

**APPLICATION OF GREEN & COMPANY
BUILDING & DEVELOPMENT, CORP.
3400 Lafayette Road, Portsmouth, Tax Map 297, Lot 11**

APPLICANT'S NARRATIVE

I. THE PROPERTY:

The applicant, Green & Company Building & Development Corp., seeks relief to develop a 50-unit townhome style residential condominium development located in the Gateway Neighborhood Mixed Use Corridor (G1) District. Residential use is permitted by right in this zone, *see* Section 10.440.1.53, and the size of the property would support a much denser development of at least 240 units.¹ The proposed 50 units fall far short of the permitted residential density for this site. The development of medium to high density housing is among the purposes of the G1 zone. Section 10.410. Approximately 28 acres of the property are subject to conservation easements. As part of the proposed project, the applicant will add an additional 10 acres via a new conservation easement, and will add to and improve the existing trail system on the site. The applicant is proposing to develop only approximately 5 of the 15 acres within the G1 zone. The maximum permitted building coverage is 50%, yet the applicant is proposing only 5.6%. Required open space is 20%, but here the applicant is proposing 84%. Section 10.5B34.

The existing temporary storage buildings on-site, which are depicted on the submitted existing conditions plans and photos, are currently within the wetland buffer and will be removed. As part of the project, the applicant will be substantially remediating and enhancing the quality of the wetland buffer, which is presently in very poor condition.

The property in question is an irregularly shaped lot comprised of approximately 43 acres with very limited frontage of 128.03 feet on Lafayette Road. In fact, the Natural Resource Protection and GI zones bisect the property at Lafayette Road. Indeed, approximately 75 feet of frontage on Lafayette Road is in the NRP zone and is not developable. Even if it were, there is a seventy foot side yard setback within the NRP zone, *see* Section 10.550, and a reciprocal easement in favor of the abutting property at 3430 Lafayette Road. It is simply not possible to configure this property in a manner that would site any significant development close to Lafayette Road. Accordingly, the applicant requires the following relief from the zoning ordinance:

- A. Section 10.5B22.40, to permit buildings with a minimum setback of 152.78 feet and a maximum setback of 685.2 feet, measured from the centerline of Lafayette Road, where the minimum is 70 feet and the maximum is 90 feet, measured from the centerline of Lafayette Road.
- B. Section 10.5B33.20, to permit front lot line buildout of 0% where 50% is the minimum required for residential development.

¹ Section 10.5B71.10 permits 16 units per acre in the G1 zone. Even if this were applied only to the 5 acres the applicant intends to develop, the permissible number of units would be 80.

It should be noted that the property directly abuts the “Wren’s Nest” property at 3548 Lafayette Road, which received almost identical relief in June, 2021 in connection with a project that will increase the number of residential units from 33 to 76 on that site.

II. CRITERIA:

The applicant believes the within Application meets the criteria necessary for the Board to grant the requested variances.

Granting the requested variance will not be contrary to the spirit and intent of the ordinance nor will it be contrary to the public interest. The “public interest” and “spirit and intent” requirements are considered together pursuant to Malachy Glen Associates v. Chichester, 152 NH 102 (2007). The test for whether or not granting a variance would be contrary to the public interest or contrary to the spirit and intent of the ordinance is whether or not the variance being granted would substantially alter the characteristics of the neighborhood or threaten the health, safety and welfare of the public.

In this case, were the variances to be granted, there would be no change in the essential characteristics of the neighborhood, nor would any public health, safety or welfare be threatened. The property currently has no structures which comply with the Lafayette Road frontage and front lot line buildout requirements and none are proposed here. The neighborhood consists of the abutting Wren’s Nest property to the south, which recently received almost identical relief, and which, when complete, will house 75 residential units. There is the 24 unit Gateway apartment building at 3510 Lafayette Road and the 20 unit Weatherstone condominium at 3370 Lafayette Road. In addition, there are two abutting single family residences. None of these properties comply with the Lafayette Road setback requirements.

The proposed residential use is permitted by right, consistent with the existing character of the neighborhood, and the amount of units proposed is far less than the ordinance permits. The relief is necessary because it is not possible to comply with the front lot line buildout and special Lafayette Road setback requirements and develop the property. The 70-foot setback within the NRP zone alone eliminates more than 50% of the front lot line available for buildout, and siting any improvements within the required setbacks from Lafayette Road would negate any reasonable access to the rest of the property.

The health, safety and welfare of the public will not be threatened, nor will the essential characteristics of the neighborhood change in any way by virtue of the relief requested here. The project must proceed through full site review, where the interests of the public will be further protected.

Substantial justice would be done by granting the variance. Whether or not substantial justice will be done by granting a variance requires the Board to conduct a

balancing test. If the hardship upon the owner/applicant outweighs any benefit to the general public in denying the variance, then substantial justice would be done by granting the variance. It is substantially just to allow a property owner the reasonable use of his or her property.

The property as it exists is nonconforming as to the front lot line buildout and Lafayette Road setback requirements. The proposal will not change that nonconformity, will increase the amount of conservation land on site, improve the existing trail network and improve the poor present condition of the wetlands buffer. It will provide a significant increase in the city's housing stock in an area of the City that can readily accommodate the additional development. There is no benefit to the public that is not outweighed by the loss to the applicant should the variances be denied.

It would be an injustice to the applicant to deny the variances here requested.

The values of surrounding properties will not be diminished by granting the variance. The surrounding properties and those in the vicinity will not be negatively affected in any way by this relief. The property as it exists is nonconforming as to the front lot line buildout and Lafayette Road setback requirements from which relief is sought. The proposal will not change that nonconformity, will increase the amount of conservation land on site, improve the existing trail network and improve the poor present condition of the wetlands buffer. The zoning requirements are not met now and cannot be met regardless of how the property is developed. The proposed use is permitted by right in this zone and is far less dense than is otherwise permissible. Values of surrounding properties will not be diminished by granting the requested variances.

There are special conditions associated with the property which prevent the proper enjoyment of the property under the strict terms of the zoning ordinance and thus constitute unnecessary hardship. The property for which relief is sought is unique. It is a large, irregularly shaped lot with very limited frontage on Lafayette Road. The boundary between zoning districts bisects the lot, including the frontage on Lafayette Road. The lot is burdened by extensive wetlands, conservation easements and an access easement. The NRP setback of 70 feet eliminates more than 50% of the front lot line available for buildout. There is no development option for this property that would not require the identical relief.

The use is a reasonable use. The residential use here proposed is permitted by right, thus it is per se reasonable. Vigeant v. Hudson, 151 NH 747 (2005). It is also consistent with surrounding properties.

There is no fair and substantial relationship between the purpose of the ordinance as it is applied to this particular property. The purpose of the front lot line buildout and Lafayette Road setback requirements are to encourage development to be sited close to Lafayette Road. While this may make sense for smaller parcels with substantial frontage on Lafayette Road, it is not appropriate for a large parcel such as this with such a small amount of frontage as a percentage of the larger whole. There is no

fair and substantial relationship between the purpose of these ordinances and this particular property.

III. Conclusion.

For the foregoing reasons, the applicant respectfully requests the Board grant the variances as requested and advertised.

Respectfully submitted,

Dated: July 23, 2021

By: *John K. Bosen*
John K. Bosen, Esquire



Property Information
Property ID 0297-0011-0000
Location LAFAYETTE RD
Owner RICCI CONSTRUCTION CO INC

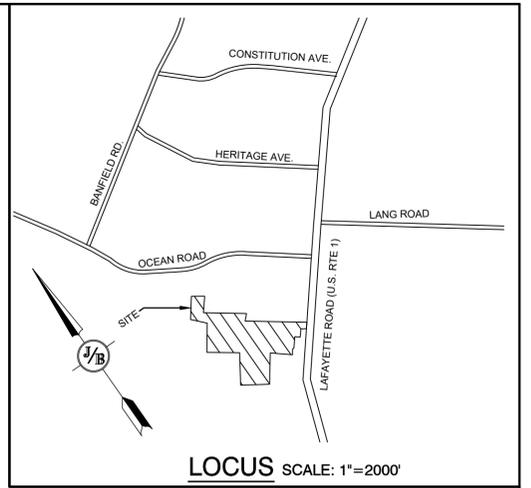
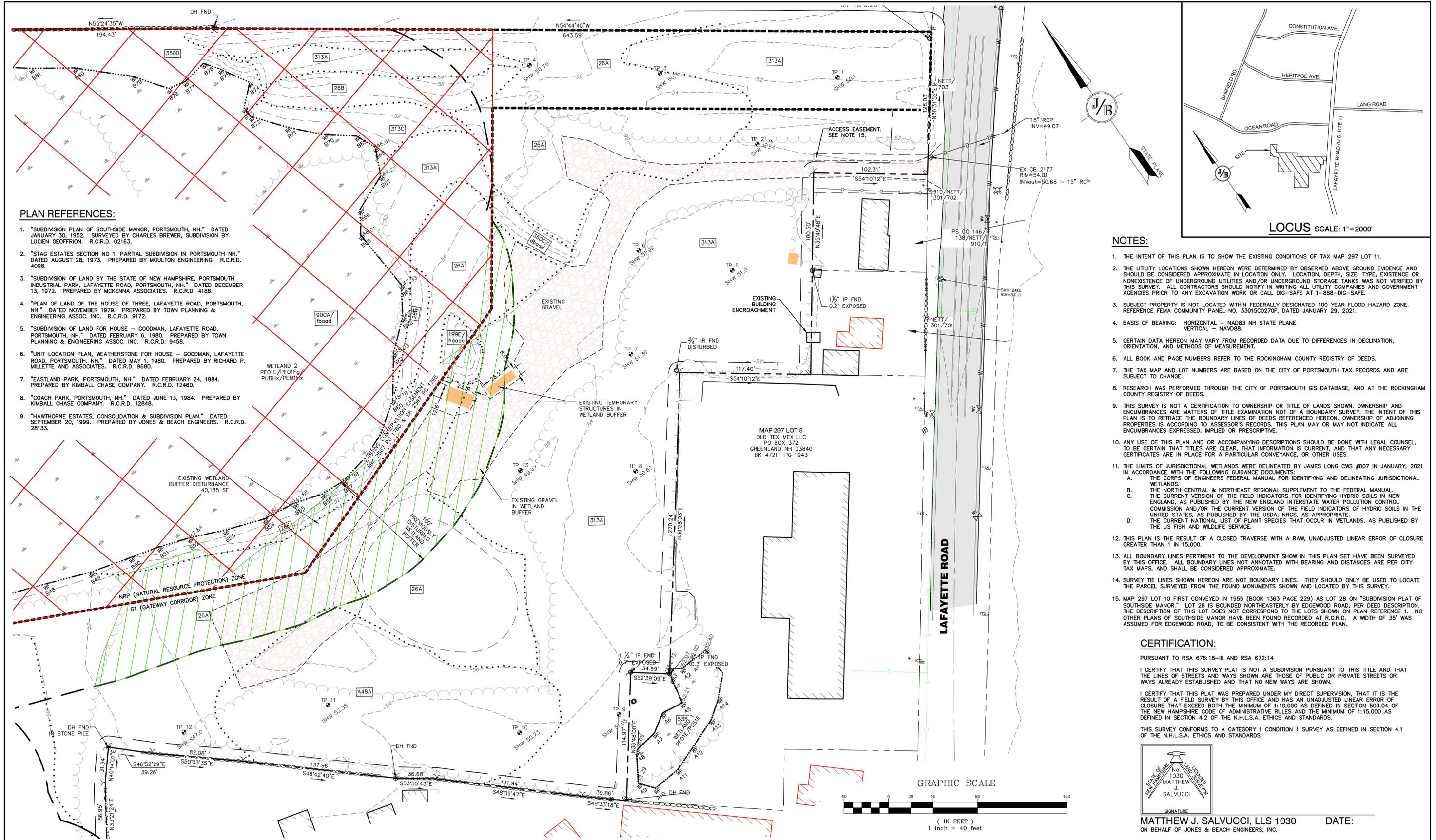


**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/1/2019
 Data updated 7/17/2019

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



PLAN REFERENCES:

- "SUBDIVISION PLAN OF SOUTHSIDE MANOR, PORTSMOUTH, NH.," DATED JANUARY 30, 1952. SURVEYED BY CHARLES BREWER, SUBDIVISION BY LUCIEN GEOFFRION. R.C.R.D. 02163.
- "STAG ESTATES SECTION NO 1, PARTIAL SUBDIVISION IN PORTSMOUTH NH.," DATED AUGUST 28, 1973. PREPARED BY MOULTON ENGINEERING. R.C.R.D. 4098.
- "SUBDIVISION OF LAND BY THE STATE OF NEW HAMPSHIRE, PORTSMOUTH INDUSTRIAL PARK, LAFAYETTE ROAD, PORTSMOUTH, NH.," DATED DECEMBER 13, 1972. PREPARED BY MCKENNA ASSOCIATES. R.C.R.D. 4186.
- "PLAN OF LAND OF THE HOUSE OF THREE, LAFAYETTE ROAD, PORTSMOUTH, NH.," DATED NOVEMBER 1979. PREPARED BY TOWN PLANNING & ENGINEERING ASSOC. INC. R.C.R.D. 9172.
- "SUBDIVISION OF LAND FOR HOUSE - GOODMAN, LAFAYETTE ROAD, PORTSMOUTH, NH.," DATED FEBRUARY 6, 1980. PREPARED BY TOWN PLANNING & ENGINEERING ASSOC. INC. R.C.R.D. 9458.
- "UNIT LOCATION PLAN, WEATHERSTONE FOR HOUSE - GOODMAN, LAFAYETTE ROAD, PORTSMOUTH, NH.," DATED MAY 1, 1980. PREPARED BY RICHARD P. MILLETTE AND ASSOCIATES. R.C.R.D. 9680.
- "EASTLAND PARK, PORTSMOUTH, NH.," DATED FEBRUARY 24, 1984. PREPARED BY KIMBALL CHASE COMPANY. R.C.R.D. 12460.
- "COACH PARK, PORTSMOUTH, NH.," DATED JUNE 13, 1984. PREPARED BY KIMBALL CHASE COMPANY. R.C.R.D. 12848.
- "HAWTHORNE ESTATES, CONSOLIDATION & SUBDIVISION PLAN.," DATED SEPTEMBER 20, 1999. PREPARED BY JONES & BEACH ENGINEERS. R.C.R.D. 28133.

NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF TAX MAP 297 LOT 11.
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33015C0270F, DATED JANUARY 29, 2021.
- BASIS OF BEARING: HORIZONTAL - NAD83 NH STATE PLANE
VERTICAL - NAVD88.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE CITY OF PORTSMOUTH TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED THROUGH THE CITY OF PORTSMOUTH GIS DATABASE, AND AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY JAMES LONG CWS #007 IN JANUARY, 2021 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 - THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 - THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 - THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 15,000.
- ALL BOUNDARY LINES PERTINENT TO THE DEVELOPMENT SHOWN IN THIS PLAN SET HAVE BEEN SURVEYED BY THIS OFFICE. ALL BOUNDARY LINES NOT ANNOTATED WITH BEARING AND DISTANCES ARE PER CITY TAX MAPS, AND SHALL BE CONSIDERED APPROXIMATE.
- SURVEY LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
- MAP 297 LOT 10 FIRST CONVEYED IN 1955 (BOOK 1363 PAGE 229) AS LOT 28 ON "SUBDIVISION PLAT OF SOUTHSIDE MANOR.," LOT 28 IS BOUNDED NORTHEASTERLY BY EDGEWOOD ROAD, PER DEED DESCRIPTION. THE DESCRIPTION OF THIS LOT DOES NOT CORRESPOND TO THE LOTS SHOWN ON PLAN REFERENCE 1. NO OTHER PLANS OF SOUTHSIDE MANOR HAVE BEEN FOUND RECORDED AT R.C.R.D. A WIDTH OF 35' WAS ASSUMED FOR EDGEWOOD ROAD, TO BE CONSISTENT WITH THE RECORDED PLAN.

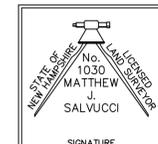
CERTIFICATION:

PURSUANT TO RSA 676:18-III AND RSA 672:14

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.

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



MATTHEW J. SALVUCCI, LLS 1030
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE:

Design: JAC	Draft: LAZ	Date: 3/3/21
Checked: JAC	Scale: AS SHOWN	Project No.: 20737
Drawing Name: 20737-PLAN.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
7	7/20/21	REVISIONS PER CITY REVIEW	LAZ
6	6/22/21	REVISIONS PER CITY REVIEW	LAZ
5	5/5/21	REVISIONS	LAZ
4	3/18/21	ADDED DETAIL	LAZ
3	3/3/21	ADDED SURVEY INFO	LAZ
REV.	DATE	REVISION	BY

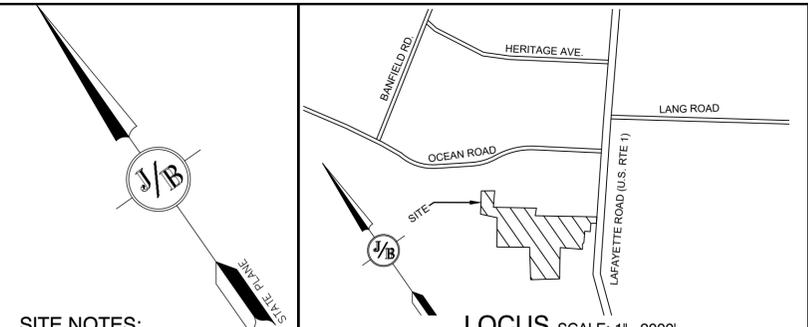
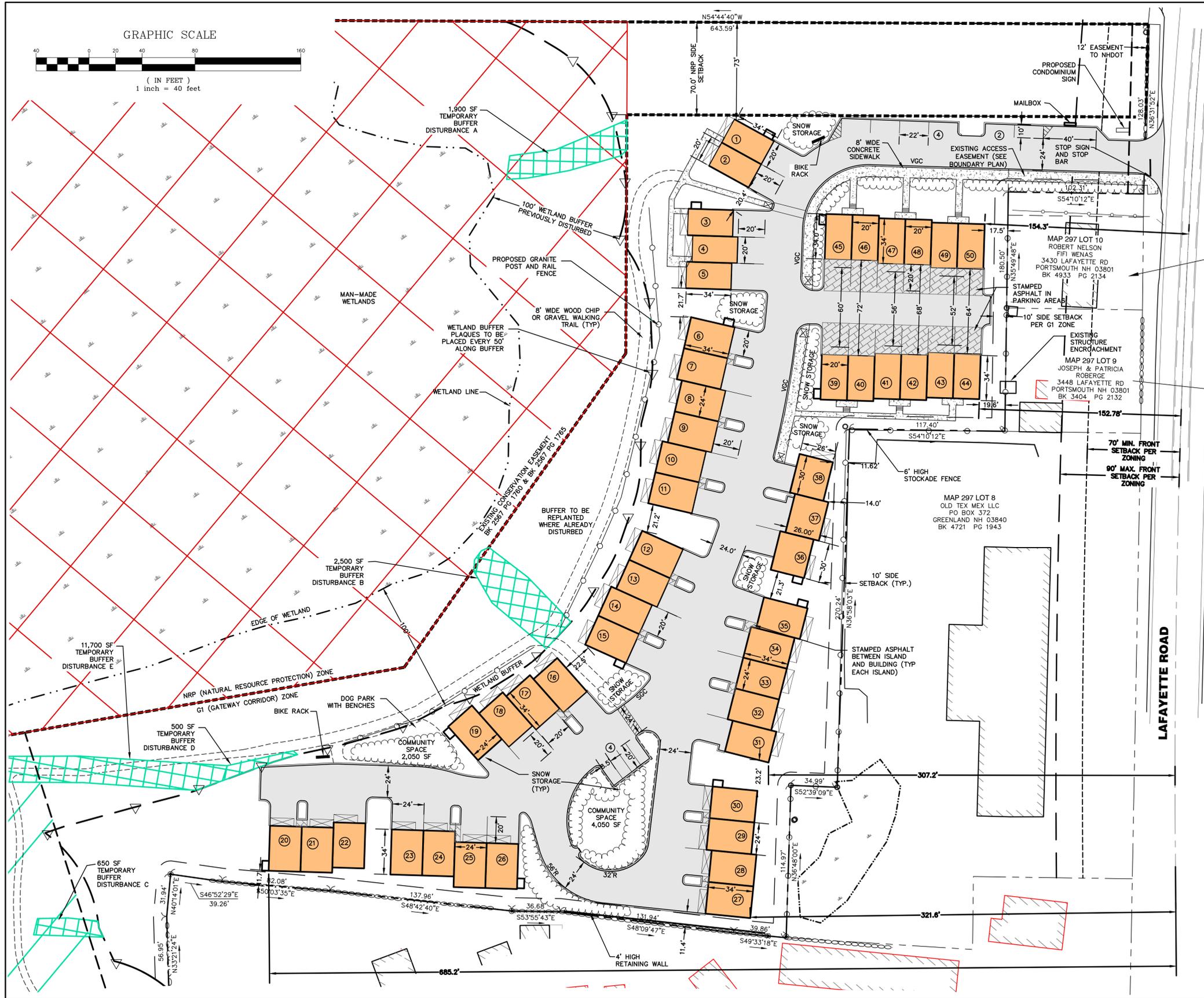
Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	3400 LAFAYETTE ROAD PORTSMOUTH, NH
Owner of Record:	RICCI CONSTRUCTION CO., INC. 225 BANFIELD ROAD, PORTSMOUTH, NH 03801 BK 1930 PG 0229

DRAWING No.	C1
SHEET 5 OF 26	
JBE PROJECT NO. 20737	



- SITE NOTES:**
- THE INTENT OF THIS PLAN IS SHOW THE SITE LAYOUT FOR A 50-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON TAX MAP 297 LOT 11.
 - ZONING DISTRICT: GATEWAY CORRIDOR (G1), USE: GATEWAY TOWNHOUSE
 LOT AREA MINIMUM = NO REQUIREMENT FOUND
 LOT FRONTAGE MINIMUM = 100'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 70' FROM CENTERLINE OF LAFAYETTE ROAD
 SIDE SETBACK = 10'
 REAR SETBACK = 15'
 WETLAND SETBACK = 100'
 MAX. BUILDING HEIGHT = 35'
 AREA OF LOT WITHIN G1 DISTRICT = 677,360 S.F. = 15.55 AC
 MIN. OPEN SPACE = 20%
 OPEN SPACE PROPOSED WITHIN G1 DISTRICT = 577,990 S.F. = 85.3% ±
 MAX. BUILDING COVERAGE = 50%
 BUILDING COVERAGE PROPOSED WITHIN G1 DISTRICT = 38,108 S.F. = 5.6%
 DENSITY ALLOWED = 16 UNITS/ACRE = 16 X 15.55 AC = 248 UNITS ALLOWED
 ZONING DISTRICT: NATURAL RESOURCE PROTECTION (NRP)
 LOT AREA MINIMUM = NO REQUIREMENT
 LOT FRONTAGE MINIMUM = NO REQUIREMENT
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 70'
 SIDE SETBACK = 70'
 REAR SETBACK = 70'
 MAX. BUILDING HEIGHT = 35'
 MAX. BUILDING COVERAGE = NO REQUIREMENT
 AREA OF LOT WITHIN NRP DISTRICT = 1,226,861 S.F. ± = 28.2 AC
 MIN. OPEN SPACE = 95%
 OPEN SPACE PROPOSED = 1,226,861 S.F. = 28.2 AC - 100% WITHIN NRP DISTRICT
 EXISTING CONSERVATION EASEMENT = 28.16 AC = 64.4% OF SITE
 PROPOSED CONSERVATION EASEMENT = 10.3 AC = 23.6% OF SITE
 TOTAL CONSERVATION EASEMENT = 38.5 AC = 88.0% OF SITE
 TOTAL IMPERVIOUS AREA = 99,370 SF = 5.2% OF SITE
 TOTAL DISTURBED AREA = 211,700 SF = 4.8 AC = 11.1% OF SITE
 - PARKING CALCULATIONS:
 1.3 SPACES PER UNIT > 750 S.F.
 TOTAL NUMBER OF UNITS = 50. EACH UNIT HAS 2 SPACES IN GARAGE.
 10 OUTDOOR PARKING SPACES PROVIDED.
 TOTAL SPACES REQUIRED = 65, TOTAL SPACES PROVIDED = 110
 - THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
 - ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
 - SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 33015C0270E, DATED MAY 17, 2005.
 - LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
 - ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.), THIS DOCUMENT IS TO BE KEPT ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
 - ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE CITY ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
 - ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL HAVE TWO COATS OF PAINT, ALKYD BASE SYNTHETIC RESIN, FEDERAL SPECIFICATION TTP-115 TYPE 1, IN A COLOR OF WHITE. ALL STOP BARS SHALL BE 18" IN WIDTH; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
 - THERE SHALL BE NO PARKING ALONG THE ACCESS ROAD.
 - ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
 - ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
 - ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
 - THIS SITE PLAN SHALL BE RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
 - ALL IMPROVEMENTS SHOWN ON THIS SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THE SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE PORTSMOUTH PLANNING DIRECTOR.
 - EACH UNIT TO HAVE TRASH CANS INSIDE THE UNITS AND TO BE PICKED UP BY A PRIVATE TRASH HAULER.
 - SNOW TO BE TRUCKED OFFSITE WHEN DESIGNATED SNOW STORAGE AREA ARE FULL. GREEN SNOW PRO TECHNIQUES TO BE UTILIZED ON THIS SITE.
 - THE FOLLOWING STATE PERMITS ARE REQUIRED FOR THIS PROJECT:
 NHDES ALTERNATION OF TERRAIN PERMIT
 NHDES WETLAND PERMIT
 NHDES SEWER CONNECTION PERMIT
 NHDOT DRIVEWAY PERMIT
 - A VARIANCE FROM THE PORTSMOUTH ZONING BOARD OF ADJUSTMENT FOR BUILDING SETBACKS IS PENDING.

Design: JAC Draft: LAZ Date: 3/3/21
 Checked: JAC Scale: AS SHOWN Project No.: 20737
 Drawing Name: 20737-PLAN.dwg
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REV.	DATE	REVISION	BY
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4	3/18/21	ADDED DETAIL	LAZ
3	3/3/21	ADDED SURVEY INFO	LAZ
		REVISION	

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
 85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 FAX: 603-772-0227
 Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **ZBA SITE PLAN**
 Project: **3400 LAFAYETTE ROAD PORTSMOUTH, NH**
 Owner of Record: **RICCI CONSTRUCTION CO., INC.**
 225 BANFIELD ROAD, PORTSMOUTH, NH 03801 BK 1930 PG 0229

DRAWING No. **C2**
 SHEET 2 OF 2
 JBE PROJECT NO. 20737

PROJECT PARCEL
 CITY OF PORTSMOUTH
 TAX MAP 297, LOT 11
 TOTAL LOT AREA
 1,931,721 SQ. FT. ±
 44.35 ACRES ±



CONCRETE
TREE LOG
\$36-TREE

2021. 2. 17 10:10



2021. 2.17 10:10



2021. 2. 17 10:10



2021. 2. 17 9:40



2021. 2. 17 9:40



2021. 2. 17 9:43

RECEIVED
AUG 12 2021
By _____

MAP 293 LOT 6-1
MILO & EDNA RINZULO
2956 MURR RD
YUBA CITY CA 95991
BK 2298 PG 941

MAP 262 LOT 221
CITY OF PORTSMOUTH
1 JUNKINS AVENUE
PORTSMOUTH, NH 03801
BK 3481 PG 288
PLAN 28133

MAP 292 LOT 248
7 TRACKS REALTY
THOMAS KELLAWAY TRUSTEE
5 LIAMS CT
GREENLAND, NH 03840
BK 4958 PG 308
PLAN 28133

MAP 292 LOT 245
BRYAN HANLON
SARA CUMMINGS
4 MARYANN LN
MERRIMACK NH 03054
BK 6191 PG 552
PLAN 28133

MAP 292 LOT 244
JOHN & SHIRLEY OLEARY
50 NATHANIEL DR
PORTSMOUTH NH 03801
BK 3803 PG 1403
PLAN 28133

MAP 292 LOT 163
MACPHAIL MICHAEL K
MCPHAIL CHELSEA L
3334 LAFAYETTE ROAD
PORTSMOUTH NH 03801

MAP 297 LOT 12
KRUKOFF PATRICIA
95 COAKLEY RD
PORTSMOUTH NH 03801

MAP 291 LOT 9
WESTCHESTER CORNER LLC
72 SOUTH BROADWAY
SALEM NH 03079
BK 5617 PG 1043
PLAN 38075

MAP 297 LOT 10
ROBERT NELSON
FIFI WENAS
3430 LAFAYETTE RD
PORTSMOUTH NH 03801
BK 4933 PG 2134

MAP 297 LOT 9
JOSEPH & PATRICIA
ROBERGE
3448 LAFAYETTE RD
PORTSMOUTH NH 03801
BK 3404 PG 2132

MAP 297 LOT 5
PORTSMOUTH LAFAYETTE RD LLC
57 MOUNTAIN BLVD SUITE 201
WARREN NJ 07059
BK 8090 PG 325
PLAN 12460

TEMPORARY WETLAND IMPACT	
A	50 SF
B	2,100 SF
TOTAL	2,150 SF

* TEMPORARY WETLAND IMPACT FOR SEWER CONSTRUCTION

TEMPORARY WETLAND BUFFER IMPACTS	
EXISTING	PROPOSED
A	1,900 SF
B	2,500 SF
C	650 SF
D	500 SF
E	11,700 SF
TOTAL	17,250 SF

** TEMPORARY BUFFER IMPACT E FOR SEWER CONSTRUCTION ONLY

COMMUNITY SPACE				
REQUIRED (10%)		PROPOSED		
190,422 SF	4.4 AC	PROPOSED EASEMENT	448,145 SF	10.31 AC
		DOG PARK	2,050 SF	
		POCKET PARK	4,050 SF	
		TRAIL	23,220 SF	0.53 AC
TOTAL	4.4 AC	TOTAL PROPOSED	478,465 SF	11.0 AC

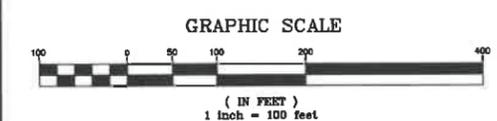
MAP 269 LOT 10
CITY OF PORTSMOUTH DPW
PO BOX 628
PORTSMOUTH NH 03801
BK 2299 PG 424

ZONING AREAS				
	GATEWAY DISTRICT	NATURAL RESOURCE DISTRICT	TOTAL SITE	
TOTAL IMPERVIOUS AREA	99,370 SF	14.7%	0 SF	99,370 SF
OPEN SPACE	577,990 SF	85.30%	1,226,861 SF	100%
TOTAL	677,360 SF		1,226,861 SF	1,904,221 SF

LINE	BEARING	DISTANCE
L1	N35°59'50"E	378.00'
L2	N36°59'58"E	35.18'
L3	N34°54'13"E	30.65'
L4	N38°51'51"E	35.83'
L5	N33°51'16"E	41.69'
L6	N37°10'52"E	59.44'
L7	N33°21'24"E	56.85'
L8	N40°14'01"E	31.94'
L9	S46°52'29"E	38.28'
L10	S50°03'55"E	82.08'
L11	S48°42'40"E	137.98'
L12	S53°55'43"E	36.68'
L13	S48°09'47"E	131.94'
L14	S49°33'18"E	39.86'
L15	N36°48'00"E	114.97'
L16	S52°39'09"E	34.99'
L17	N36°58'03"E	270.24'
L18	S54°10'12"E	117.40'
L19	N35°49'48"E	180.50'
L20	S54°10'12"E	102.31'
L21	N36°31'52"E	128.03'
L22	N54°44'40"W	643.59'
L23	N55°24'35"W	194.43'
L24	N54°56'09"W	255.65'
L25	N54°38'29"W	182.42'
L26	N42°52'40"E	95.08'
L27	N43°42'48"E	77.78'

MAP 298 LOT 12
CITY OF PORTSMOUTH
CONSV COMM
PO BOX 6897
PORTSMOUTH NH 03802
BK 2488 PG 311

MAP 298 LOT 11
CITY OF PORTSMOUTH
CONSERVATION COMM.
PO BOX 6697
PORTSMOUTH, NH 03802
BK 2484 PG 311



REV.	DATE	REVISION	BY
7	7/20/21	REVISIONS PER CITY REVIEW	LAZ
6	6/22/21	REVISIONS PER CITY REVIEW	LAZ
5	5/5/21	REVISIONS	LAZ
4	3/18/21	ADDED DETAIL	LAZ
3	3/3/21	ADDED SURVEY INFO	LAZ
REV.	DATE	REVISION	BY

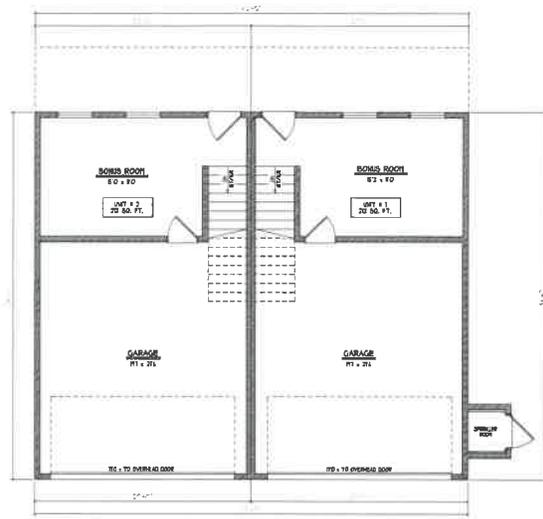
Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
95 Portsmouth Ave. PO Box 219 Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **OVERVIEW SITE PLAN**
Project: **3400 LAFAYETTE ROAD PORTSMOUTH, NH**
Owner of Record: **RICCI CONSTRUCTION CO., INC. 225 BANFIELD ROAD, PORTSMOUTH, NH 03801 BK 1930 PG 0229**

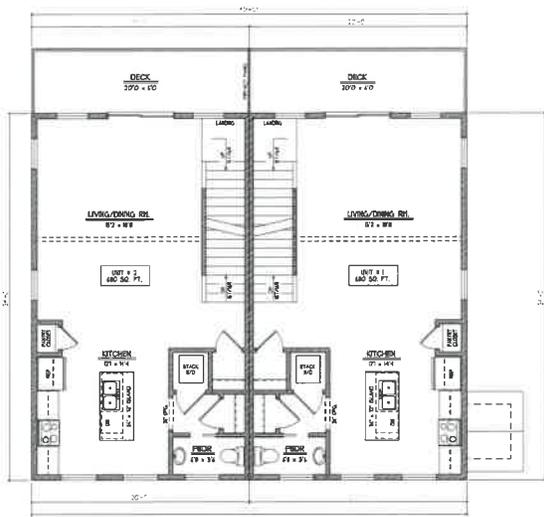
DRAWING No. **OVR**
SHEET 6 OF 26
JBE PROJECT NO. 20737



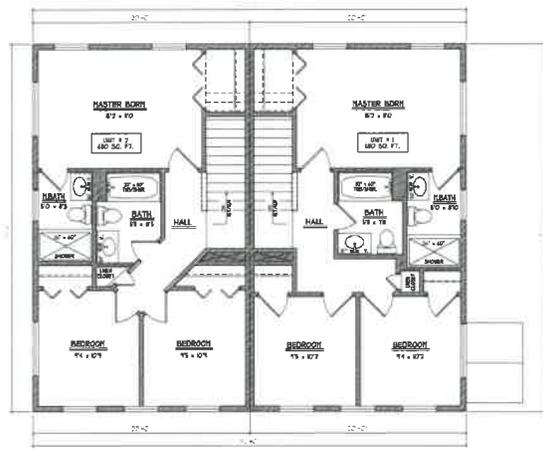
FRONT ELEVATION
SCALE 1/4" = 1'-0"



GROUND FLOOR PLAN
SCALE 1/4" = 1'-0"



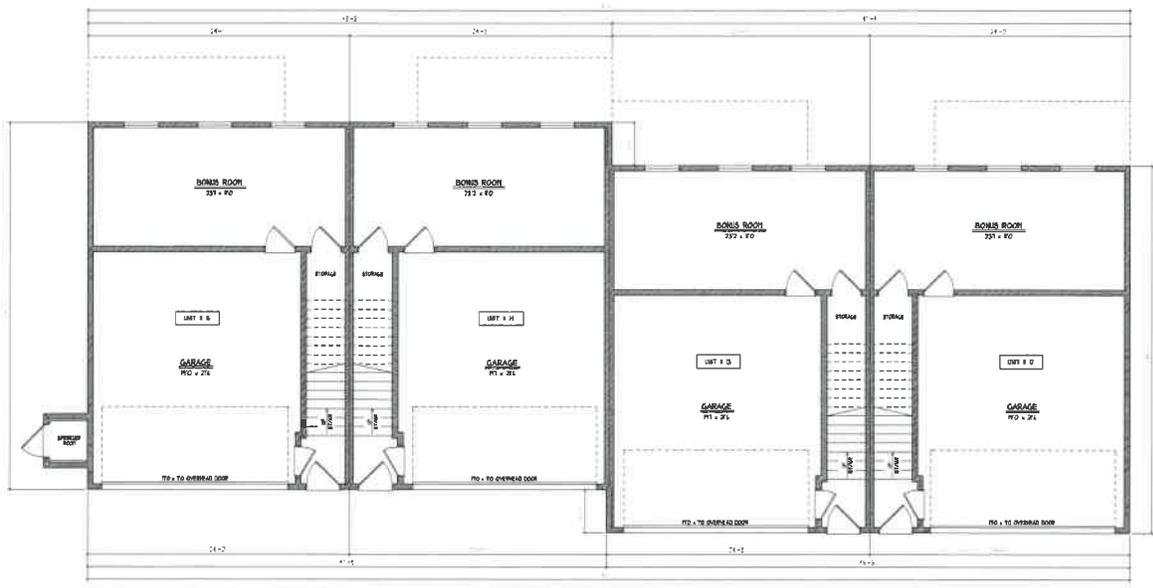
SECOND FLOOR PLAN
 UNITS 1 & 2 SCALE: 1/4" = 1'-0"



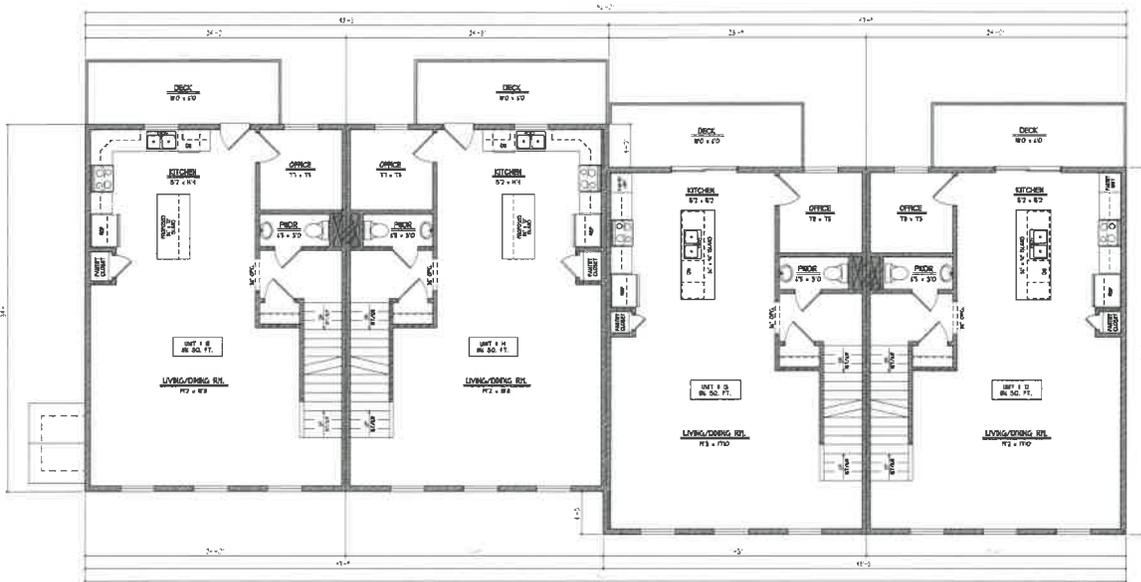
THIRD FLOOR PLAN
 UNITS 1 & 2 SCALE: 1/4" = 1'-0"



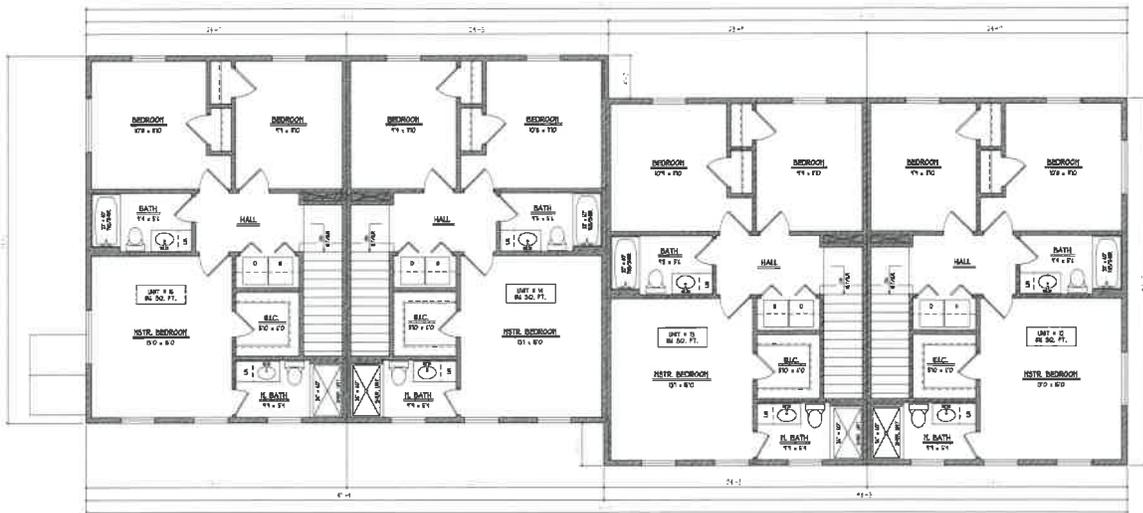
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



GROUND FLOOR PLAN
 SHEET 2 - B SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN
DATE: 01-11-11 SCALE: 1/4" = 1'-0"

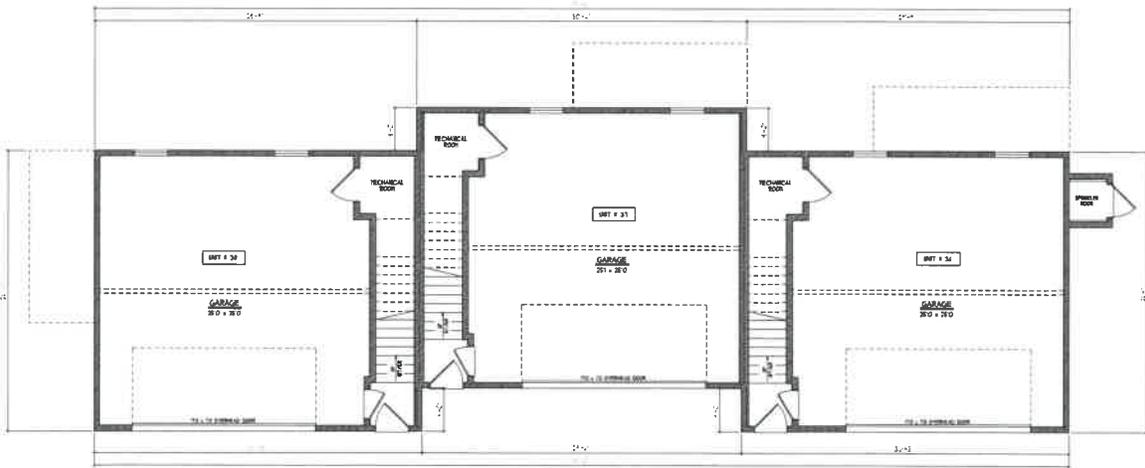


THIRD FLOOR PLAN
 DATE: 07 - 01 SCALE: 1/4" = 1'-0"

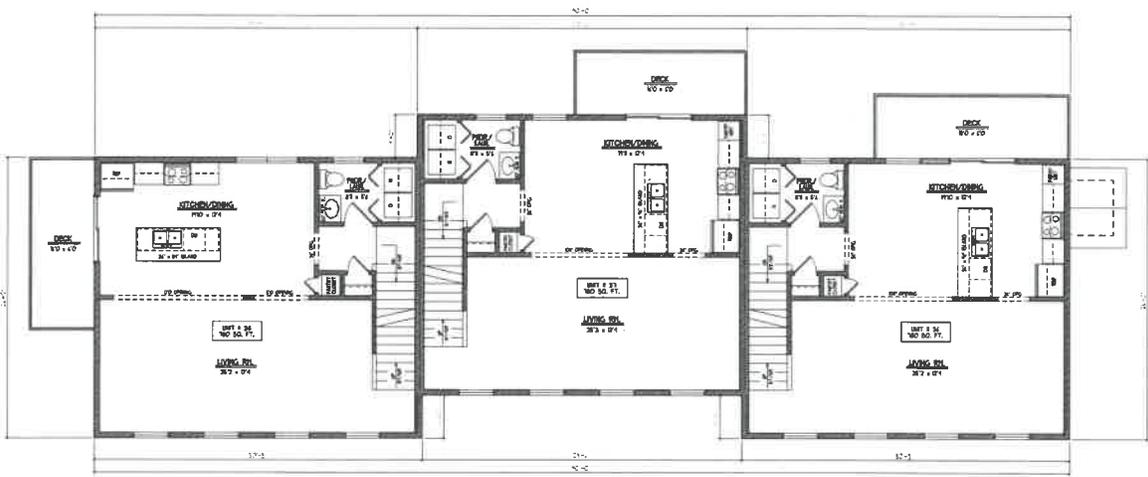


FRONT ELEVATION

SCALE: 1/4" = 1'-0"



GROUND FLOOR PLAN
 SHEET 32 - 30 SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN
 08/13 21 - 201 SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN

DATE: 12-15-10

SCALE: 1/4" = 1'-0"







