

1500 Lafayette Road, Portsmouth, NH

Market Basket Plaza

Proposed Tenant: The UPS Store

Narrative in support of Special Exception (Use) Application, Section 10.232

Market Basket Plaza, located at 1500 Lafayette Road, Portsmouth, NH is a multi-tenant retail shopping center anchored by a Market Basket supermarket. It was constructed in the mid-1990s.

In addition to Market Basket there are 11 retail spaces that house a variety of retail, restaurant, financial and consumer service uses.

The Portsmouth Planning Department has determined that a Special Exception from the Zoning Ordinance is required for "The UPS Store" a pack and shipping store. The previous tenant was "SuperCuts" hair salon that vacated in mid-2023.

There are approximately 387 parking spaces serving the 89,466 sq. ft. shopping center.

The subject Application is for a Special Exception under Section 10.440 of the Zoning Ordinance to permit a Consumer Service Use, according to the Planning Dept.

The proposed tenant, "The UPS Store" is an ideally suited use for this type of shopping center. "The UPS Store" will have one space for delivery trucks adjacent to its rear door. There will be no unusual noises, odors or impacts from the proposed use. It will offer convenience to the existing customers of the multi-use shopping center.

There have been many changes in tenancy in this shopping center since it was originally built. Notably, a pack and ship store "The Parcel Room" was an earlier tenant in the shopping center.

The Landlord respectfully requests that the Zoning Board of Adjustment grant the requested Special Exception to allow the tenancy of "The UPS Store."  
The Special Exception Criteria.

The proposal easily meets the criteria for the necessary special exception. Those criteria are set forth in the ordinance at §10.232.20.

10.232.21 Zoning Compliance: The property complies with the standards outlined in the Ordinance for special exception uses. Zoned for commercial use, it's an ideal site for the UPS Store, aligning with zoning regulations. Full conformity with the existing zoning laws is assured.

10.232.22 Ensuring Public Safety: The proposed Use can be operated safely. The premises and the operations it will host are designed to be free from risks of fire, explosions, or the emission of hazardous substances.

10.232.23 Local Impact Considerations: The operation within Market Basket Plaza will not harm property values or alter the fundamental character of surrounding residential, commercial, or industrial areas. This includes no negative impact from building scale, parking logistics, access routes, or environmental nuisances like odor, smoke, emissions, noise, light pollution, heat, vibration, or the outdoor storage of materials, vehicles, or materials.

10.232.24 Traffic and Parking: The business will not increase traffic congestion as it is located within a complex with ample parking—387 spaces. Tenant advises that appointment scheduling may be used to manage customer flow and ensure smooth operations without affecting local traffic.

10.232.25 Conservation of Municipal Resources: The proposed pack and ship use will not place undue burdens on municipal utilities and services. There will be no adverse effects on the water supply, sewage system, waste management, emergency services, or educational institutions.

10.232.26 Effective Stormwater Handling: The operation will not result in any increase in stormwater runoff affecting neighboring properties or public thoroughfares. There will be no change to the building footprint or paved surfaces, no increase in impervious area.

Conclusion. For the foregoing reasons, the Applicant and Property Owner respectfully request that the Board grant the special exception as requested and advertised.

Thank you for your consideration.

John Matthews  
Landlord's Representative

**NOTES:**

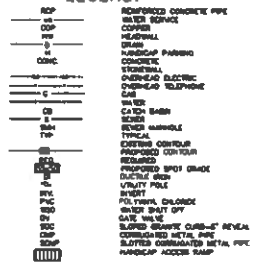
- 1) PARCEL IS LOCATED IN GENERAL BUSINESS ZONE AND IS SHOWN AS LOT 2 ON CITY OF PORTSMOUTH ADDRESSING MAP SHEET.
- 2) PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE.
- 3) ZONE REQUIREMENTS:  
 MINIMUM LOT AREA 100 FT  
 MINIMUM FRONTAGE 200 FT  
 MINIMUM FRONT SETBACK 100 FT  
 MINIMUM SIDE SETBACK 30 FT  
 MINIMUM REAR SETBACK 30 FT  
 MINIMUM BUILDING COVERAGE 75%  
 MINIMUM OPEN SPACE 100
- 4) OWNER OF SECOND STAGE DEVELOPMENT CORPORATION 470 CANT STREET PORTSMOUTH, NEW HAMPSHIRE 03801-3039
- 5) PARKING REQUIREMENTS:  
 GARAGE 5,171 SF = 330 SF = 340 PARKING SPACES REQUIRED  
 BANK 3,171 SF = 250 SF = 25 PARKING SPACES REQUIRED  
 361 PARKING SPACES PROVIDED

- 6) THIS PARCEL IS SUBJECT TO RESTRICTIONS AS DESCRIBED IN RECORD 1820-0022.
- 7) REMOVE EXISTING TRAIL SIGNALS PER DAY.
- 8) SIGNAGE, UTILITIES AND PHYSICAL FEATURES ARE AS SHOWN ON PLAN ENTITLED "WELCOME OVERSEAS INC." DATED JAN. 6, 1984 BY THOMAS F. WOODRUFF INC.
- 9) ALL PVC PIPE TO BE 30"-36".
- 10) SEE "IMPROVED HIGHWAY PAVEMENT STRIPING PLAN" BY WILSON ROAD ASSOCIATES FOR TRAFFIC LIGHTS AND SIGNAGE.
- 11) CONTRACTOR TO CONFIRM LOCATION OF EXISTING UTILITIES 72 HOURS PRIOR TO ANY EXCAVATION.  
 CALL 800-368-5877  
 PORTSMOUTH O.P.S. 1-603-431-7000
- 12) SEE "LAFFAYETTE ROAD (U.S. RT. 1) STREET IMPROVEMENT PLAN" BY WILSON ROAD ASSOCIATES, ONE CANT STREET, PORTSMOUTH, N.H. (603)431-3233

**CATCH BASIN DATA:**

CB 1 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	CB 2 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	CB 3 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	CB 4 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	CB 5 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	CB 6 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	CB 7 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	CB 8 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	CB 9 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	CB 10 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	CB 11 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	CB 12 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	CB 13 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	CB 14 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	CB 15 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	CB 16 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	CB 17 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	CB 18 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	CB 19 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	CB 20 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80
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**LEGEND:**



**EXISTING SEWER DATA:**

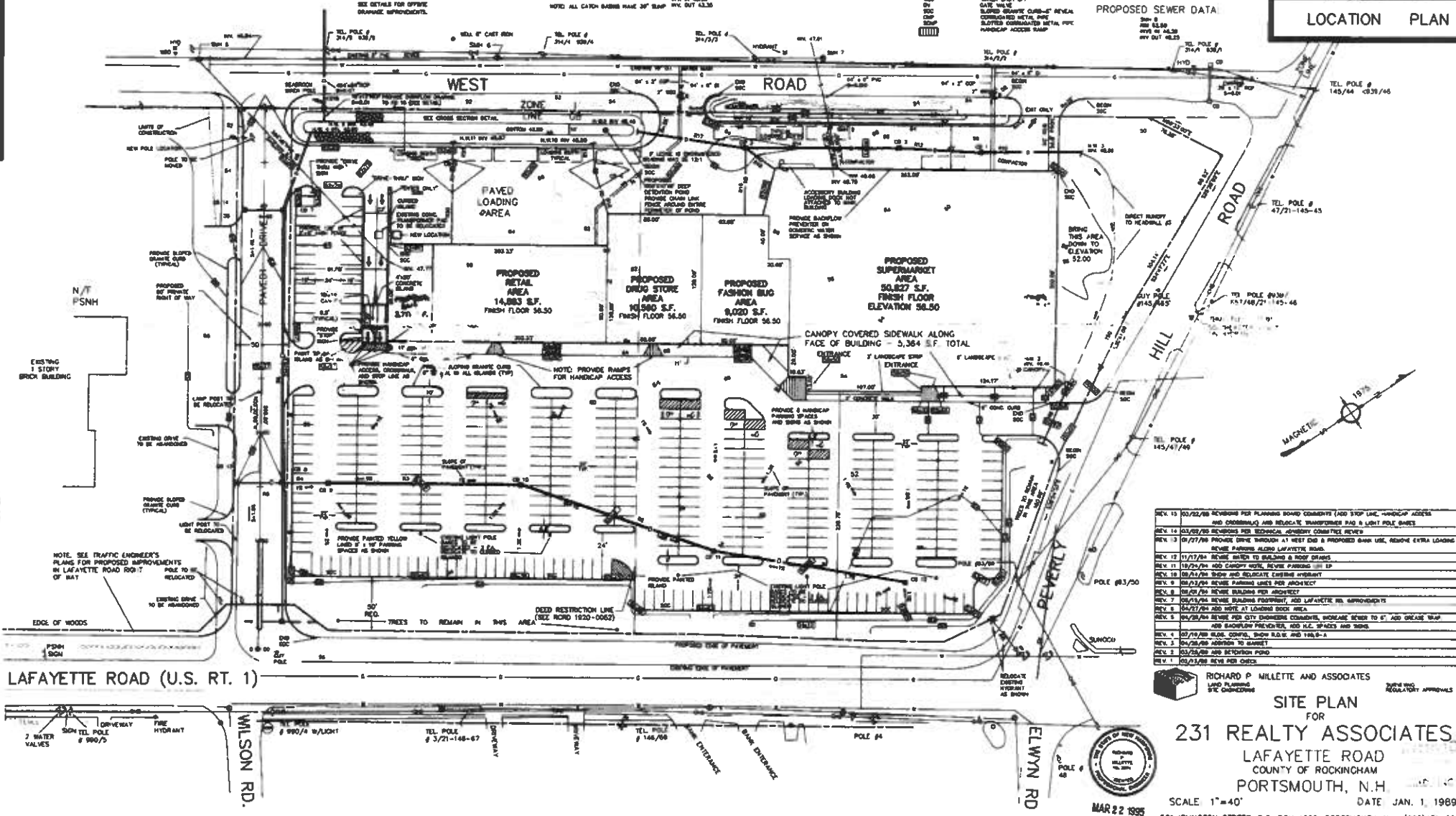
SEW 1 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	SEW 2 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	SEW 3 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	SEW 4 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	SEW 5 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	SEW 6 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	SEW 7 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	SEW 8 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	SEW 9 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	SEW 10 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80
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**GREASE TRAP DATA:**

GT 1 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	GT 2 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80
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**PROPOSED SEWER DATA:**

PSW 1 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80	PSW 2 REV. IN 48.30 (12") REV. IN 48.30 (12") REV. OUT 47.80
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- REV. 13 03/22/89 REVISION PER PLANNING BOARD COMMENTS (ADD STOP LINE, HANDICAP ACCESS AND CROSSWALK) AND RELOCATE TRANSFORMER PAD & LIGHT POLE BASES
- REV. 14 03/22/89 REVISION PER TECHNICAL ADVISORY COMMITTEE REVIEW
- REV. 15 04/27/89 PROVIDE DRIVE THROUGH AT WEST END & PROPOSED BANK LINE, REMOVE EXTRA LOADING SPACES, REMOVE PARKING ALONG LAFFAYETTE ROAD
- REV. 16 11/17/89 REMOVE DRIVE TO BUILDING & ROOF DRAINS
- REV. 17 12/29/89 ADD CANOPY WALK, REMOVE PARKING SPACES
- REV. 18 08/21/89 SIGNAGE AND RELOCATE EXISTING SIGNAGE
- REV. 19 08/23/89 REMOVE PARKING LINES PER ARCHITECT
- REV. 20 08/24/89 REMOVE BUILDING PER ARCHITECT
- REV. 21 02/19/89 REMOVE SIGNAGE FOOTPRINT, AND LAFFAYETTE RD IMPROVEMENTS
- REV. 22 08/21/89 SIGNAGE AND RELOCATE EXISTING SIGNAGE
- REV. 23 04/28/89 REMOVE PER CITY ENGINEER COMMENTS, INCREASE SETBACK TO 6', ADD GREASE TRAP
- REV. 24 02/19/89 RELOC. SIGNAGE, SHOW R.O.S. & 1985-A
- REV. 25 08/21/89 ADD SIGNAGE TO MARKET
- REV. 26 03/25/89 ADD DETENTION POND
- REV. 1 05/23/89 REVISE AND CHECK

**RICHARD P. MILLETTE AND ASSOCIATES**  
 LAND PLANNING  
 SITE ENGINEERING

**SITE PLAN FOR**  
**231 REALTY ASSOCIATES**  
 LAFAYETTE ROAD  
 COUNTY OF ROCKINGHAM  
 PORTSMOUTH, N.H.

SCALE: 1"=40'  
 DATE: JAN. 1, 1989  
 501 WILMINGTON STREET, P.O. BOX 4006, PORTSMOUTH, N.H. (603)431-2222

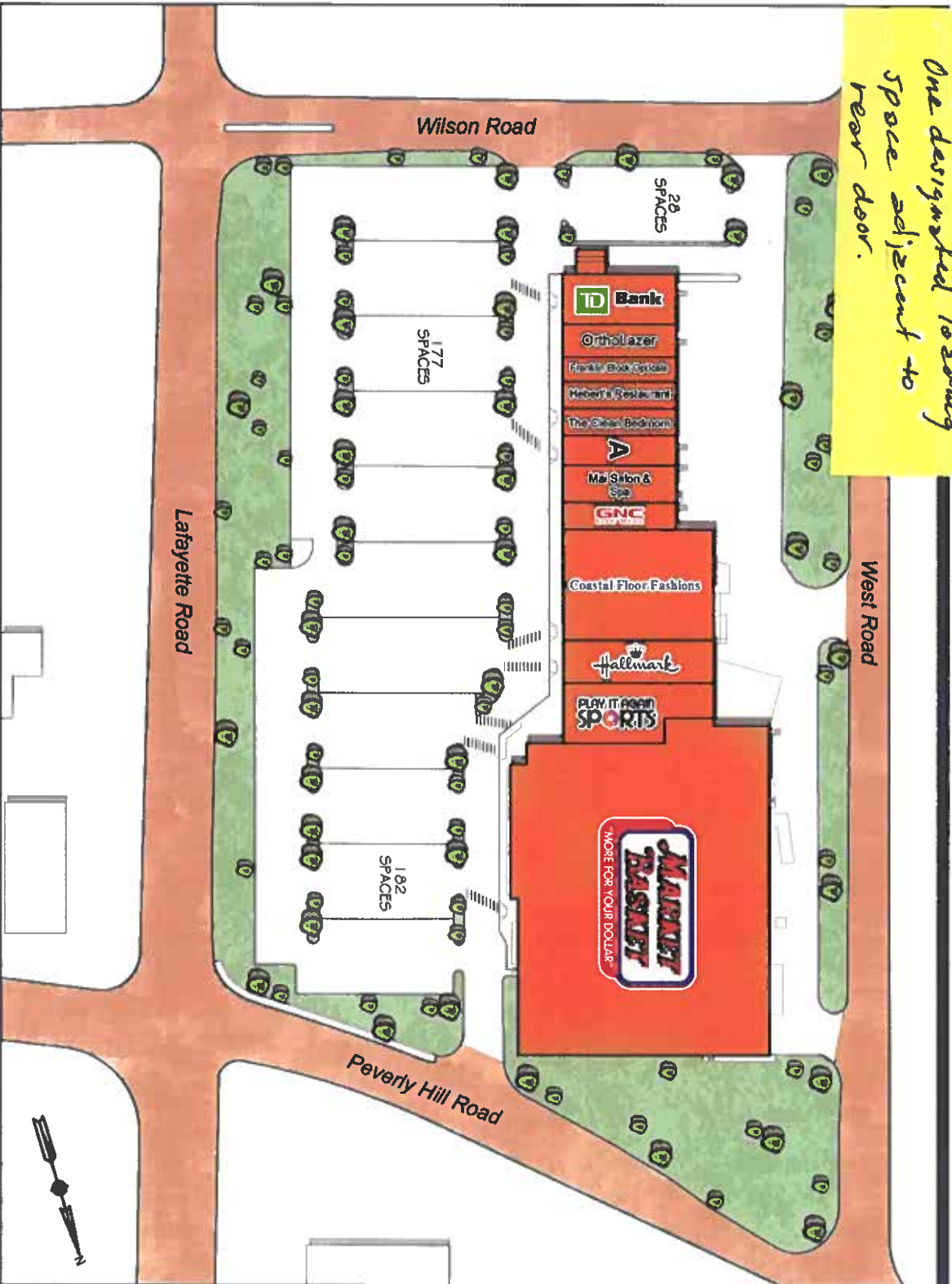
MAR 22 1989

881 East Street, Tewksbury, MA 01876 | 978 749-3900 | info@dscrealty.net

**NOTE:**  
SPACE "A" -  
Proposed "UPS STORE"  
One designated loading  
space adjacent to  
rear door.

- Tenants**
- MARKET BASKET
  - PLAY IT AGAIN-SPORTS
  - HALLMARK
  - COSTAL FLOOR-FASHIONS
  - GNC
  - MAI SALON & SPA
  - THE CLEAN-BEDROOM
  - HEBERTS-RESTAURANT
  - FRANKLIN BLOCK-OPTICALS
  - ORTHOLAZER
  - TD BANK

**Available Square Footage**  
A 1,440



**Market Basket Plaza #56**  
1500 Lafayette Road, Portsmouth, NH 03801

**Total Square Footage: 89,466**  
**Parking Spaces: 387**

**Leasing Plan**  
Revised: March 22, 2023

FIXTURE SCHEDULE\_NEW

FIXTURE TAG	COUNT	DESCRIPTION	VIRA	3C #
BH-B1L	1	SINGLE REAR LOAD MAIL CABINET	ASY53541	402
BH-B2	2	MODULAR MAIL BOX	ASY53538	136
BH-B3	2	MAIL UPPER CABINET	ASY53539	137
BH-B3L	1	SINGLE MAIL UPPER CABINET	ASY13526	417
BH-B5	1	KEY CABINET; INSTALL BOTTOM OF CABINET AT 34" AFF		6101044
BH-B7	2	MOBILE MAIL STORAGE RACK	ASY13482	222
BH-C8	2	TIME SAVING KIOSK 48" X 24"	ASY13486	410
BH-C9	3	4X4 SLAT WALL WITH FINISH TRIM; INSTALL TOP OF SLAT WALL 1" FROM TOP OF PT-02 PAINT LINE	TBD	TBD
BH-D2	1	PEG BOARD, PRINT CONSULTATION 40"H X 20"W - INSTALL VERTICALLY, TOP OF PEG BOARD AT 92" AFF	ASY13531	286
BH-D8L	1	MULTI-USE DESK 36"W X 34"H	TBD	483
BH-E2A	1	RETAIL WALL KIT 96"W X 84"H		104
BH-E22	1	RETAIL SOFFIT 104"W X 60"H WITH LIGHT AND (2) 4"W X 84" H RETAIL MODULAR WALL		371
BH-F1A	2	POS COUNTER W/ DISPLAY FRONT 36"W X 32"D X 36"H		005
BH-F2A	1	POS COUNTER W/ DISPLAY FRONT 48"W X 32"D X 36"H		006
BH-F3L	1	SCALE STAND 36"W X 32"D	ASY53562	466
BH-F4L	2	SCALE STAND 24"W X 32"D	ASY53560	406
BH-F6	1	ADA PULL OUT SHELF	ASY53533	009
BH-F8	1	PEG BOARD, POS WALL 24"H X 20"W - INSTALL VERTICALLY, TOP OF PEG BOARD AT 78" AFF	ASY53535	059
BH-F10L	1	POS 90 DEGREE CORNER WEDGE - WIDE FRONT		481
BH-F11	1	POS MODULAR WALL UNIVERSAL FASCIA KIT (24"H) - GC CUT TO FIT	ASY53848	334
BH-H5	1	HD MAIL CABINET (BOM)	ASY53549	020
BH-I2	1	MODULAR WALL, POS 36"W X 18"D X 96"H	ASY53542	038
BH-I7L	1	MODULAR WALL 24"W X 4"D X 96"H	ASY13563	471
BH-I20L	1	MODULAR WALL 54"W X 4"D X 96"H	ASY13561	468

FIXTURE SCHEDULE\_NEW

FIXTURE TAG	COUNT	DESCRIPTION	VIRA	3C #
BH-J23L	1	MODULAR MAILDROP CABINET 24"W X 15"D X 96"H		TUPSS511A
BH-J3L	1	MOBILE PACK TABLE - CARPET TOP 96"W X 48"D X 31"H		
BH-J4L	1	WIRE CABINET W/ TWO ADJUSTABLE SHELVES		
BH-J5L	1	CUBBY CABINET		
BH-J6L	2	CORRUGATE WORKSHOP CABINET 42"W X 23"D	ASY53838	
BH-J7L	1	MOBILE PACK TABLE - CARPET TOP 72"W X 48"D X 31"H		
BH-J8L	2	CORRUGATE WORKSHOP CABINET 30"W X 23"D		
BH-J9L	1	WIRE CABINET W/ TWO ADJUSTABLE SHELVES		
BH-J10L	1	CUBBY CABINET		
BH-J17	1	METAL CARTON RACK 24"W X 24"D X 96"H - STARTER	ASY13528	206
BH-J18	5	METAL CARTON RACK 24"W X 24"D X 96"H - ADDER	ASY13542	210
BH-J20	1	METAL STORAGE RACK 48"W X 24"D X 96"H	ASY13483	251T
BH-J20T	1	METAL STORAGE RACK SHELF KIT 48"W X 24"D	80111330-SU B32773	251S
BH-J21	3	METAL STORAGE RACK 72"W X 24"D X 96"H	ASY13479	252T
BH-J21L	2	PRIVACY PANEL 72"W X 96"H		474
BH-J21T	2	METAL STORAGE RACK SHELF KIT 72"W X 24"D	80111311-SU B32770	252S
BH-J22	5	METAL STORAGE RACK 96"W X 24"D X 96"H	ASY13484	253T
BH-J22T	3	METAL STORAGE RACK SHELF KIT 96"W X 24"D	80111376-SU B32774	253S
BH-J26	2	RETRACTABLE EXTENSION CORD REEL - REFER TO SHEET A6.0 FOR INSTALL INFORMATION - INSTALL WITH NARROW SIDE FACING STOREFRONT		256
BH-J28	1	PRIVACY PANEL, PERFORATED 96"W X 24"H, IF INSTALLED ON 7' RACK THEN GC CUT TO FIT AND INSTALL CUT SIDE DOWN		031
BH-J29	1	PRIVACY PANEL 24"W X 96"H		057
BH-J43	1	WALL MOUNTED BUBBLE WRAP		151

0 FLOOR PLAN KEYED NOTES

- EXISTING DOOR TO REMAIN
- EXISTING STOREFRONT TO REMAIN
- METAL SECURITY GATE PROVIDED BY TUPSS APPROVED VENDOR. FOR ROLL DOWN GATES REFER TO DETAIL 6/A1.1 FOR ADDITIONAL INSTALLATION REQUIREMENTS.
- 
- ELECTRICAL PANEL
- 
- 
- MAILBOX MODULES PROVIDED BY TUPSS VENDOR
- 
- FIBERGLASS REINFORCED PLASTIC PANELS (TO BE PROVIDED BY FIXTURE VENDOR AND INSTALLED BY GC)
- COPIER
- BINDER
- COMPUTER
- LAMINATOR
- LIVE SCAN
- DIGITAL MONITOR WITH CEILING MOUNT. BOTTOM OF MONITOR TO BE INSTALLED AT 80" AFF, REFER TO DETAIL 2/A6.0. FOR CEILING HEIGHTS OVER 12'-0" OR OPEN CEILING APPLICATIONS REFER TO DETAIL 6/A6.0
- GATE POCKET DOOR PROVIDED BY FIXTURE VENDOR AND INSTALLED BY GC. REFER TO DETAIL 3/A1.1
- AUTOMATIC DOOR TO BE INSTALLED PER MANUF STANDARDS. IT IS THE RESPONSIBILITY OF FRANCHISEE TO WORK WITH THEIR GENERAL CONTRACTOR AND/OR ARCHITECT TO REVIEW LOCAL, CITY, OR OTHER RELEVANT CODES PERTAINING TO THE STOREFRONT MODIFICATIONS, INCLUDING GLASS DOOR SPECIFICATIONS. THE UPS STORE, INC. AND SUPPLIERS OF AUTOMATED ENTRY DOORS DO NOT PROVIDE REQUIRED GLASS ENERGY SPECIFICATIONS PER LOCAL OR CITY CODES (IE. UFACTOR AND SOLAR HEAT). NOTE, THE LOCAL OR CITY CODE MIGHT IMPACT THE ENTIRE STOREFRONT GLASS.
- INFLATABLE AIR CUSHIONING MACHINE
- WALL MOUNTED BUBBLE WRAP DISPENSER. IF BUBBLE WRAP IS PLACED ABOVE A STORAGE RACK, TOP SHELF TO BE INSTALLED AT 5'-0" AFF.
- GC TO CUT 24" X 96" OPENING FOR MAIL DROP. REFER TO DETAIL 4/A2.1.
- CONVENTIONAL FRONT LOAD MAIL AREA. REFER TO SHEET A1.6 FOR ADDITIONAL DETAILS. CONVENTIONAL MAIL ROOM DIMENSION NEEDS TO BE VERIFIED WITH MAIL BOX SPECIFICATIONS.
- CONVENTIONAL REAR LOAD MAIL AREA. REFER TO SHEET A1.5 FOR ADDITIONAL DETAILS. CONVENTIONAL MAIL ROOM DIMENSION NEEDS TO BE VERIFIED WITH MAIL BOX SPECIFICATIONS.
- PACK & SHIP HANGING SIGN
- ILLUMINATED OPEN SIGN

**DESIGN AND CONSTRUCTION**  
 6060 Cornerstone Court West  
 San Diego, CA 92121  
 858-455-8800 Tel.  
 www.theupsstore.com

**THE UPS STORE, INC.**  
 DESIGN INTENT DRAWINGS

AREA NUMBER: MA137  
 SQFT: 1600  
 SCALE: NOTED

DESIGNED BY: APS  
 CENTER ADDRESS: 1500 LAFAYETTE RD  
 PORTSMOUTH, NH 03801

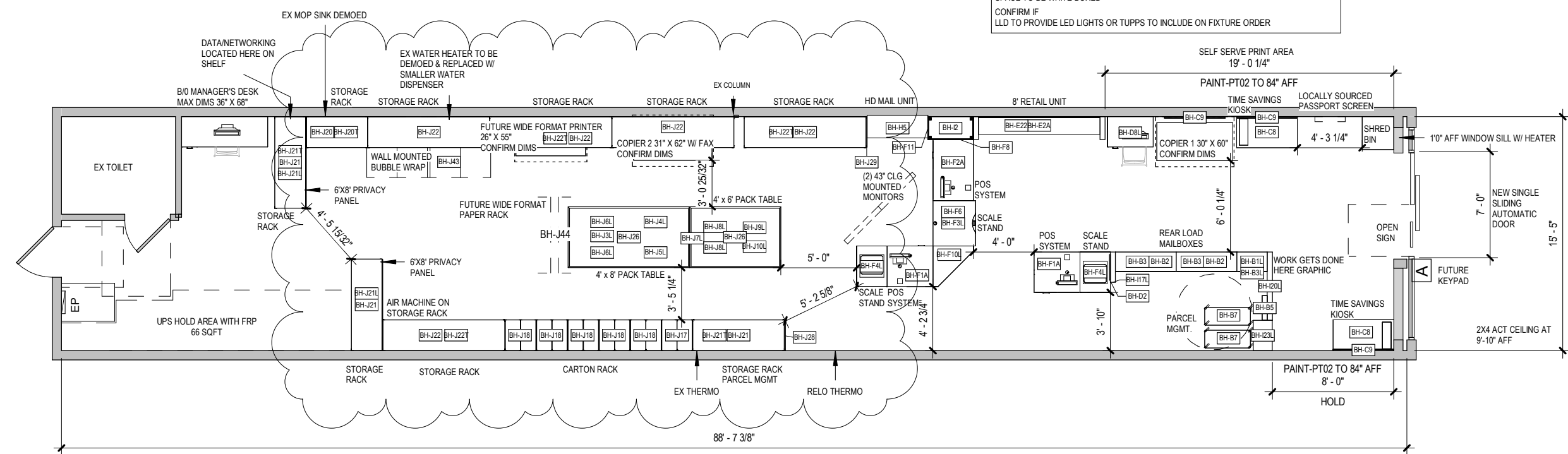
THE UPS STORE CENTER: 7784  
 PROJECT TYPE: NEW LOCATION/ NON-EVENT  
 FRANCHISEE: STEPHAN, DARLEY  
 DATE: 08/30/2023

DRAWING NO:  
**A1.0**

DIMENSIONS PROVIDED ON PLAN ARE FOR GENERAL REFERENCE ONLY. ACTUAL FINAL MEASUREMENTS OF FIXTURES BOTH NEW AND EXISTING MAY VARY SLIGHTLY. GC TO VERIFY ON SITE AND NOTIFY PROJECT MANAGER OF VARIANCES.

SPACE TO BE WHITE BOXED  
 CONFIRM IF  
 ILLD TO PROVIDE LED LIGHTS OR TUPPS TO INCLUDE ON FIXTURE ORDER

REAR LOAD MB ITEMS TO ORDER:  
 5 SMALL BANKS  
 5 MED. BANKS



2 FIXTURE PLAN  
 1/8" = 1'-0"

