inc	Date

	<div>Signed by:  <small>FA246D0754ED44B...</small></div>	<div>7/1/2025</div>
Witness	Owner: Richard Rizza, CFO St. Nicholas Greek Orthodox Church of Portsmouth, Inc	Date

KNOW ALL MEN BY THESE PRESENTS, That I, Thomas B. Kremp, being single,
of 545 Lafayette Road, Portsmouth, County of Rockingham and State
of New Hampshire

BK2410 P0505

for consideration paid, grant to St. Nicholas Greek Orthodox Church of
Portsmouth, Inc., a corporation located in Portsmouth, County
of Rockingham and State of New Hampshire,

with warranty covenants

A certain tract or parcel of land situated on the
northerly side of Ledgewood Drive in the City of Portsmouth,
County of Rockingham and State of New Hampshire, more particularly
bounded and described as follows:

Beginning at an iron pin on the northerly side of a
100' right-of-way owned by the City of Portsmouth and being
the division line between the premises herein conveyed and
other land of Thomas B. Kremp known as Lot #1, thence:

1. North 00° 00' one hundred eighty-one (181) feet,
more or less, to an iron pin at land now or formerly of
Roger and Mildred Chapdelaine.

2. South 82° 00' East two hundred thirty-eight and
fifty hundredths (238.50) feet, more or less, by land now or
formerly of Chapdelaine to an iron pin at land of the St.
Nicholas Greek Orthodox Church and land of the City of
Portsmouth.

3. South 00° 05' 25" West one hundred eighty-seven
and ninety hundredths (187.90) feet, more or less, by land
of the City of Portsmouth to an iron pin at the City of
Portsmouth's 100' right-of-way.

4. North 79° 58' 56" West two hundred forty (240)
feet, more or less, by the City of Portsmouth 100' right-of-
way to an iron pin at the point of beginning.

Being Lot #2 containing 1.01 acres as more particularly
described on "Plan of Land in Portsmouth, N.H., County of
Rockingham, as Surveyed for Thomas B. Kremp, Lafayette Road,
Portsmouth, N.H." by Town Planning and Engineering Associates,
Inc. dated January, 1982, to be recorded herewith.

Being a portion of the premises conveyed to Thomas B.
Kremp by deed of Jennie A. D'Errico dated March 17, 1978,
and recorded in Rockingham County Registry of Deeds at Book
2306, Page 1055.

husband wife of said grantor, release to
said grantor all rights of homestead and other interests therein.

Witness, my hand ~~mark~~ this day of 19 82

Witness
Jay H. Remie

Thomas B. Kremp
Thomas B. Kremp L.S.

L.S.

L.S.

State of New Hampshire

Rockingham ss.:

A. D. 19 82

Personally appeared Thomas B. Kremp

known to me, or satisfactorily proven, to be the person whose name
subscribed to the foregoing instrument and acknowledged that he executed the same
for the purposes therein contained.

Before me,

Gerald F. Schlen
Justice of the Peace - Notary Public



APR 15 11 09 AM '82

06113

BK2410 P1306

EASEMENT

06517
APR 21 11 08 AM '82

KNOW ALL MEN BY THESE PRESENTS that the City of Portsmouth, a municipal corporation with a place of business at 126 Daniel Street, Portsmouth, County of Rockingham, State of New Hampshire, for consideration paid, grants to St. Nicholas Greek Orthodox Church, a religious organization with an address at Alumni Drive, Portsmouth, New Hampshire, without covenants, an easement to use in common with others a roadway existing upon a certain parcel of land described in a deed of MGR Realty, Inc. to the City of Portsmouth, dated July 18, 1969, recorded in the Rockingham County Registry of Deeds, Book 1985, Page 378; together with the right to construct and maintain a driveway, not to exceed sixty (60) feet in width, across the above-referenced parcel of the City from the existing roadway to certain premises shown as Lot No. 2 on "Plan of Land in Portsmouth, County of Rockingham, as surveyed for Thomas B. Kremp, Lafayette Road, Portsmouth, New Hampshire" dated January 1982, prepared by Town Planning and Engineering Associates, Inc., Plan #D-10640 filed in the Rockingham County Registry of Deeds.

IN WITNESS WHEREOF, the City of Portsmouth has caused this instrument to be executed in its name by its City Manager this 15th day of April, 1982.

THE CITY OF PORTSMOUTH

Dorothy G. MacLick
WITNESS

BY

Calvin A. Canney
Calvin A. Canney
City Manager

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS

The foregoing instrument was acknowledged before me this 15th day of April, 1982 by Calvin A. Canney, City Manager of the City of Portsmouth, a New Hampshire municipal corporation on behalf of the corporation.

Dorothy G. MacLick
Justice of the Peace

FEB 19 3 54 PM '82

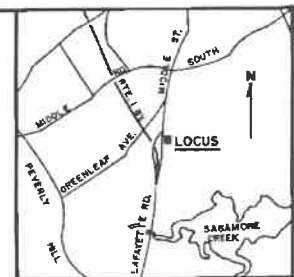


N.F.
ROGER AND MILDRED CHAPDELAINE
BOOK 1934/ PAGE 109

N.F.
ROBERT AND VERNETTA HOPEY
BOOK 1436/ 190

N.F.
ST. NICHOLAS GREEK ORTHODOX CHURCH
BOOK 1848/ PAGE 128

N.F.
CITY OF PORTSMOUTH
BOOK 1985/ PAGE 379



LOCUS PLAN

SCALE IN FEET
0 5000

I HEREBY CERTIFY THAT THIS PLAN WAS
PREPARED IN ACCORDANCE WITH THE RULES
AND REGULATIONS OF THE REGISTERS OF
DEEDS.

I HEREBY CERTIFY THAT THE PROPERTY
LINES SHOWN HEREON, ON LOT NO. 2,
WERE LAID OUT ON THE GROUND AS
SHOWN IN ACCORDANCE WITH FIELD DATA
OBTAINED AND RECORD INFORMATION
AVAILABLE, IN ACCORDANCE WITH A.C.S.M.
PROPERTY SURVEY STANDARDS.



CITY OF PORTSMOUTH PLANNING BOARD
Edna Clark 2-18-82
CHAIRMAN DATE

PLAN OF LAND
IN
PORTSMOUTH, N.H.
COUNTY OF ROCKINGHAM
AS SURVEYED FOR
THOMAS B. KREMP
LAFAYETTE ROAD
PORTSMOUTH, N.H.

SCALE: 1" = 30'

GRAPHIC SCALE IN FEET
0 50 100 150 200
JAN. 1982

D10640

mjk

Michael J. Keane
Architects, PLLC

ARCHITECTURE
PLANNING
DESIGN

101 Kent Place
Newmarket, NH
03857

603-292-1400
mjkarchitects.com

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CONSULTANTS

REVISIONS

01/24/24 FRONT PORCH
01/24/24 REVISIONS FROM 01/19/23
01/24/24 SITE MEETING ON FOUNDATIONS

APPROVALS



Accept: only original stamp and signature
copies may contain unauthorised modifications

PROJECT

MAP 252- LOTS 4,5 & 9
951 PEVERLY HILL ROAD AND
1400 LAFAYETTE ROAD
PORTSMOUTH NH

TITLE

COMPLEX A FOUNDATION-1ST FLOOR

COMPLEX A
01/24/24

DRAWN BY: AJK

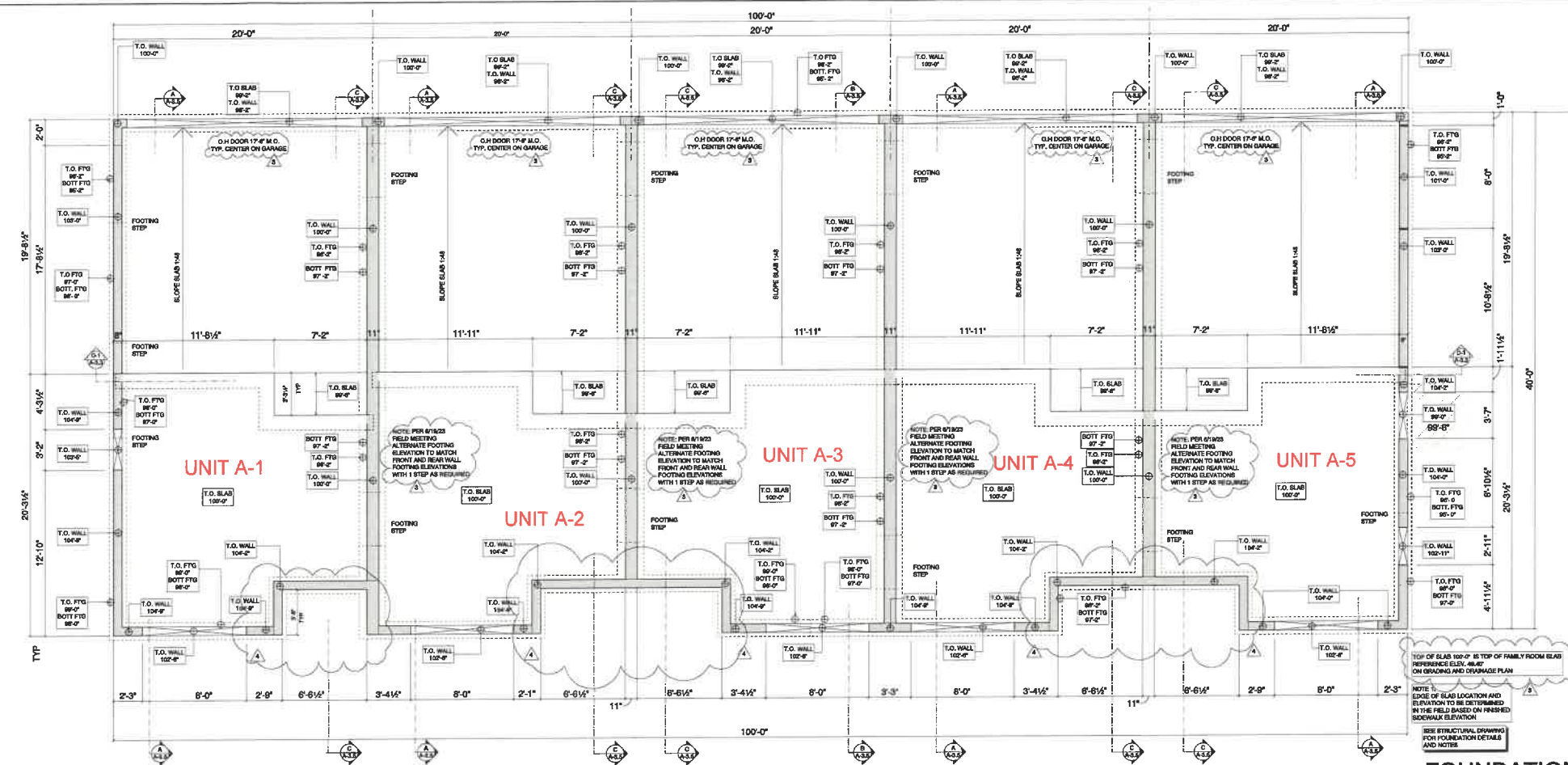
CHECKED BY: AJK

DATE: FEBRUARY 15, 2023

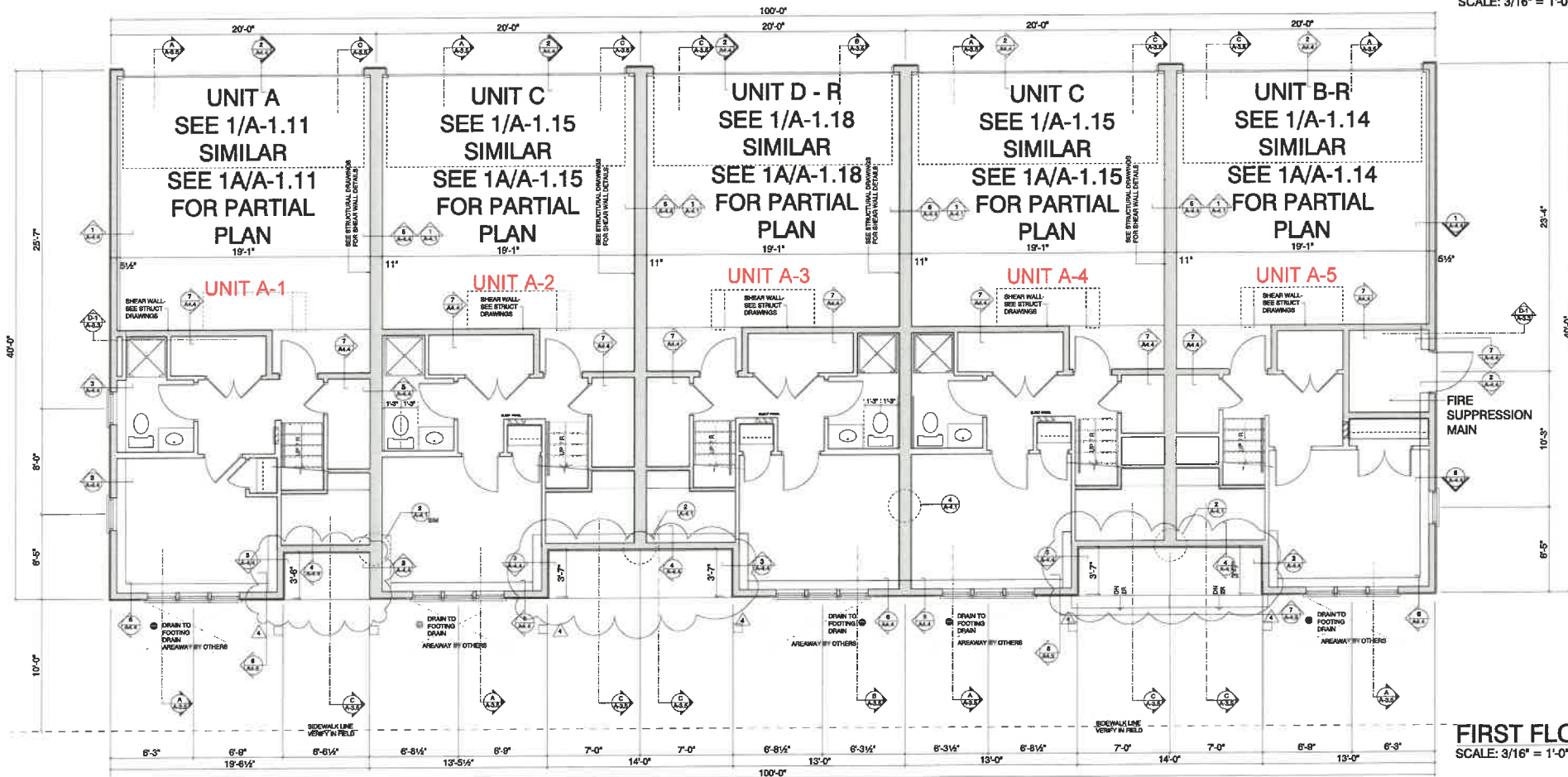
SCALE: AS NOTED

DRAWING NO.

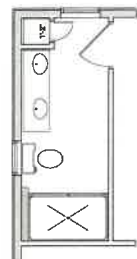
A-1.1



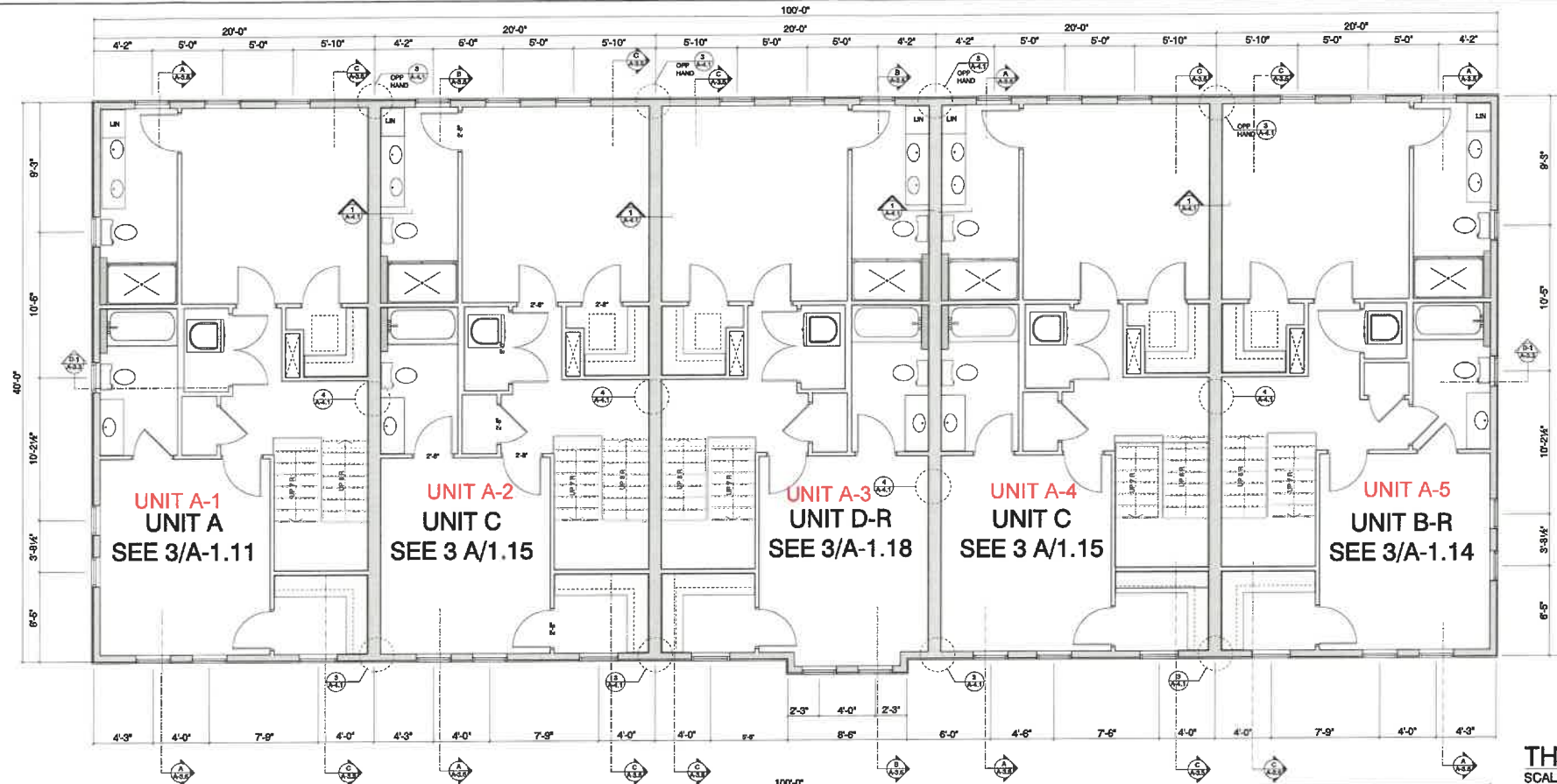
FOUNDATION PLAN COMPLEX A
SCALE: 3/16" = 1'-0"



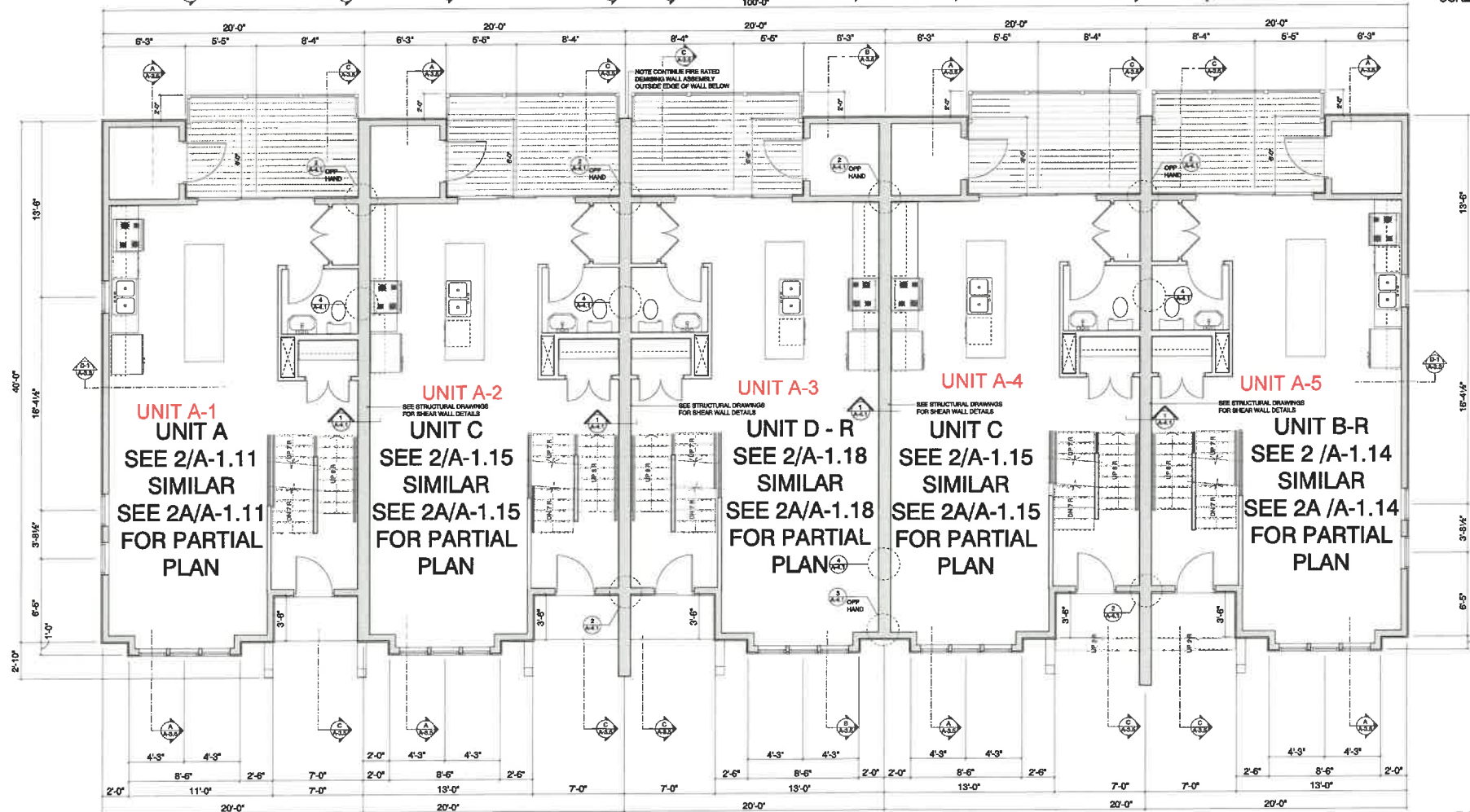
FIRST FLOOR PLAN COMPLEX A
SCALE: 3/16" = 1'-0"



ALTERNATE
LIN CLOSET
PLAN



THIRD FLOOR PLAN COMPLEX A
SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN A
SCALE: 3/16" = 1'-0"

mjk

Michael J. Keane
Architects, PLLC

ARCHITECTURE
PLANNING
DESIGN

101 Kent Place
Newmarket, NH
03857

603-292-1400
mjkarchitects.com

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CONSULTANTS

REVISIONS

W/ENDS FRONT PORCH

APPROVALS



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copies may contain unauthorized modifications

PROJECT

MAP 252- LOTS 4,5 &9
951 PEVERLY HILL ROAD AND
1400 LAFAYETTE ROAD
PORTSMOUTH NH

TITLE

COMPLEX A 2ND & 3RD FLOOR

COMPLEX A
01/24/24

DRAWN BY: JJK

CHECKED BY: JJK

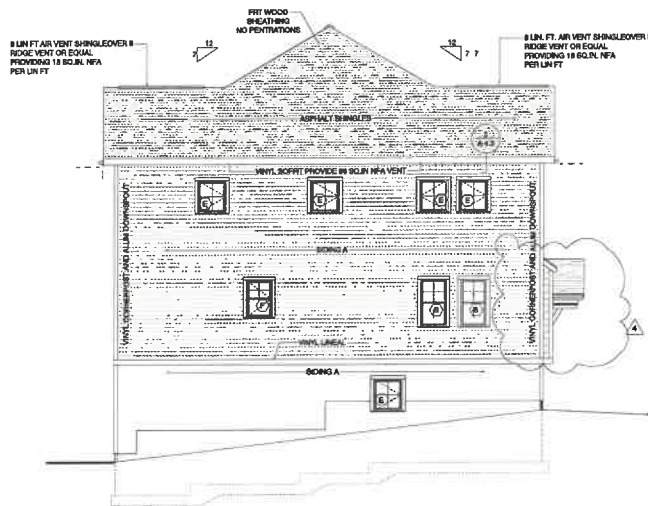
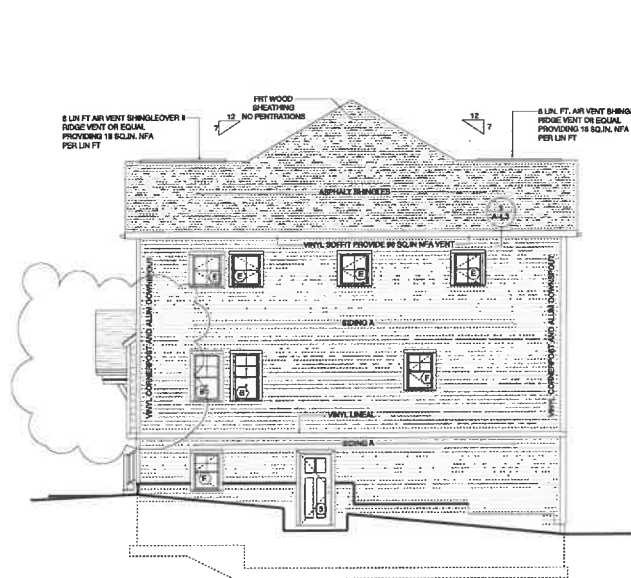
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SCALE: AS NOTED

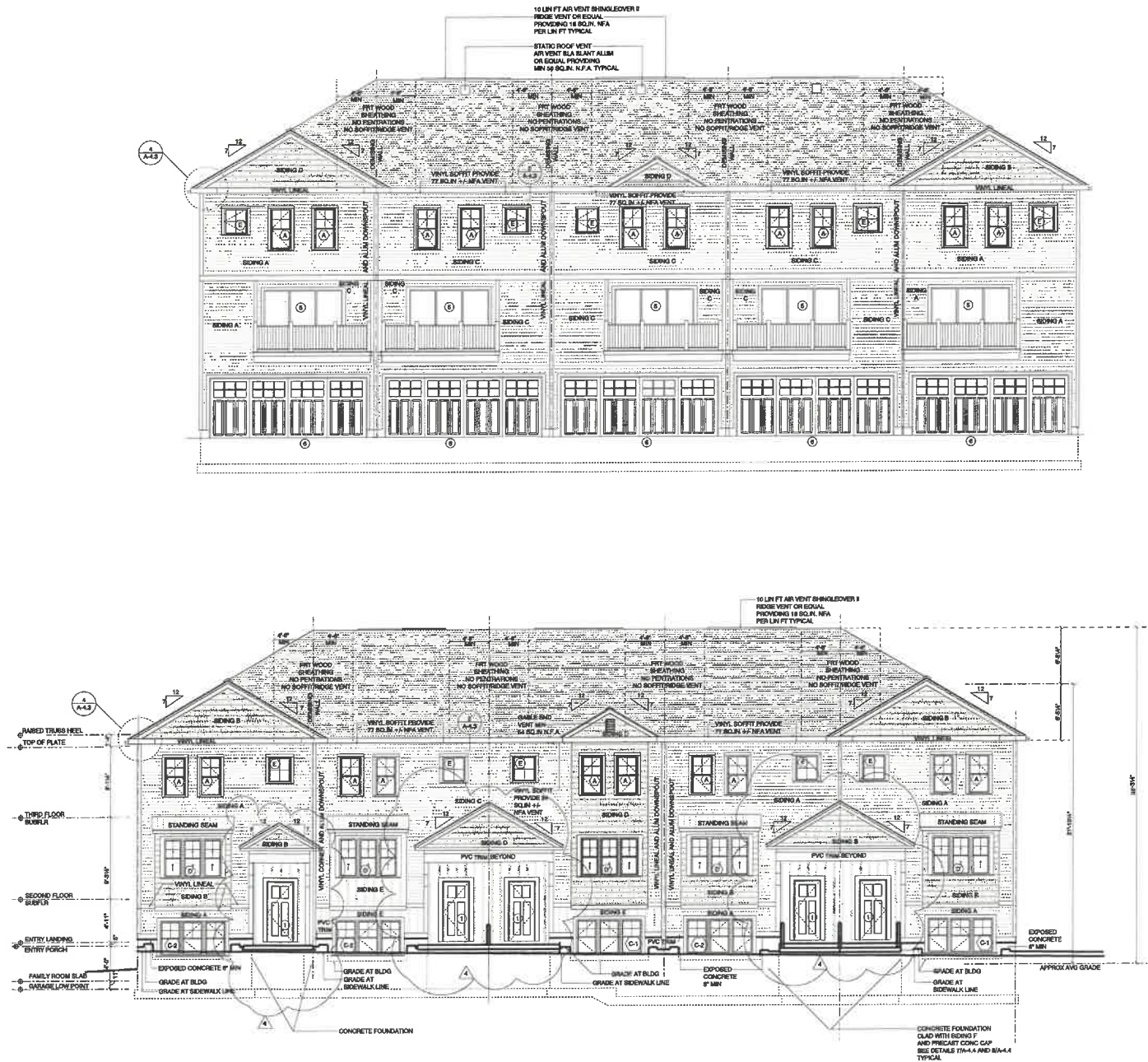
DRAWING NO.

DO NOT SCALE PRINTS

A-1.2



COMPLEX A ELEVATIONS
SCALE: 1/8" = 1'-0"



SIDING SCHEDULE	
A	ALSIDE CLASSIC DOUBLE 4.5" CLAPBOARD ROUGH STERLING GRAY
B	ALSIDE CLASSIC SHAKES 7" STRAIGHT EDGE PERFECTION STERLING GRAY
C	ALSIDE CLASSIC DOUBLE 4.5" CLAPBOARD ROUGH NATURAL LINEN
D	ALSIDE CLASSIC SHAKES 7" STRAIGHT EDGE PERFECTION NATURAL LINEN
E	ALSIDE BOARD AND BATTEN 7" SINGLE NATURAL LINEN
F	AZEK CLOSED JOINT 3 1/2" DARK HICKORY CLADDING ON CONCRETE FOUNDATION SEE DETAIL 3000X
SIDING ACCESSORIES: ALSIDE CORNER POST 6" ONE-PIECE BEADED GLACIER WHITE ALSIDE BAY WINDOW CORNER 3" OUTSIDE CORNER POST GLACIER WHITE ALSIDE VERTICAL LINEAL 3 1/2" H TRIM GLACIER WHITE ALSIDE HORIZONTAL LINEAL 6" LINEAL GLACIER WHITE ALSIDE END CAPS TO MATCH SIDING COLOR ALSIDE SOFFIT ALSIDE CHARTER OAK 10" AERATED AND SOLID AS NOTED GLACIER WHITE	

- NOTES:
1. SEE DRAWING A-4.3 FOR WINDOW SCHEDULE
2. VINYL RAIL SYSTEM RDI TITAN PRO RAIL OR EQUAL - WHITE

mjk
Michael J. Keane
Architects, PLLC
ARCHITECTURE
PLANNING
DESIGN
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03857
603-292-1400
mjkarchitects.com

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CONSULTANTS

REVISIONS

BLDG#24 FRONT PORCH

APPROVALS



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copies may contain unauthorized modifications

PROJECT

MAP 252- LOTS 4,5 &9
951 PEVERLY HILL ROAD AND
1400 LAFAYETTE ROAD
PORTSMOUTH NH

TITLE

COMPLEX A EXTERIOR ELEVATIONS

COMPLEX A
01/04/24

DRAWN BY: JJK

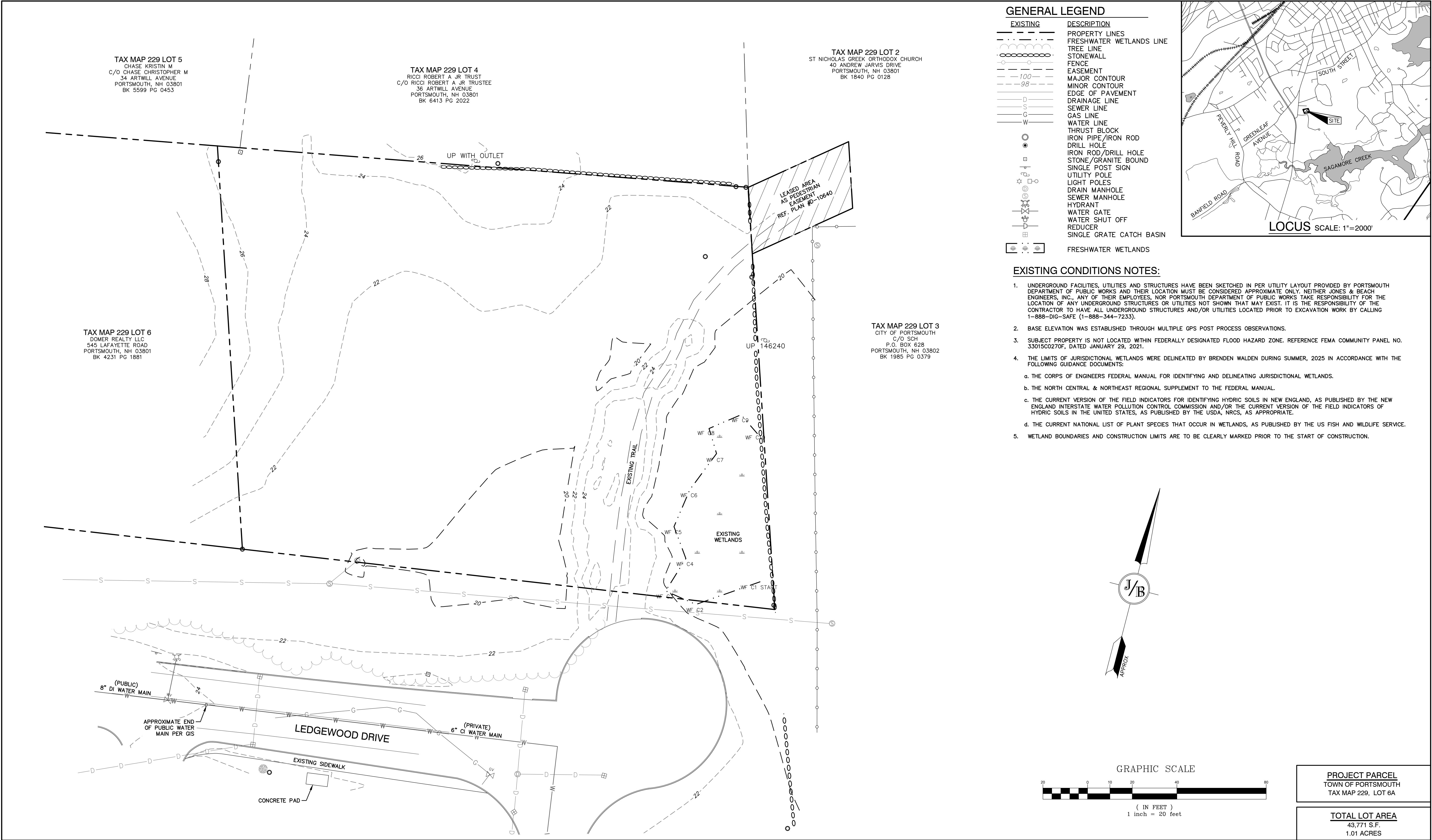
CHECKED BY: JJK

DATE: FEBRUARY 15, 2023

SCALE: AS NOTED

DRAWING NO.

A-2.1



Design: KDR	Draft: KDR	Date: 7/23/25
Checked: PSL	Scale: 1" = 10'	Project No.: 25071
Drawing Name: 25071-CONCEPT 3.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
2	7/23/25	CONCEPT 3	KDR
1	7/21/25	CONCEPT 2	KDR
0	6/30/25	ISSUED FOR REVIEW	KDR

J/B
Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

Designed and Produced in NH
Civil Engineering Services
E-MAIL: JBE@JONESANDBEACH.COM

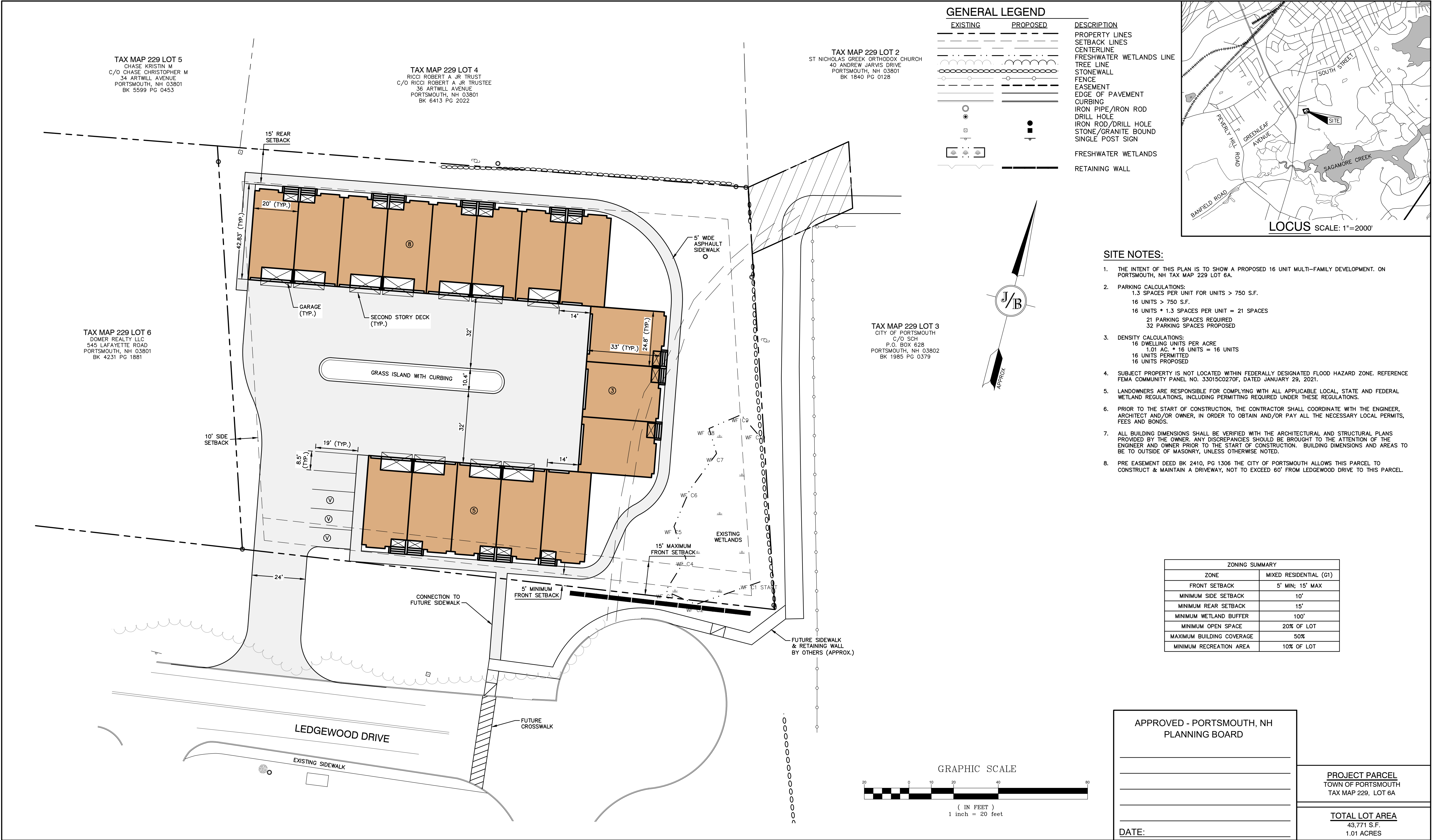
603-772-4746

Plan Name:	EXISTING CONDITIONS PLAN
Project:	LEDGEWOOD DRIVE PORTSMOUTH, NH
Owner of Record:	ST NICHOLAS GREEK ORTHODOX CHURCH 40 ANDREW JARVIS DRIVE, PORTSMOUTH, NH 03801

DRAWING No.

C1

SHEET 1 OF 4
JBE PROJECT NO. 25071



Design: KDR	Draft: KDR	Date: 7/23/25
Checked: PSL	Scale: 1" = 10'	Project No.: 25071
Drawing Name: 25071-CONCEPT 3.dwg		
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2	7/23/25	CONCEPT 3	KDR
1	7/21/25	CONCEPT 2	KDR
0	6/30/25	ISSUED FOR REVIEW	KDR
REV.	DATE	REVISION	BY

J/B

Jones & Beach Engineers, Inc.

Designed and Produced in NH

85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

Civil Engineering Services

603-772-4746
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	CONCEPTUAL SITE PLAN MAP 229, LOT 6A
Project:	LEDGEWOOD DRIVE PORTSMOUTH, NH
Owner of Record:	ST NICHOLAS GREEK ORTHODOX CHURCH 40 ANDREW JARVIS DRIVE, PORTSMOUTH, NH 03801

DRAWING No.

C2

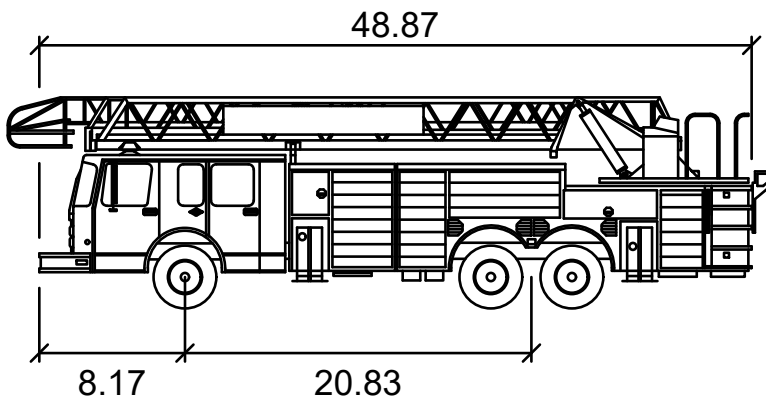
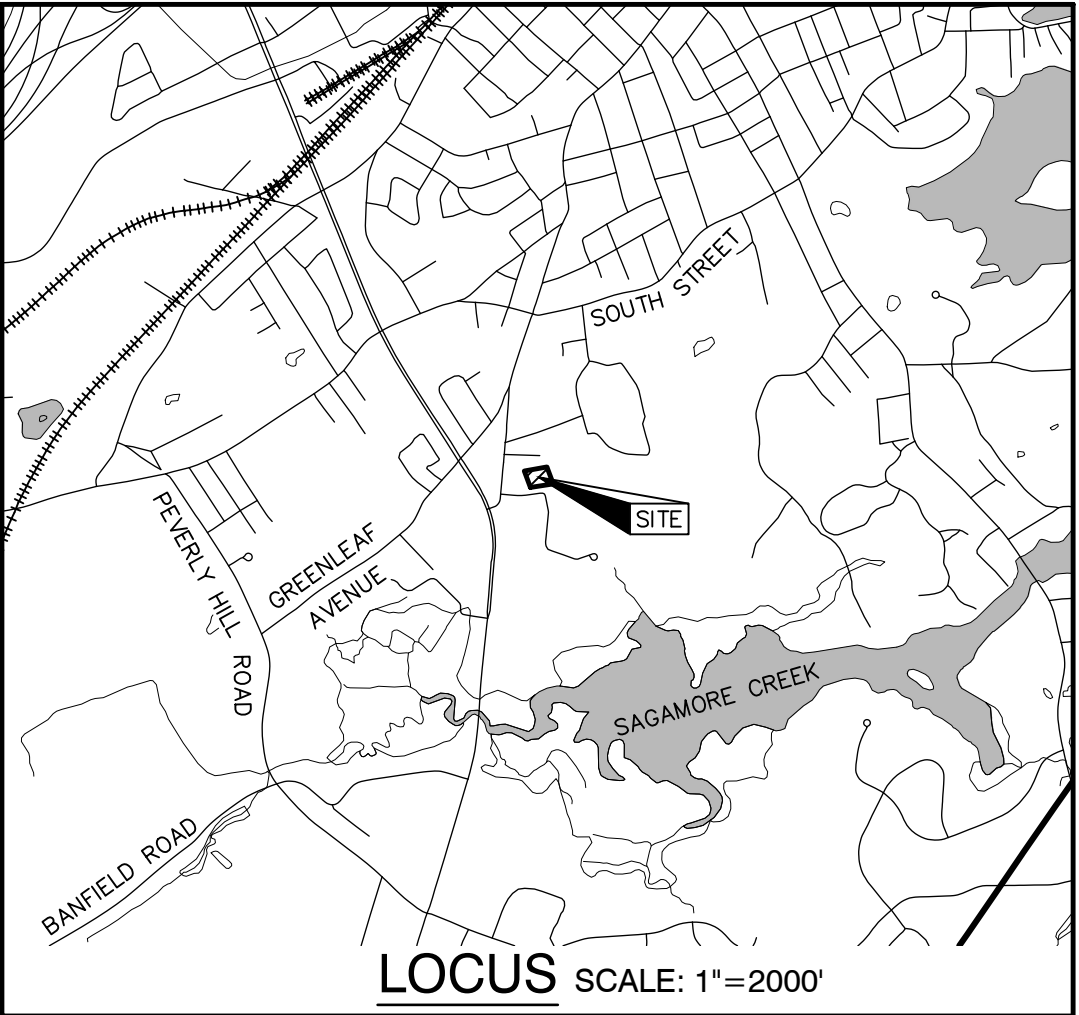
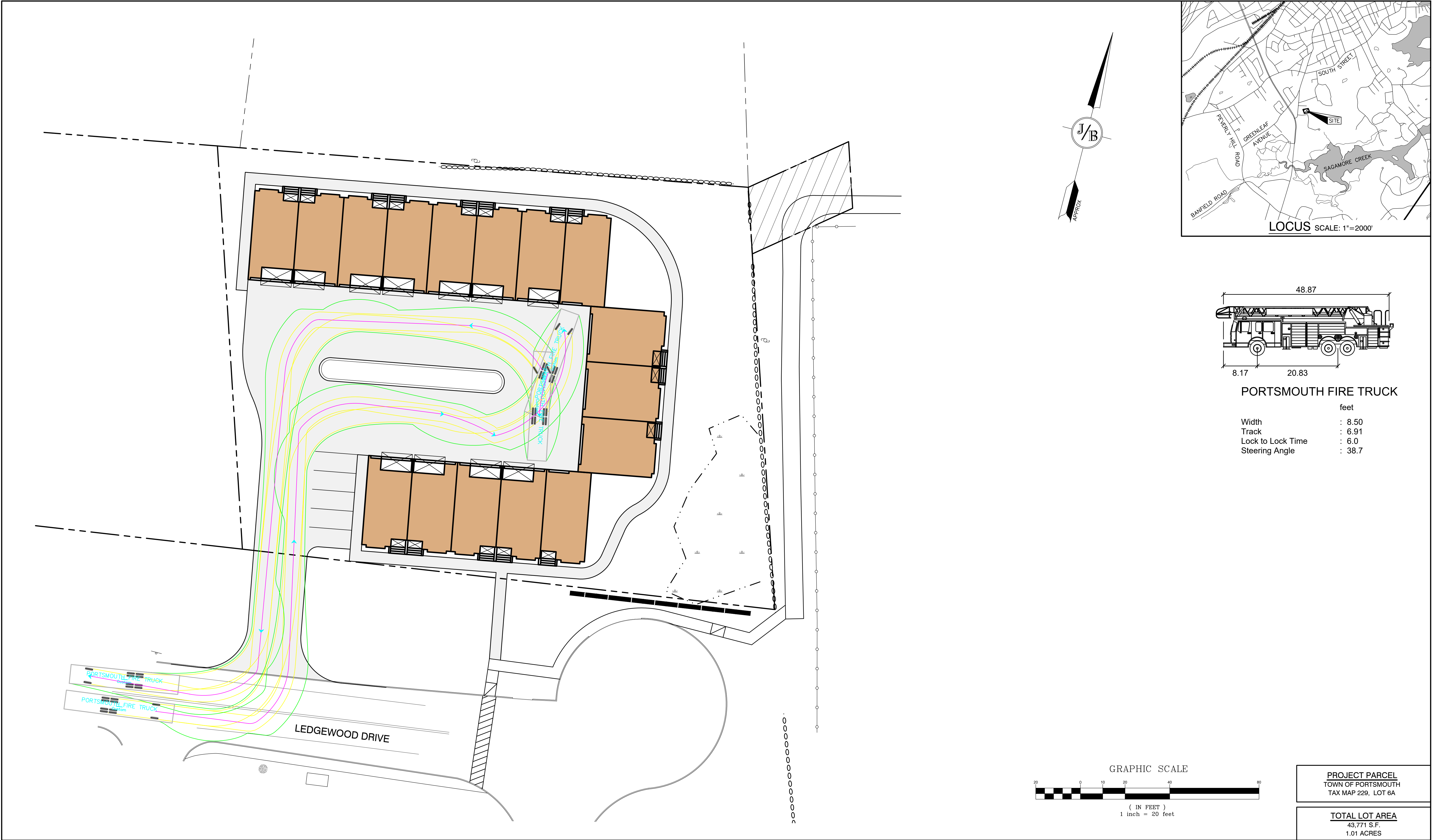
SHEET 2 OF 4
JBE PROJECT NO. 25071

DRAWING No.

C2

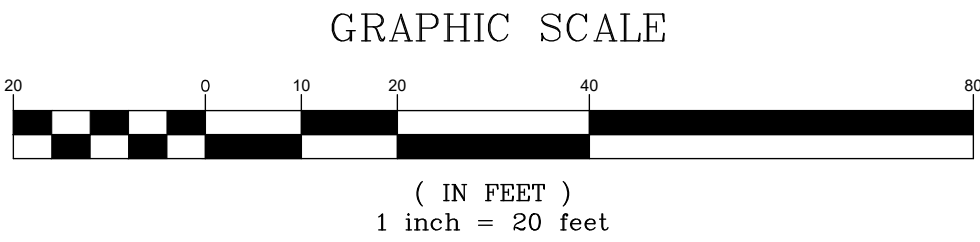
SHEET 3 OF 4

PROJECT NO. 250



PORTSMOUTH FIRE TRUCK

	feet
Width	: 8.50
Track	: 6.91
Lock to Lock Time	: 6.0
Steering Angle	: 38.7



PROJECT PARCEL
TOWN OF PORTSMOUTH
TAX MAP 229, LOT 6A

TOTAL LOT AREA
43,771 S.F.
1.01 ACRES

Design: KDR	Draft: KDR	Date: 7/23/25
Checked: PSL	Scale: 1" = 10'	Project No.: 25071
Drawing Name: 25071-CONCEPT 3.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
2	7/23/25	CONCEPT 3	KDR
1	7/21/25	CONCEPT 2	KDR
0	6/30/25	ISSUED FOR REVIEW	KDR

J/B

Jones & Beach Engineers, Inc.

85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

Designed and Produced in NH

Civil Engineering Services

E-MAIL: JBE@JONESANDBEACH.COM

603-772-4746

Plan Name:	TRUCK TURNING PLAN
Project:	LEDGEWOOD DRIVE PORTSMOUTH, NH
Owner of Record:	ST NICHOLAS GREEK ORTHODOX CHURCH 40 ANDREW JARVIS DRIVE, PORTSMOUTH, NH 03801

DRAWING No.

T1

SHEET 4 OF 4
JBE PROJECT NO. 25071