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

ATTORNEYS AT LAW

John K. Bosen Admitted in NH & MA

July 31, 2020

Christopher P. Mulligan Admitted in NH & ME

Dexter Legg, Chair City of Portsmouth Planning Board 1 Junkins Avenue

Portsmouth, NH 03801

Molly C. Ferrara Admitted in NH & ME

Bernard W. Pelech Admitted in NH & ME

RE: 605 Lafayette Road, Tax Map 229, Lot 009

LU-19-249

Dear Mr. Legg:

On behalf of 505 Lafayette Road, LLC, the owner of the above-referenced parcel, please accept this correspondence as our request, pursuant to Section 2.15.1, for a revision to the site plan approval granted by the Board on January 7, 2020. Specifically, we respectfully request the Board remove, modify or amend the condition of approval that the applicant produce a "dumpster screen commensurate with the quality of the recently constructed principal building." Submitted herewith is a copy of the spec sheet identifying the proposed materials and construction the applicant seeks permission to proceed with.

The Inspection Department has interpreted this condition to require the proposed dumpster enclosure to be of primarily brick construction. This requirement is unnecessary and burdensome for the applicant. I enclose estimates based on take offs done by the applicant's contractor, Ricci Construction, which demonstrate that the added cost for a brick enclosure is in excess of \$20,000.00, more than twice the expense of a more standard chain-link enclosure.

While we understand and respect the City's and this Board's desire to assure the proposed dumpster screening be aesthetically pleasing and complementary with its surroundings, we respectfully submit that this concern is misplaced in this instance and does not warrant the significant additional financial impact it places on the applicant. I enclose photographs of the chain-link generator enclosure at the rear of the DPW building at 630 Lafayette Road, approximately 25 yards away from our proposed dumpster site. Clearly, this structure and its materials do not negatively impact any of the surrounding properties or have a negative visual impact on the public. Nor would the revised proposal submitted herewith on behalf of the applicant.

Thank you for your consideration.

John K. Bosen



CITY OF PORTSMOUTH

Planning Department 1 Junkins Avenue Portsmouth, New Hampshire 03801 (603) 610-7216

PLANNING BOARD

January 24, 2020

Peter Mocklis Five Hundred Five Lafayette Rd LLC 605 Lafayette Road Portsmouth , NH 03801

RE: Amended Site Plan for Property located at 605 Lafayette Road

Dear Mr. Mocklis:

The Planning Board, at its regularly scheduled meeting of Tuesday, January 7, 2020, considered your application for installation of a dumpster including a concrete pad and enclosure. Said property is shown on Assessor Map 229 Lot 009 and lies within the Gateway Neighborhood Mixed Use Corridor (G1) District. As a result of said consideration, the Board voted to grant the request as follows:

- 1) Voted to find that a waiver will not have the effect of nullifying the spirit and intent of the City's Master Plan or the Site Plan Review Regulations, and to waive the following regulations:
- a) Section 9.3.5 requiring dumpsters or other waste container pads to be a minimum of 20 feet from any property line or yard.
- 2. Voted to grant Site Plan Review Approval with the following stipulations:
- 1) Plans should include an alternative dumpster screen commensurate with the quality and character of the recently constructed principal building.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning Department for more details about the appeals process.

This site plan approval shall not be effective until a site plan agreement has been signed satisfying the requirements of Section 2.12 of the City's Site Review Approval Regulations.

Unless otherwise indicated above, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

The Planning Director must certify that all stipulations of approval have been completed prior to issuance of a building permit unless otherwise indicated above.

This site plan approval shall expire unless a building permit is issued within a period of one (1) year from the date granted by the Planning Board unless an extension is granted by the Planning Board in accordance with Section 2.14 of the Site Review Regulations.

The minutes and audio recording of this meeting are available by contacting the Planning Department.

Very truly yours,

Dexter R. Legg, Chairman of the Planning Board

cc: Robert Marsilia, Chief Building Inspector Rosann Maurice-Lentz, City Assessor

Peter H. Rice, Director of Public Works

Eric Weinrieb, PE, Altus Engineering Chris Mulligan, Bosen & Associates



Proposal

Peter Mocklis Lens Doctors 605 Lafayette road Portsmouth, NH 03801 July 21, 2020

RE: Dumpster Enclosure added costs

We will furnish labor and any materials necessary, and equipment to perform the following work based upon the following scope of work and attached plans. All costs below are the added costs from the design change that was approved by the town

Site work (\$2,500)

- To excavate for footings and frost walls needed to support the brick walls not in the original design
 Concrete and rebar (\$1,200)
 - Added concrete and rebar for the footings and frost walls

Brick walls (\$15,850)

- Construct the sides and back of the enclosures out of brick. Brick will match the brick on the building **Fencing (\$500)**
 - Supply two-eight-foot wide double swing gates. Gates to be black steel gates (please see attachment for visual reference

OH/MU

• (\$3,408)

GENERAL NOTES:

- 1. Pricing based on plan that was submitted and approved by the town.
- 2. All brick and mortar to match the existing 605 Lafayette building

For the above referenced work, we quote the sum of Original proposed sum

Total project cost \$42,945

\$23,458 \$19,487

Sincerely,

Donald Turgeon General Manager Ricci Construction Co., Inc.



Proposal

Peter Mocklis Lens doctors 605 Lafayette road Portsmouth, NH 03801 March 10, 2020

RE: Dumpster Enclosure

We will furnish labor and any materials necessary, and equipment to perform the following work based upon the following scope of work and the attached plans

Site work (\$4,671)

- 1. Excavate for dumpster enclosure pads.
- 2. Supply and install two Bollards as shown on the site plan dated 09Jan2020 by Altus
- 3. Supply and install signage and striping as shown in the above referenced site plan.

Concrete (\$4,212)

1. Supply and place concrete for the dumpster pads

Fencing (\$6,264)

1. Supply and install a six-foot-high black vinyl coated chain link fence dumpster enclosure with two-8-foot-wide double swing gates. All fencing to have black vinyl privacy slats

Supervision/PM time (\$3,280)

OH/MU 7% (\$1,060)

GENERAL NOTES:

1. This work is assumed to be completed during normal work week hours.

For the above referenced work, we quote the sum of

\$19,487

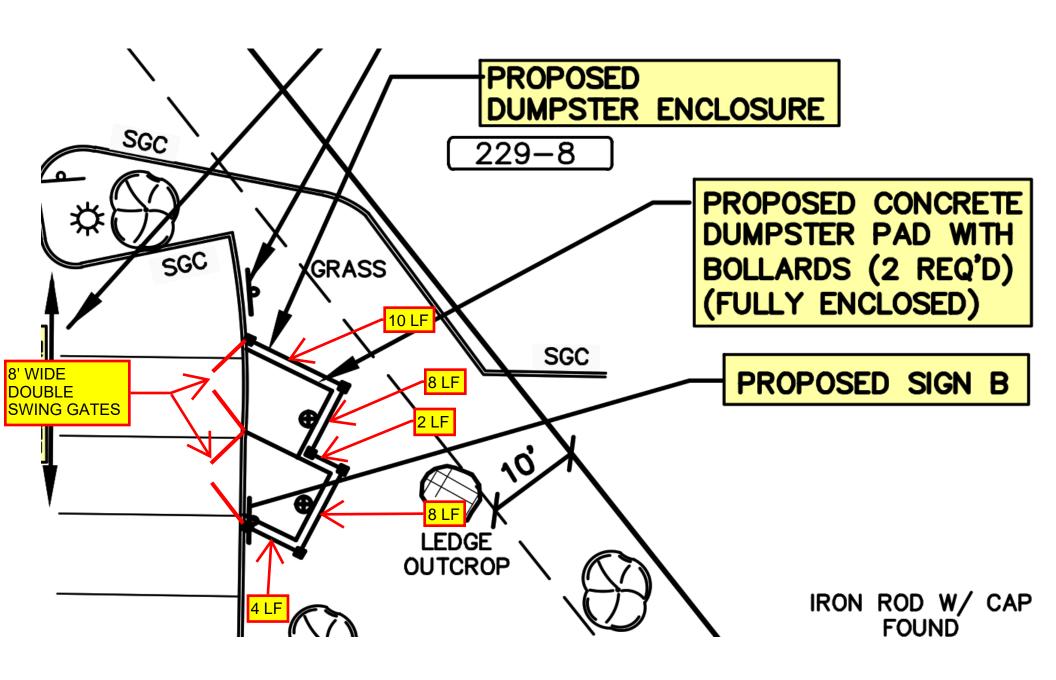
Sincerely,

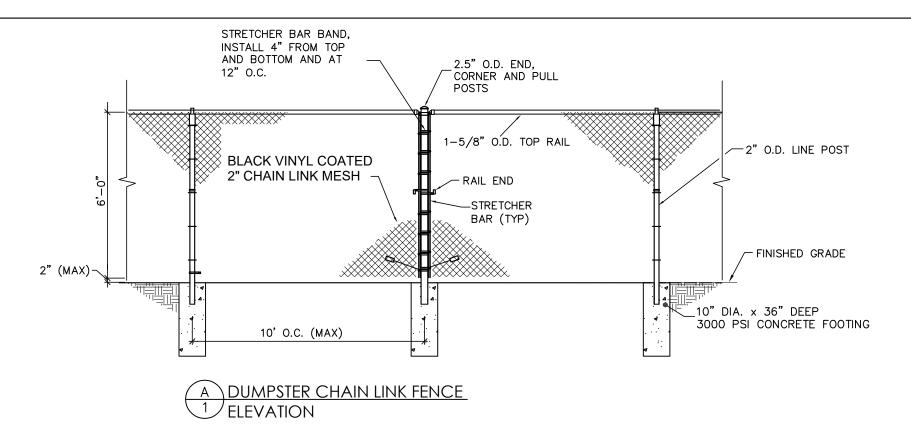
Donald Turgeon General Manager

Ricci Construction Co., Inc.









NOTES:

1. ALL MATERIALS ARE TO BE BLACK VINYL COATED.

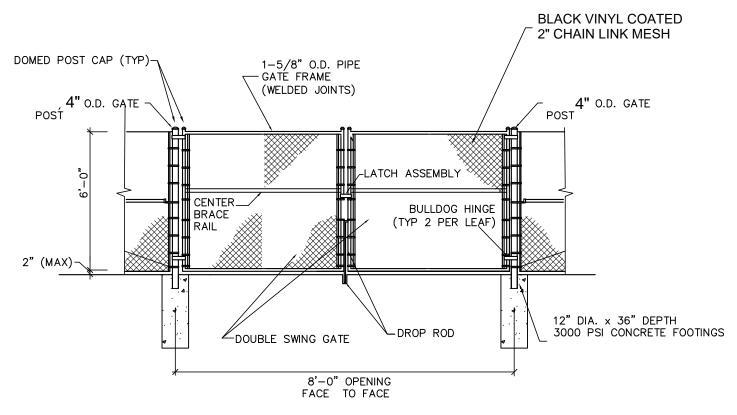
END & CORNER POST TOP OPTIONS		BOTTOM OPTIONS
DOMED	TWIST	KNUCKLE
A		

CHASCO, INC. 15 BANFIELD ROAD PORTSMOUTH, NH 03801

OFFICE: (603) 436-2141 FAX: (603) 431-5646

MARK@CHASCOINC.NET

PROJECT: 605 Lafayette Road	BY: MARK STILLMAN	TITLE: DUMPSTER ENCLOSURE
SITE LOCATION:	DATE: 6/3/2020	
OWNER/GC: RICCI CONSTRUCTION	REV:	DWG SHEET: 1
	REV DATE:	SCALE: NOT TO SCALE



END & CORNER POST TOP OPTIONS	TOP & FABRIC	
DOMED	TWIST	KNUCKLE
A		

A DUMPSTER ENCLOSURE DOUBLE GATE ELEVATION

NOTES:

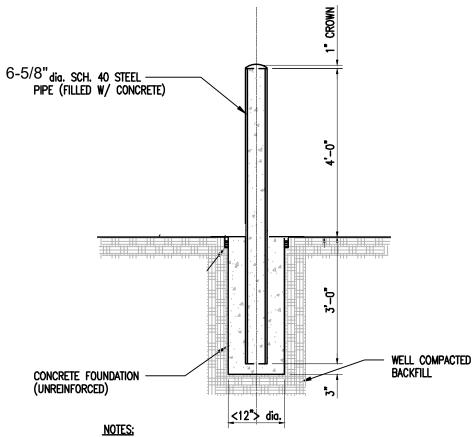
1. ALL MATERIALS ARE TO BE BLACK VINYL COATED.

CHASCO, INC. 15 BANFIELD ROAD PORTSMOUTH, NH 03801

OFFICE: (603) 436-2141 FAX: (603) 431-5646

MARK@CHASCOINC.NET

PROJECT: 605 Lafayette Road	BY: MARK STILLMAN	TITLE: DUMPSTER GATES
SITE LOCATION:	DATE: 6/3/2020	
OWNER/GC: RICCI CONSTRUCTION	REV:	DWG SHEET: 1A
	REV DATE:	SCALE: NOT TO SCALE



6-5/8" BOLLARD TO BE GALVANIZED FINISH

BOLLARD DETAIL



Spectra color chain-link provides a cost-effective quality solution for most commercial applications. Spectra features the corrosion protection of zinc in addition to the durability and attractive appearance of polyester framework and extruded polyvinyl chloride fabric.

CORROSION RESISTANCE Zinc-coated steel framework is thoroughly cleaned during the pre-treatment process and color coated with a 3 mil minimum polyester layer for dual protection from corrosion.

LONG SERVICE LIFE All galvanized wire has a 15 mil minimum extruded polyvinyl chloride coating for dual protection from corrosion and the elements.

SUPERIOR STRENGTH Fittings are made of galvanized steel with a 6 mil minimum of polymer coating for added protection.

SECURITY Treating components with both zinc and an electrostatically applied color coating helps them provide years of protection and security.

CONFIDENCE 12-year limited warranty provides confidence and assurance that you've selected one of the best color chain-link fence systems available.

Color Systems

Spectra is the perfect choice for property owners who need the strength and protection of a chain-link fence system plus an appearance that blends in beautifully with the environment. Spectra defines property lines, encloses animals, as well as protects and adds value to any property. For added privacy, choose from different types of decorative polyethylene slats tinted to match the shades of Spectra color chain-link systems.

Material Specifications

Chain-Link Fabric

Туре	Spectra polyvinyl chloride extruded over zinc-coated steel wire per ASTM F 668 Class 1 or Spectra polyvinyl chloride extruded and adhered to zinc-coated steel wire per ASTM F 668 Class 2a
Gauge	6, 8, and 9 gauge finish
Mesh	1-3/4" and 2"
Heights	3', 42", 4', 5', <mark>6'</mark> , 7', 8', 10' and 12'
Selvage	Knuckled top and bottom up to 5' high, twisted and knuckled 6' to 12' high

Fittings

Tension and Brace	Polymer coating, 6 mils minimum, over hot-dipped
Bands	galvanized pressed steel
	Polymer coating, 6 mils minimum, over hot-dipped galvanized pressed steel
SIGOVICE	Polymer coating, 6 mils minimum, over hot-dipped galvanized steel
I I 10 W/1rec	Polymer coating, 6 mils minimum, over zinc-coated steel wire







Note: Due to manufacturing variances and limitations in the production process, colors may vary from this brochure. Contact Master Halco for actual color samples.

Framework

Туре 2	Spectra polyester resin, 3 mils minimum, over galvanized steel ASTM F 1043, Group 1C, with a minimum yield strength of 50,000 PSI. Protective coating per ASTM F 1043, external coating Type B, zinc with organic overcoat, 0.9 ounces per square foot minimum zinc coating with chromate conversion coating and verifiable polymer film
Top Rail	1-5/8" O.D. Spectra DQ 40 or Schedule 40 pipe
Line Posts	1-7/8" or 2-3/8" O.D. Spectra DQ 40 or Schedule 40 pipe
Terminal Posts	2-3/8", 2-7/8" or 4" O.D. Spectra DQ 40 or Schedule 40 pipe

Swing Gates

Fabric	Same mesh and gauge as chain-link selected
Framework	1-5/8" O.D. for gates up to 6' high or less 1-7/8" O.D. for gates over 6' high

Heritage & Commitment

Since 1961, Master Halco has grown to become the largest manufacturer and distributor of fencing materials in the world, servicing thousands of the best installers and retailers across the United States and Canada.



Master Halco operates from locations across North America, with a vast network of distribution centers supported by our delivery fleet.



Full Fencing Solutions

Master Halco distributes a broad range of fencing solutions for commercial and residential applications, including:

- Chain-link
- Ornamental fence (steel and aluminum)
- Welded wire
- Wood
- PVC
- Composite

Chain Link - Spectra® Gate Fittings



Single Swing Gate Hardware Sets / Pressed Steel - Galvanized • Polyester

DESCRIPTION	PART NO.	BOX QTY.	WEIGHT EA.	NOTES
1-7/8" x 1-3/8"	63480_	6	4.25	
2-3/8" x 1-3/8"	63482_	6	3.50	

Includes 2 Frame Hinges, 2 Post Hinges, 1 Fork Latch Assembly, Bolts.



Double Swing Gate Hardware Sets / Pressed Steel - Galvanized • Polyester

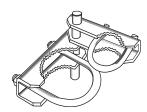
DESCRIPTION	PART NO.	BOX QTY.	WEIGHT EA.	NOTES
1-7/8" x 1-3/8"	63481_	6	8.75	
2-3/8" x 1-3/8"	63483_	6	9.80	

Includes 4 Frame Hinges, 4 Post Hinges, Bolts. Without Latch.



180° Industrial Hinges / Pressed Steel - Galvanized • Polyester

100 madserial rimses / ressea seer - davanized - rolyester				
DESCRIPTION	PART NO.	PER SACK	WEIGHT EA.	NOTES
2-3/8" x 1-5/8" or 1-7/8"	61091_	4	3.20	
2-7/8" x 1-5/8" or 1-7/8"	61092_	4	3.20	
4" x 1-5/8" or 1-7/8"	60020_	4	4.20	
6-5/8" x 1-5/8" or 1-7/8"	60021_	4	6.00	



HINGE TO BE USED AT DOUBLE SWING GATES

Bulldog Industrial Hinges / Pressed Steel - Galvanized • Polyester

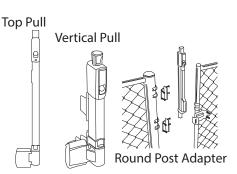
DESCRIPTION	PART NO.	PER SACK	WEIGHT EA.	NOTES
2-3/8" x 1-5/8" or 1-7/8"	60023_	10	3.20	
2-7/8" x 1-5/8" or 1-7/8"	61066_	10	3.30	
4" x 1-5/8" or 1-7/8"	61070_	10	3.70	
6-5/8" x 1-5/8" or 1-7/8"	61073_	10	5.90	



Magna Latches by D&D / Black Polymer

DESCRIPTION	PART NO.	PER SACK	WEIGHT EA.	NOTES
Top Pull - S3	009449	10	1.71	
Vertical Pull - S3	009450	10	1.38	
Round Post Adapter - S3	814X00	10	0.40	

NOTE: The Round Post Adapter fits a 1-3/8" to 1-5/8" frame and a 1-7/8" to 2-7/8" post.



Add the following number to the part no. for desired color:

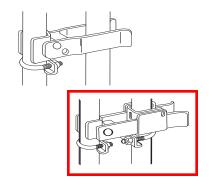
1-Forest Green 2-Midnight Black 3-Sierra Brown

Chain Link - Gate Fittings



LATCH TO BE INSTALLED AT EACH DOUBLE GATE

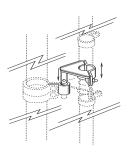
DESCRIPTION	PART NO.	PER SACK	WEIGHT EA.	NOTES
2-3/8" Post	017225	12	5.50	
2-7/8" Post	017226	12	5.50	
4" Post	017227	12	5.50	
Faultinal accional actor latelace Ct	1 5/0" or 1 7/0" gat	o framos		
For single swing gates - latches fit 1-3/8" Gate Frame	017233	e traines.	4.00	



Rolo Latches / For Rolling Gates • Pressed Steel – Galvanized

DESCRIPTION	PART NO.	PER SACK	WEIGHT EA.	NOTES
1-5/8" Frame	017410	10	2.35	
1-7/8" Frame	017420	10	2.39	

NOTE: Use with two 1/8" x 1" Brace Bands (sold separately). Pat. No. 3,871,134

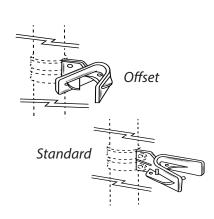


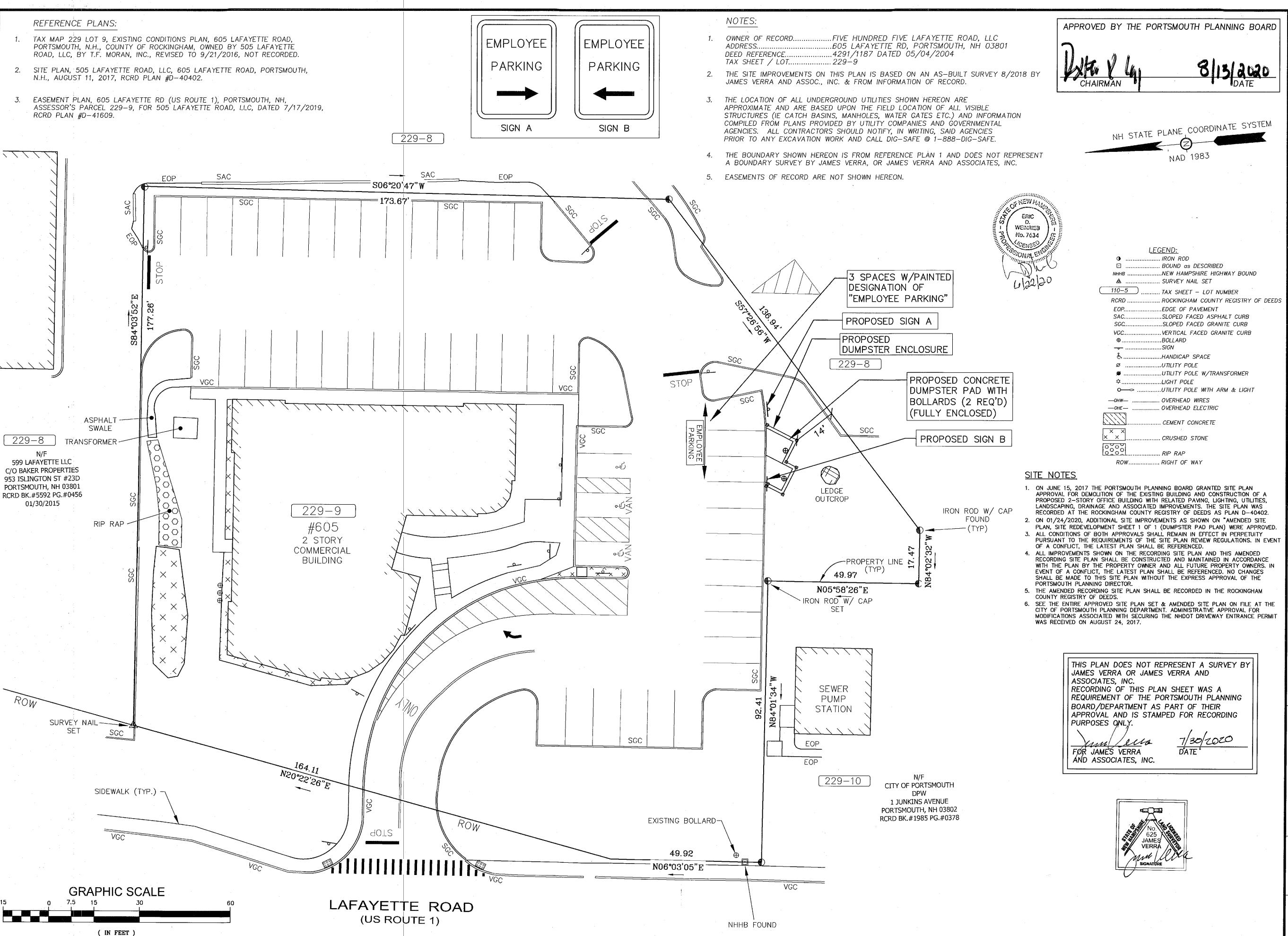
Lock N' Latch / For Rolling Gates • Heavy Duty • Pressed Steel – Galvanized

DESCRIPTION	PART NO.	PER SACK	WEIGHT EA.	NOTES
Offset	017371	10	1.50	
Latches to 1-5/8" or 1-7/8"	O.D. Frame – For Single Rol	ling Gate		
Standard	017372	10	1.50	

Latches to 1-5/8" or 1-7/8" O.D. Frame – For Single or Double Rolling Gate

NOTE: Use with two 1/8"x 1" Brace Bands (sold separately). Pat. No. 3,492,036





ALTUS
ENGINEERING, INC.

133 COURT STREET PORTSMOUTH, NH 03801

www.AL,TUS-ENG.com

SURVEYOR:

(603) 433-2335

James Verra and Associates, Inc.

LAND SURVEYORS

101 SHATTUCK WAY - SUITE 8 NEWINGTON, N.H. 03801- 7876 603-436-3557 JOB NO: 23732

PLAN NO: 23732 ISSUED FOR:

RECORDING

ISSUE DATE:

JUNE 22, 2020

REVISIONS

NO. DESCRIPTION

0 INITIAL SUBMISSION
1 ADD SIGNS PER APPROVAL
2 RECORDABLE PLAN

BY DATE

10/30/19

EDW 01/09/20

EDW 06/22/20

DRAWN BY: _____ RLH

APPROVED BY: ____ EDW

DRAWING FILE: 4841 AS-BUILT AMENDED SP

SCALE:

 $22" \times 34" - 1" = 15'$

OWNER/APPLICANT:

FIVE HUNDRED FIVE LAFAYETTE ROAD, LLC

605 Lafayette Road PORTSMOUTH, NH 03801

PROJECT:

SITE REDEVELOPMENT

LENS DOCTORS
605 LAFAYETTE ROAD
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

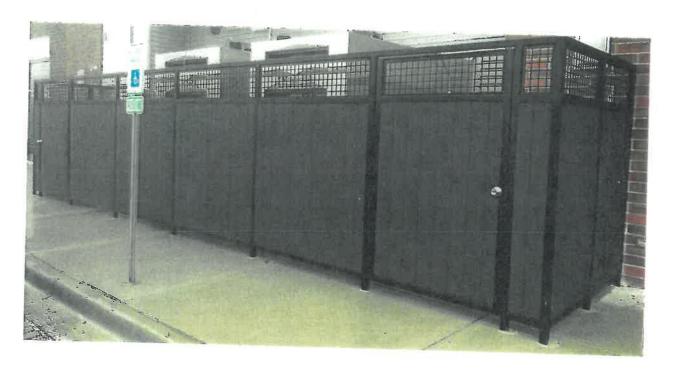
ASSESSOR'S PARCEL 229-009

AMENDED
RECORDING
SITE PLAN

SHEET NUMBER:

1 OF 1





Received at Meeting

JAN 1 6 2020 From B. Pelech 605 Lalayette Rd. 2